



Frequently Asked Questions from Business Owners

Contact Planning Division for more information at (714) 754-5245

1. What is the zoning of my property?

Zoning is the separation of a city into districts, or “zones,” that provide for the regulation of the intensity of development and allowable uses. If you know the location of your property, you may identify your zone by using the [Zoning Map](#). You may also contact the public counter for zoning information at (714) 754-5245. Written confirmation of the zone can be requested and is subject to a processing fee.

2. What can be built on the property and what is the required parking?

For commercial and industrial zones, the Floor Area Ratio (FAR) determines the maximum allowable building square footage on any property. The FAR varies depending on the traffic generation characteristics of the proposed use as shown in the [Commercial Development Standards](#) and [Industrial Development Standards](#).

The parking standards vary depending on the use; please see the standards listed above.

3. What are the size and lot dimensions of my property?

You may call the City at (714) 754 - 5245 to get the dimensions of your lot. However, having the lot privately surveyed will determine the precise location of the lot lines.

4. What types of uses are permitted on the property?

Within each zoning district, the City has identified various land uses that are compatible to the surrounding neighborhood. Confirm the zoning of the property and view the [Land Use Matrix](#) to see what uses are permitted, conditionally permitted, or prohibited on any specific property. All uses listed in the matrix are subject to Planning Division verification of compliance with density and floor area ratio limits, parking requirements, and applicable performance standards.

For properties located in a [Specific Plan Area](#), or [Urban Plan Area](#) please refer to the appropriate plan text to determine if any additional regulations related to land use are applicable.

5. What is a conditional use permit?

A conditional use permit is a discretionary review conducted by the Planning Commission of a use or activity that is not allowed as a matter of right. With the approval the Planning Commission must make specific findings and usually requires conditions by which the business must operate such as limited hours of operation.