

Citywide Zoning Map 2025

Zoning Districts

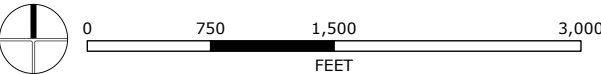
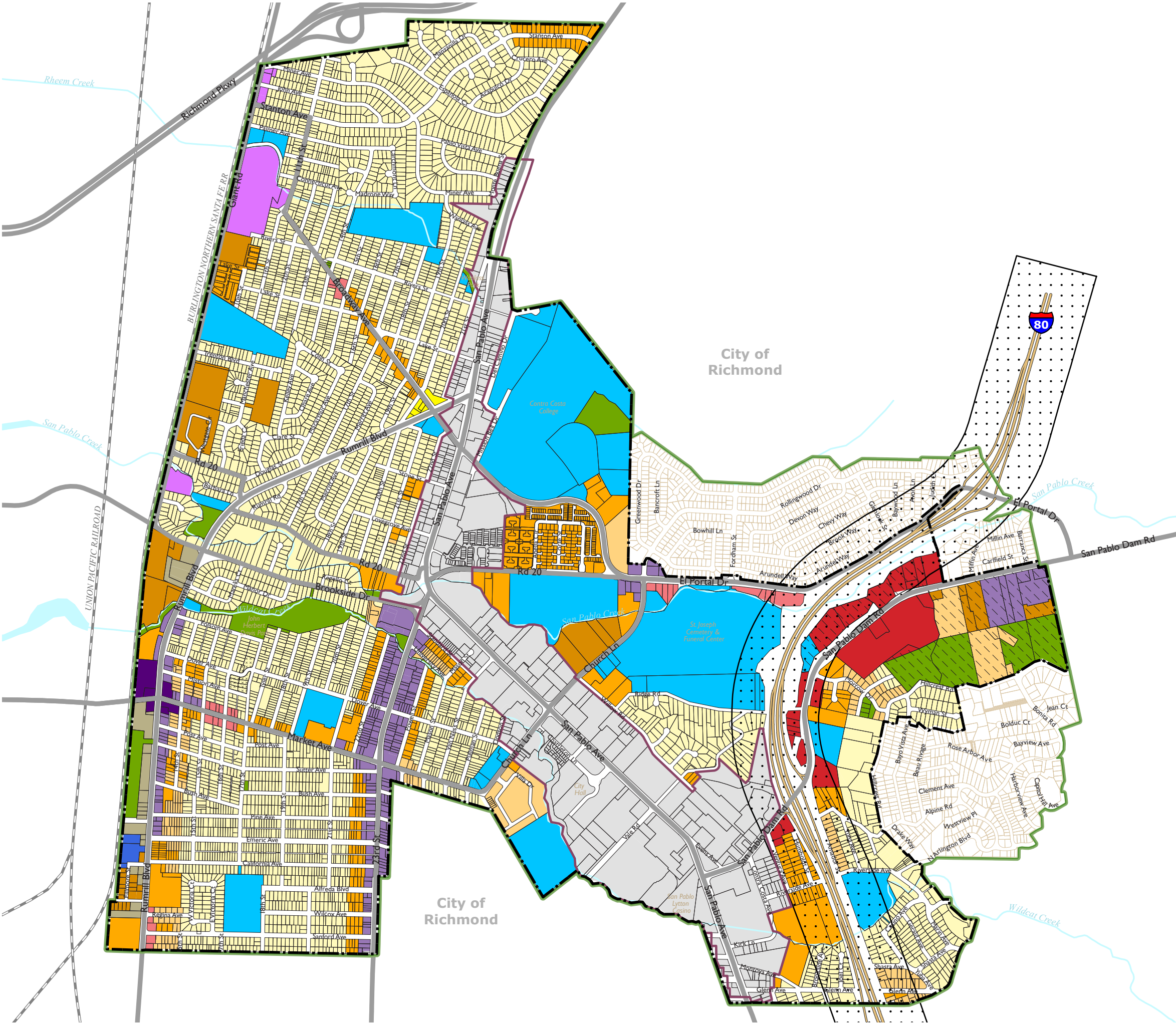
- R-1 Single-Family Residential District
- R-2 Two-Family Residential District
- R-3 Multifamily Residential District
- R-4 High-Density Multifamily Residential District
- RMU - Residential Mixed-Use District
- MUCW - Mixed Use Center West
- NC - Neighborhood Commercial District
- CR - Regional Commercial District
- CMU - Commercial Mixed-Use District
- EMU - Employment Mixed-Use District
- IMU - Industrial Mixed-Use District
- PD - Planned Development/Infill Opportunity
- I - Institutional District
- OS - Open Space District

Specific Plans

- SP2 - San Pablo Avenue Specific Plan

Overlay Districts

- Air Quality Health Risk Overlay Zone
- Hillside Overlay
- Multifamily Overlay
- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA  
Urban and Regional Planners