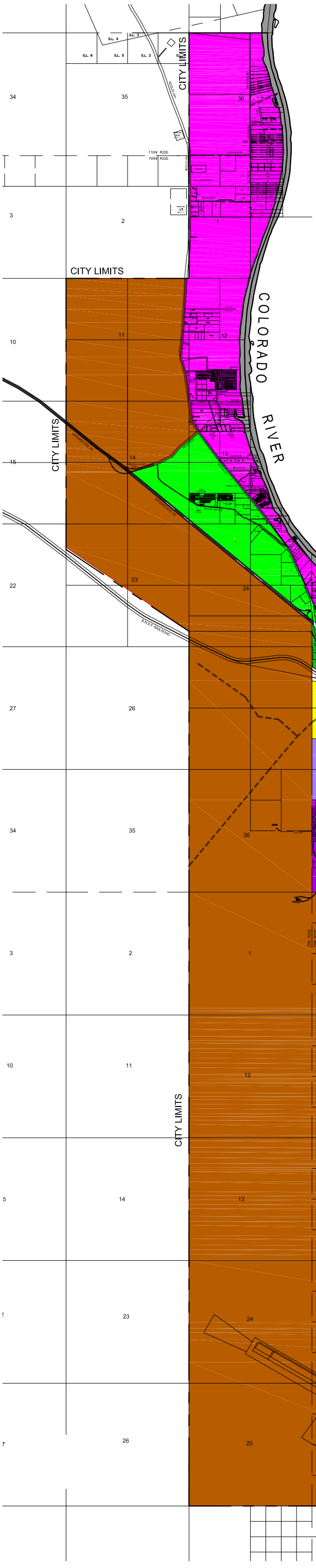
City of Needles
California

ZONING MAP



R-1 SINGLE FAMILY RESIDENTIAL
This zone is intended to provide for the development of low density, single-family residential areas [one (1) to seven (7) units per net acre]

R-2 TWO FAMILY RESIDENTIAL
This zone is intended to provide for the development of medium density, two-family residential areas [eight (8) to seventeen (17) units per net acre.

R-3 MULTIPLE FAMILY RESIDENTIAL
This zone is intended to provide for the development of high density multiple family units eighteen (18) to thirty (30) units per net acre, such as apartments, condominiums, townhouses or other group dwellings compatible for the neighborhood environment.

CRR COMMERCIAL, RESIDENTIAL, RESORT
This zone is intended to allow for sufficient (RESIDENTIAL) diversity of land use types in the area along the Colorado River catering to the resort atmosphere. Depending upon the nature of the developments, this zone can support the full range of residential and commercial densities as appropriate. (COMMERCIAL) types of uses that would occur essentially along the river and contain apartments, hotels, motels, restaurants, boat clubs, marinas, specialty and gift shops and convenience services, goods and supplies for boat owners, water skiers, scuba divers and the visiting public, using marina and aquatic recreational facilities. (RESORT) tourist areas for interest, convenience and a resort atmosphere while avoiding the dangers of overcrowding and a haphazard mixing of land uses.

C-1 NEIGHBORHOOD COMMERCIAL
This zone is intended to serve the daily or frequent food and convenience needs of families within their respective service areas – usually one-half (h) to one (1) mile. The uses normally include a supermarket and small shops such as drug store,barber and beauty shops, laundry and cleaning ser}vice. The overall site area should be sufficient to provide for the supportable commercial facilities as well as sufficient parking.

C-2 GENERAL COMMERCIAL
This zone is generally intended for uses in the central business district (particularly those that are pedestrian oriented) accommodating a wide range of commercial and associated residen}tial uses.

C-3 HIGHWAY COMMERCIAL
This zone is in}tended for uses that do not fit into any of the other com}mercial developments in that businesses would include those not associated with the CBD or neighborhood center such as: shopping centers, automobile sales and services, commercial recreation, gasoline service stations, restaurants and motels and miscellaneous commercial uses. Naturally, many of the highway commercial uses would be located adjacent to the freeway interchanges.

PD PLANNED UNIT DEVELOPMENT
A "planned unit de}velopment" is development constructed on a tract under single ownership, planned and developed as an integral unit, and consisting of a combination of residential and nonresidential uses on land within a PUD district in ac}cordance with the city of Needles zoning regulations.

P PUBLIC FACILITIES
This zone is intended for public facilities such as schools, parks, civic centers, etc.

M-1 LIGHT MANUFACTURING
The following are established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, reno}vating, painting, cleaning, or assembling of goods, merchandise, or equipment: M-1 and M-2. The performance standards set forth in later sections place limitations in the characteristics of uses located in these zones. The limitations in the M-I zone are less restrictive than those in the M-2 zone.

M-2 GENERAL MANUFACTURING
The limitations in the M-2 zone are more restrictive than those in the M-1 zone.

O OPEN SPACE
This zone category is for land in the city not designated for residential, commercial, industrial, parks and recreation or institutional uses. Development may be allowed in open space areas under the PUD process.