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	EVDI ANATION	Mah Pasaursas Availahla
INFO FIELD VALUE	EXPLANATION Parcel is part of a Specific Plan, which has unique development	Web Resources Available View the 600 W Commonweath
600 W Commonwealth Specific Plan	standards.	Specific Plan.
·	Parcel is part of a Specific Plan, which has unique development	View the Aspens at Turnleaf Specific
Aspens at Turnleaf Specific Plan	standards.	<u>Plan.</u>
	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	View FMC 15.20 Planned Residential
Attached unit	standards. Please consult with a staff planner.	Development, Consistency
	Parcel is part of a Specific Plan, which has unique development	View the Cedars at Turnleaf Specific
Cedars at Turnleaf Specific Plan	standards.	<u>Plan.</u>
	This parcel is consolidated with another lot via a Deed of	
Consolidated with lot to the north via a Deed of Covenant	Covenant. Land use restrictions may apply. This parcel is part of a larger development which may have	
	unique requirements. Please consult with a planner before	
Consult Planning Division; PRD requirements are unique to	pursuing any addition, construction or modification to	View FMC 15.20 Planned Residential
each development	structures or open space.	Development, Consistency
	This property has specific design requirements. Please consult	
Cathana haildin // athana arithin ALICAD	with a staff planner before pursing any addition, construction	View the Amerige Heights Specific
Cottage building/lot type within AHSPD	or modification to structures or open space. A hearing before the Fullerton Design Review Committee is	<u>Plan.</u>
	required for most modifications, additions or construction on	
	this property. Please contact a staff planner before beginning	
Design Review Committee oversight required	any work.	
	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	View "Pinehurst Estates Conservation
Easement for Habitat Purposes on parcel	structures or open space.	Easement Maps"
Education Translater disposes on purcer	This property is part of a Focus Area identified in The Fullerton	Search "The Fullerton Plan" and
	Plan as an area where guided development is essential. Please	review "Part 1: The Fullerton Vision"
	consult with a staff planner before pursing any development	for descriptions of Focus Areas and
Focus Area A - Airport Industrial	plans for this property.	opportunities.
	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please	<u>Search "The Fullerton Plan" and</u> review "Part 1: The Fullerton Vision"
	consult with a staff planner before pursing any development	for descriptions of Focus Areas and
Focus Area B - Commonwealth Corridor	plans for this property.	opportunities.
	This property is part of a Focus Area identified in The Fullerton	Search "The Fullerton Plan" and
	Plan as an area where guided development is essential. Please	
Focus Area C - Orangethorpe Corridor Nodes	consult with a staff planner before pursing any development plans for this property.	for descriptions of Focus Areas and opportunities.
rocus Area C - Orangethorpe Corndor Nodes	This property is part of a Focus Area identified in The Fullerton	Search "The Fullerton Plan" and
	Plan as an area where guided development is essential. Please	
	consult with a staff planner before pursing any development	for descriptions of Focus Areas and
Focus Area D - Harbor Gateway	plans for this property.	opportunities.
	This property is part of a Focus Area identified in The Fullerton Plan as an area where guided development is essential. Please	<u>Search "The Fullerton Plan" and</u> review "Part 1: The Fullerton Vision"
	consult with a staff planner before pursing any development	for descriptions of Focus Areas and
Focus Area E - Downtown	plans for this property.	opportunities.
	This property is part of a Focus Area identified in The Fullerton	Search "The Fullerton Plan" and
	Plan as an area where guided development is essential. Please	
Facus Area F. Transportation Contar	consult with a staff planner before pursing any development	for descriptions of Focus Areas and opportunities.
Focus Area F - Transportation Center	plans for this property. This property is part of a Focus Area identified in The Fullerton	Search "The Fullerton Plan" and
	Plan as an area where guided development is essential. Please	review "Part 1: The Fullerton Vision"
	consult with a staff planner before pursing any development	for descriptions of Focus Areas and
Focus Area G - North Harbor Corridor	plans for this property.	opportunities.
	This property is part of a Focus Area identified in The Fullerton	Search "The Fullerton Plan" and
	Plan as an area where guided development is essential. Please consult with a staff planner before pursing any development	review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and
Focus Area H - North Industrial	plans for this property.	opportunities.
	This property is part of a Focus Area identified in The Fullerton	Search "The Fullerton Plan" and
	Plan as an area where guided development is essential. Please	review "Part 1: The Fullerton Vision"
France Association Changes of Contract	·	
Focus Area I - Chapman Corridor	consult with a staff planner before pursing any development	for descriptions of Focus Areas and
<u>'</u>	consult with a staff planner before pursing any development plans for this property.	opportunities.
	consult with a staff planner before pursing any development plans for this property. This property is part of a Focus Area identified in The Fullerton	opportunities. Search "The Fullerton Plan" and
	consult with a staff planner before pursing any development plans for this property.	opportunities.
Focus Area J - Education	consult with a staff planner before pursing any development plans for this property. 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 pursing any development plans for this property.	opportunities. Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities.
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Focus Area J - Education	consult with a staff planner before pursing any development plans for this property. 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 pursing any development plans for this property. 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 pursing any development	opportunities. Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities. Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and
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Focus Area J - Education	consult with a staff planner before pursing any development plans for this property. 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 pursing any development plans for this property. 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 pursing any development plans for this property. This property is part of a Focus Area identified in The Fullerton	opportunities. Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities. Search "The Fullerton Plan" and review "Part 1: The Fullerton Vision" for descriptions of Focus Areas and opportunities. Search "The Fullerton Plan" and

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

	This property may be exempt from the manufacturing	
	requirement of the zone it is located within. Please consult a	
Office use allowed in C-M zone	staff planner for further information.	
	This property has a Conditional Use Permit in place allowing	
Office use allowed, CUP-399	office use with off-site parking. Please contact a staff planner for further information.	
Office use allowed, COP-333	This property may be exempt from the manufacturing-	
	component requirement of the zone it is located within.	
Office use okay (Memo, 7/14/1983, Dudley)	Please consult a staff planner for further information.	
	Development on this parcel within Amerige Heights Specific	
Office/Manufacturing Use within AHSPD	Plan is office/manufacturing.	
	This parcel is part of the Orangefair Specific Plan, which has	
Orangefair Specific Plan	unique development requirements	View the Orangefair Specific Plan
Desific Madical Duildings Consilis Dlan	This parcel is part of the Pacific Medical Buildings Specific Plan,	View the Pacific Medical Buildings
Pacific Medical Buildings Specific Plan	which has unique development requirements	Specific Plan
	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	
Part of a Home Owners Association	city. Please consult a staff planner if you have questions.	
	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	
Determination of the control of the	beginning any modifications or construction to ensure your	
Potential Landmark District	plans meet required standards.	
	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.	View FMC 15.20.040 Planned
	Please consult with a planner before pursuing any addition,	Residential Development,
PRD development type: Attached Cluster	construction or modification to structures or open space.	Consistency
	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.	View FMC 15.20.040 Planned
DDD dayalanmant type, Datashad Cluster	Please consult with a planner before pursuing any addition,	Residential Development,
PRD development type: Detached Cluster	construction or modification to structures or open space. This property is considered a Single Family Greenbelt design	Consistency
	within a Planned Residential Development. Further	
	information is available in the Fullerton Municipal Code,	
	Chapter 15.20. Please consult with a planner before pursuing	View FMC 15.20.040 Planned
	any addition, construction or modification to structures or	Residential Development,
PRD development type: Single Family Greenbelt	open space.	Consistency
	This property has been subject to Preservation Design	
	Guidelines since 1996. Please contact a staff planner before	Review the city's "Residential
Preservation since 1996	beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Preservation Design Guidelines" for
Preservation since 1996	This property has been subject to Preservation Design	requirements.
	Guidelines since 1997. Please contact a staff planner before	Review the city's "Residential
	beginning any improvement or construction projects on this	Preservation Design Guidelines" for
Preservation since 1997	property to be sure your plans meet the current guidelines.	requirements.
	This property has been subject to Preservation Design	
	Guidelines since 2004. Please contact a staff planner before	Review the city's "Residential
	beginning any improvement or construction projects on this	<u>Preservation Design Guidelines" for</u>
Preservation since 2004	property to be sure your plans meet the current guidelines.	requirements.
	This property has been subject to Preservation Design Guidelines since 2007. Please contact a staff planner before	Review the city's "Residential
	beginning any improvement or construction projects on this	Preservation Design Guidelines" for
Preservation since 2007	property to be sure your plans meet the current guidelines.	requirements.
	This property has been subject to Preservation Design	
	Guidelines since 2014. Please contact a staff planner before	Review the city's "Residential
	beginning any improvement or construction projects on this	Preservation Design Guidelines" for
Preservation since 2014	property to be sure your plans meet the current guidelines.	requirements.
	This property has been subject to Preservation Design	
	Guidelines since 2015. Please contact a staff planner before	Review the city's "Residential Process at ion Design Childelines" for
Preservation since 2015	beginning any improvement or construction projects on this property to be sure your plans meet the current guidelines.	Preservation Design Guidelines" for
i reservation since 2013	This property is within Public Parking District Number 1. Some	<u>requirements.</u>
	uses do not have to provide on-site parking in this area, as	
	public parking areas are available. Please contact a staff	FMC 15.30.060 Parking Standards
Public Parking District 1	planner for information.	(Commercial)
	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	FMC 15.30.060 Parking Standards
Public Parking District 2	planner for information.	(Commercial)
Railroad R-O-W	Parcel is owned by a railroad or has railroad tracks.	Minus Alexander American Maria Company
	Parcel is owned by a railroad or has railroad tracks. These are parcels in the Amerige Heights Specific Plan which are primarily retail-use oriented.	View the Amerige Heights Specific Plan.

Specific Plan Standards. This parcel is subject to special setback requirements for 2nd story deck construction. Please contact a staff planner for information. See Planning Policy #9 Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheets contain statistics on number of parking spaces required and approved planning requests. Please contact a staff planner for this information. Fact sheet	
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An approved variance permits a 15-foot front setback for this	
VAR-640 allows 15-foot front setback property. Please contact a staff planner for more information.	
An approved variance permits a 25-foot front setback for this	
VAR-640 allows 25-foot front setback property. Please contact a staff planner for more information.	
This property has specific design requirements. Please consult	
with a staff planner before pursing any addition, construction Village building/lot type within AHSPD within AHSPD or modification to structures or open space. View the Amerige Heights Spec	<u>IC</u>
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This property is near the Fullerton Municipal Airport.	<u>ic</u>
Limitations on building heights, land use and occupancy exist. Within Airport Assident Potential Zone II (APZ II) Please contact a staff planner for more information. View "Airport Master Plan"	<u>ic</u>
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Limitations on building heights, land use and occupancy exist.	ic
Within Airport Runway Protection Zone (RPZ) Please contact a staff planner for more information. <u>View "Airport Master Plan"</u>	ic_
This property is within the downtown area of Fullerton where	ic
regulation of signage, parking, business operations and uses	ic_
are unique. Please consult a staff planner before making <u>View "Central Business Design</u>	ic_
Within Central Business District changes to your business or opening a new operation. Guidelines"	ic .

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