

CHAPTER 02-19 ZONES

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02-19-001 ESTABLISHMENT OF ZONES

For the purpose of this code, the city is divided into the following zones in which land uses shall be limited, as specified in this title. Classification will be determined on the basis of location, topographic features, and other considerations to guide the orderly physical growth, neighborhood compatibility, and overall stability of the city.

(See Appendix C Land Use Map)

Agricultural Zone A-1

Residential/Agricultural Zone RA-1

Residential/Agricultural Zone RA-2

Residential Zone R-1

Residential Zone R-2

Residential Zone R-3

Special Residential Zone R-S

Park Zone P-1

Commercial Zone C

¹Downtown Commercial C-1

Industrial Zone I-1

Heavy Industrial Zone I-2

Airport Zone A

02-19-002 TERRITORY ANNEXED TO THE CITY (See Chapter 8 of General Plan Annexation Plan)

¹ Corrected 09-28-2017

02-19-003 BOUNDARIES OF ZONES

The boundaries of each of the said zones are hereby established as described herein or as shown on the map entitled Naples City Official Zone Map, or as hereinafter amended, a copy of which is attached hereto and all boundaries, notations, and other data shown on said map are made by this reference as much a part of This Title as if fully described and detailed herein. Said map shall be filed in the custody of the County Recorder and Naples City Recorder, and may be examined by the public, subject to any reasonable regulations established by the County Recorder and Naples City Recorder.

02-19-004 RULES APPLICABLE WHERE BOUNDARIES UNCERTAIN

Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

1. Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block or along a property line, then unless otherwise definitely indicated on the map, the centerline of such street, alley, or block or such property line shall be construed to be the boundary of such zone.
2. Wherever the boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal, or other waterway, or public park, or other public land, or any section line, then unless otherwise definitely indicated on the map, the center of such stream, canal, or waterway, or the boundary line of such public lane or such section line shall be deemed to be the boundary of such zone.
3. Where such boundary line cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.
4. Where the application of the above rules does not clarify the zone boundary location, the Appeal Authority shall interpret the map.