How to Access the Zoning Code Online

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What is the Salinas Zoning Code?

The **Salinas Zoning Code** is Chapter 37 of the Salinas Municipal Code. It establishes regulations governing the use and development of property within the City, including permitted land uses, development standards, zoning districts, overlay districts, and land use approval procedures.

What Questions Can the Zoning Code Help Answer?

The Zoning Code can help answer common zoning questions, including:

- What uses are allowed on a property?
- What type of Planning approval may be required for a particular use?
- What are the applicable development regulations, such as setbacks, building height, density, landscaping, parking, and usable open space?
- Is the property located within an Overlay District with additional requirements?
- What design standards apply?
- What do terms used in the Zoning Code mean?
- What procedures apply to Planning applications and approvals?

These are the same general types of questions identified in the previous bulletin.

What Information Do I Need?

Before researching the Zoning Code, determine the **zoning designation of the property**.

A property's zoning designation identifies the Base Zoning District and may also identify one or more Overlay Districts. Every parcel has a Base Zoning District, while Overlay Districts establish additional regulations that may modify the underlying Base District requirements.

The property's **Assessor's Parcel Number (APN)** and address are also helpful when researching zoning requirements.

Applicants should be aware that previous Planning approvals or other recorded requirements affecting a property may contain conditions or restrictions in addition to the requirements of the Zoning Code. The previous bulletin similarly advised users to review applicable case files because existing land use entitlements may contain requirements that differ from the general Zoning Code standards.

How to Access the Zoning Code Online

Step 1: Visit the City of Salinas website.

City of Salinas

Step 2: Navigate to the **Community Development Department – Current Planning Division**.

Step 3: Select the link for the **Salinas Zoning Code/Salinas Municipal Code**. The City's Municipal Code is hosted online through Municode.

Salinas Municipal Code – Chapter 37, Zoning

Step 4: Use the Table of Contents to navigate to the appropriate Article or Division. You may also use the online Code's search feature to search for a particular term or topic.

How is the Zoning Code Organized?

Article I – General Provisions

Article I contains the general provisions of the Zoning Code, including definitions and rules for interpreting and applying the Code.

Article II – Establishment of Zoning Districts and Designations

Article II establishes the City's Base and Overlay Zoning Districts and addresses the Official Zoning Map.

Article III – Base District Regulations

Article III contains regulations for the City's individual Base Zoning Districts.

Depending on the district, these regulations include:

- Purpose of the district;
- Use classifications;
- Development regulations; and
- Design standards.

Use Classification tables identify whether particular land uses are permitted and what type of Planning approval may be required. Development regulations establish standards such as setbacks, building height, density, lot area, and other requirements.

Article IV – Overlay District Regulations

Article IV contains regulations for the City's Overlay Districts.

Overlay District regulations apply in addition to the underlying Base Zoning District and may establish or modify requirements for particular properties or geographic areas.

Article V – Supplemental Regulations Applying to All Districts

Article V contains supplemental regulations that may apply to properties throughout the City.

These regulations address a variety of subjects, including accessory uses and structures, parking and loading, landscaping, signs, fences and walls, outdoor lighting, nonconforming uses and structures, and other development standards.

Article VI – Administration

Article VI establishes procedures for administering the Zoning Code and processing Planning applications.

It includes procedures for applications and approvals such as:

- Site Plan Review;
- Lot Line Adjustments;
- Conditional Use Permits;
- Planned Unit Development Permits;
- Variances;

- General Plan Amendments;
- Rezones and Zoning Code Amendments; and
- Other Planning applications.

For example, the current Code places Site Plan Review procedures within Article VI.

How Do I Determine What Uses are Allowed?

Once the property's zoning designation is known:

1. Locate the applicable **Base Zoning District** in Article III.
2. Review the district's **Use Classification** table.
3. Determine whether the proposed use is permitted and whether a Planning approval is required.
4. Review the applicable **Development Regulations** and **Design Standards**.
5. Determine whether an **Overlay District** applies to the property.
6. Review applicable supplemental regulations in Article V.
7. Review Article VI if a Planning application or approval is required.

A property's zoning designation alone does not necessarily identify every requirement that applies to a proposed project.

Need Help Interpreting the Zoning Code?

The online Zoning Code is intended to provide access to the City's adopted zoning regulations. Determining how those regulations apply to a particular property or project may require additional research.

For assistance identifying applicable zoning requirements, contact:

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