

Definitions of Terms and Notes
for City of Fullerton Zoning Databases
Planning/Zoning Info Line: (714) 738-6559

In addition to standard Zoning Classifications, our zoning database includes notes about special requirements or conditions for parcels that may affect development. If you are using our GoZone application, this information is displayed in several "INFO" data fields. Below is a complete list of these notes. Where possible, a link to web resources for documents and maps is provided in the right-hand column. For those without a document link, our staff planners will be happy to assist you. Please call (714)738-6559 to speak to a planner or to leave a message after hours.

INFO FIELD VALUE	EXPLANATION	Web Resources Available
600 W Commonwealth Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View the 600 W Commonwealth Specific Plan.
Aspens at Turnleaf Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View the Aspens at Turnleaf Specific Plan.
Attached unit	Housing units on this parcel share exterior walls with other housing units in the development. For PRD zones, there may be unique requirements for open space or other development standards. Please consult with a staff planner.	View FMC 15.20 Planned Residential Development, Consistency
Cedars at Turnleaf Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View the Cedars at Turnleaf Specific Plan.
Consolidated with lot to the north via a Deed of Covenant	This parcel is consolidated with another lot via a Deed of Covenant. Land use restrictions may apply.	
Consult Planning Division; PRD requirements are unique to each development	This parcel is part of a larger development which may have unique requirements. Please consult with a planner before pursuing any addition, construction or modification to structures or open space.	View FMC 15.20 Planned Residential Development, Consistency
Cottage building/lot type within AHSPD	This property has specific design requirements. Please consult with a staff planner before pursuing any addition, construction or modification to structures or open space.	View the Amerige Heights Specific Plan.
Design Review Committee oversight required	A hearing before the Fullerton Design Review Committee is required for most modifications, additions or construction on this property. Please contact a staff planner before beginning any work.	
Easement for Habitat Purposes on parcel	This property has areas that may contain protected plant or animal species. Please consult with a staff planner before pursuing any addition, construction or modifications to structures or open space.	View "Pinehurst Estates Conservation Easement Maps"
Focus Area A - Airport Industrial	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area B - Commonwealth Corridor	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area C - Orangethorpe Corridor Nodes	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area D - Harbor Gateway	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area E - Downtown	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area F - Transportation Center	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area G - North Harbor Corridor	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area H - North Industrial	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area I - Chapman Corridor	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area J - Education	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area K - Southeast Industrial	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
Focus Area L - West Coyote Hills	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please consult with a staff planner before pursuing any development plans for this property.	Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.

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Front yard is on Linwood Place (Director Determination)	The front yard area of this parcel has been defined for current and future development. Please consult with a staff planner before pursuing any development plans for this property.	
Fuel Modification Zone on parcel	This property has areas that may contain (or are adjacent to) protected plant or animal species. Please consult with a staff planner before pursuing any addition, construction or modifications to structures or open space. Special construction methods or materials may be required in some areas.	View "Fuel Modification Zones" map of Hawks Pointe area
Fullerton Transit Village Specific Plan (SOCO Walk)	Parcel is part of a Specific Plan, which has unique development standards.	View the SOCO Walk Specific Plan
Garages constructed off Gordon Pl. may require an additional 5-foot-setback from property line.	The alley serving the garages is below standard width. Any new construction may require an additional setback from the property line to maintain a safe door opening range. Please consult with a staff planner before pursuing detailed construction plans.	
Garages constructed off Linwood Pl. may require an additional 5-foot-setback from property line.	The alley serving the garages is below standard width. Any new construction may require an additional setback from the property line to maintain a safe door opening range. Please consult with a staff planner before pursuing detailed construction plans.	
Garden building/lot type within AHSPD	This property has specific design requirements. Please consult with a staff planner before pursuing any addition, construction or modification to structures or open space.	View the Amerige Heights Specific Plan.
General Plan Land Use may not follow parcel boundary	The Fullerton Plan land use designations for this property may differ for portions of this property . Please consult with a staff planner before pursuing any detailed plans for development.	
Green Court bldg/lot type within AHSPD	This property has specific design requirements. Please consult with a staff planner before pursuing any addition, construction or modification to structures or open space.	View the Amerige Heights Specific Plan.
Harbor Walk Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View Harbor Walk Specific Plan.
Hawks Pointe Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View Hawks Pointe Specific Plan
Historic Resource - House fronting on Valencia only	Structures on this parcel are designated as a Historic Resource. Building design and construction elements are a valued historic resource. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Historic Resource – See Table 6 of General Plan	Structures on this parcel are designated as a Historic Resource. Building design and construction elements are a valued historic resource. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Historic Resource – See Table 6 of General Plan (Flagstone Bench at Corner Only)	Structures on this parcel are designated as a Historic Resource. Building design and construction elements are a valued historic resource. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Historic Resource – See Table 6 of General Plan (Hitching Post only)	Structures on this parcel are designated as a Historic Resource. Building design and construction elements are a valued historic resource. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Imperial Parkhurst Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View "Imperial Parkhurst" development standards
Jefferson Commons Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View "Jefferson Commons Specific Plan"
Limitation to non-pervious material in open space (bioswale)	This parcel is part of a development that uses a bioswale for water run-off management and limits the amount of non-pervious material in yard areas. Please consult with a staff planner before making any changes to the rear yard area on this parcel.	
Non-Combustible Zone on parcel	This property has areas that may contain (or are adjacent to) protected plant or animal species. Please consult with a staff planner before pursuing any addition, construction or modifications to structures or open space. Special construction methods or materials may be required in some areas.	View "Fuel Modification Zones" map of Hawks Pointe area
Not a through lot (Director Determination)	This parcel is developed in a manner that does not allow for use as a through lot (having access to more than one street). This is usually due to traffic safety concerns. Please consult with a staff planner before pursuing any modifications or improvements that change the current street access on this parcel.	

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Office use allowed in C-M zone	This property may be exempt from the manufacturing requirement of the zone it is located within. Please consult a staff planner for further information.	
Office use allowed, CUP-399	This property has a Conditional Use Permit in place allowing office use with off-site parking. Please contact a staff planner for further information.	
Office use okay (Memo, 7/14/1983, Dudley)	This property may be exempt from the manufacturing-component requirement of the zone it is located within. Please consult a staff planner for further information.	
Office/Manufacturing Use within AHSPD	Development on this parcel within Amerige Heights Specific Plan is office/manufacturing.	
Orangefair Specific Plan	This parcel is part of the Orangefair Specific Plan, which has unique development requirements	View the Orangefair Specific Plan
Pacific Medical Buildings Specific Plan	This parcel is part of the Pacific Medical Buildings Specific Plan, which has unique development requirements	View the Pacific Medical Buildings Specific Plan
Part of a Home Owners Association	This property is part of a development where a Homeowner Association must approve most plans for modification or construction BEFORE you can obtain permits for work from the city. Please consult a staff planner if you have questions.	
Potential Landmark District	This property is within a Potential Landmark District where building design and construction elements are a valued historic resource. Please consult with a staff planner before beginning any modifications or construction to ensure your plans meet required standards.	
PRD development type: Attached Cluster	This property is considered an Attached Cluster design within a Planned Residential Development. Further information is available in the Fullerton Municipal Code, Chapter 15.20. Please consult with a planner before pursuing any addition, construction or modification to structures or open space.	View FMC 15.20.040 Planned Residential Development, Consistency
PRD development type: Detached Cluster	This property is considered a Detached Cluster design within a Planned Residential Development. Further information is available in the Fullerton Municipal Code, Chapter 15.20. Please consult with a planner before pursuing any addition, construction or modification to structures or open space.	View FMC 15.20.040 Planned Residential Development, Consistency
PRD development type: Single Family Greenbelt	This property is considered a Single Family Greenbelt design within a Planned Residential Development. Further information is available in the Fullerton Municipal Code, Chapter 15.20. Please consult with a planner before pursuing any addition, construction or modification to structures or open space.	View FMC 15.20.040 Planned Residential Development, Consistency
Preservation since 1996	This property has been subject to Preservation Design Guidelines since 1996. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Preservation since 1997	This property has been subject to Preservation Design Guidelines since 1997. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Preservation since 2004	This property has been subject to Preservation Design Guidelines since 2004. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Preservation since 2007	This property has been subject to Preservation Design Guidelines since 2007. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Preservation since 2014	This property has been subject to Preservation Design Guidelines since 2014. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Preservation since 2015	This property has been subject to Preservation Design Guidelines since 2015. Please contact a staff planner before beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Review the city's "Residential Preservation Design Guidelines" for requirements.
Public Parking District 1	This property is within Public Parking District Number 1. Some uses do not have to provide on-site parking in this area, as public parking areas are available. Please contact a staff planner for information.	FMC 15.30.060 Parking Standards (Commercial)
Public Parking District 2	This property is within Public Parking District Number 1. Some uses do not have to provide on-site parking in this area, as public parking areas are available. Please contact a staff planner for information.	FMC 15.30.060 Parking Standards (Commercial)
Railroad R-O-W	Parcel is owned by a railroad or has railroad tracks.	
RETAIL USES	These are parcels in the Amerige Heights Specific Plan which are primarily retail-use oriented.	View the Amerige Heights Specific Plan.

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Roosevelt Fullerton Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View the "Roosevelt Fullerton Specific Plan"
See Planning Policy #9	This parcel is subject to special setback requirements for 2nd story deck construction. Please contact a staff planner for information.	View "Planning Policy 9"
Shopping center fact sheet available (1999)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2000)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2001)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2002)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2003)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2004)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2007)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2008)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2010)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available 2001	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Shopping center fact sheet available (2003)	Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information.	
Single Family Residential use type by amendment, 2011	This property is part of the Amerige Heights Specific Plan, which has its own standards for land use.	View the Amerige Heights Specific Plan.
St. Jude Hospital Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View the "St. Jude Hospital Specific Plan"
Sunrised Assisted Living Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View "Sunrise Assisted Living Specific Plan"
University Heights Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View "University Heights Specific Plan"
USFWS critical habitat on site	This parcel contains areas of critical habitat that may not be disturbed. Please contact a staff planner for full information.	View "US Fish and Wildlife Service Critical Habitat" maps
Valencia & Woods Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View "Valencia & Woods Specific Plan"
VAR-640 allows 15-foot front setback	An approved variance permits a 15-foot front setback for this property. Please contact a staff planner for more information.	
VAR-640 allows 25-foot front setback	An approved variance permits a 25-foot front setback for this property. Please contact a staff planner for more information.	
Village building/lot type within AHSPD	This property has specific design requirements. Please consult with a staff planner before pursuing any addition, construction or modification to structures or open space.	View the Amerige Heights Specific Plan.
Watt/Citrus Park Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View "Watt/Citrus Park Specific Plan"
West Coyote Hills Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	
Williamson Ave Specific Plan 7	Parcel is part of a Specific Plan, which has unique development standards.	View "Williamson Avenue Specific Plan"
Willow Specific Plan	Parcel is part of a Specific Plan, which has unique development standards.	View "Willow Specific Plan"
Within Airport Accident Potential Zone II (APZ II)	This property is near the Fullerton Municipal Airport. Limitations on building heights, land use and occupancy exist. Please contact a staff planner for more information.	View "Airport Master Plan"
Within Airport Runway Protection Zone (RPZ)	This property is near the Fullerton Municipal Airport. Limitations on building heights, land use and occupancy exist. Please contact a staff planner for more information.	View "Airport Master Plan"
Within Central Business District	This property is within the downtown area of Fullerton where regulation of signage, parking, business operations and uses are unique. Please consult a staff planner before making changes to your business or opening a new operation.	View "Central Business Design Guidelines"

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Zoning Land Use may not follow parcel boundary	This parcel may have more than one zoning land use which can affect development. Please contact a staff planner for assistance.	
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