



## 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; Dwyett & Bhatia, 2021.

Dyett & Bhatia, 2021  
**DYETT & BHATIA**  
Urban and Regional Planners