



- PLANNED COMMUNITIES**
- PC-1 - Bayside Village Mobile Home Park
  - PC-2 - Newport Harbor Lutheran Church
  - PC-3 - Harbor View Hills
  - PC-4 - Oakwood Apartments
  - PC-5 - North Ford
  - PC-6 - Lido Peninsula
  - PC-7 - Park Newport
  - PC-8 - Big Canyon
  - PC-10 - Versailles on the Bluff
  - PC-11 - Newport Place
  - PC-12 - Promontory Point
  - PC-13 - Jasmine Creek
  - PC-14 - Newport Crest
  - PC-15 - Koll Center
  - PC-16 - Newport Terrace
  - PC-17 - Corporate Plaza
  - PC-18 - Broadmoor & Pacific View
  - PC-19 - San Joaquin Plaza
  - PC-20 - Land Rover
  - PC-21 - Sea Island Apartments
  - PC-22 - Westcliff Grove
  - PC-23 - Block 800 Newport Center
  - PC-24 - Aeronutronic Ford
  - PC-25 - Banning Newport Ranch
  - PC-26 - Caltrans West - ORD 2006-87: Changed to OS-A
  - PC-27 - Newport Village
  - PC-28 - Block 400 Newport Center
  - PC-29 - Conona Del Mar Homes
  - PC-30 - Villa Point Apartments
  - PC-31 - Jasmine Park
  - PC-32 - Bayview
  - PC-33 - Corona Del Mar Senior's Project
  - PC-34 - Point Del Mar
  - PC-35 - Fashion Island - ORD 2007-20: Changed to PC-56
  - PC-36 - Emerald Village
  - PC-37 - Castaways Marina
  - PC-38 - Hoag Hospital
  - PC-39 - Bayview Landing
  - PC-40 - Corporate Plaza West
  - PC-41 - Newporter North
  - PC-42 - San Diego Creek North
  - PC-43 - Upper Castaways
  - PC-44 - Upper Newport Bay Regional Park
  - PC-45 - Balboa Bay Club
  - PC-46 - Block 500 Newport Center
  - PC-47 - Newport Country Club
  - PC-48 - Newport Dunes
  - PC-49 - Newport Tennis Club
  - PC-50 - Bonita Canyon
  - PC-51 - Marina Park
  - NPC-PC-52 - Newport Coast Planned Community
  - NPR-PC-53 - Newport Ridge Planned Community
  - PC-54 - Santa Barbara Condominiums
  - PC-55 - Bayside Residential
  - PC-56 - North Newport Center

- LEGEND**
- City of Newport Beach Boundary
  - Tidelands and Submerged Lands
- Zoning Designations**
- Public Uses**
- GEIF - Governmental, Educational and Institutional Facilities
  - OS - Open Space
  - OS-A - Open Space Active
  - OS-P - Open Space Passive
- Commercial Uses**
- M-1-A - Controlled Manufacturing
  - APF - Administrative, Professional, Financial
  - APF-IS - Administrative, Professional, Financial, Interim Study Overlay District
  - RSC - Retail Service Commercial
  - RSC-R - Retail Service Commercial Residential Overlay District
  - RMC - Recreational Marine Commercial
  - RSC-MM - Retail Service Commercial, Mariner's Mile Overlay District
  - PC-37-MM - Castaways Marina, Mariner's Mile Overlay District
  - PC-45-MM - Balboa Bay Club, Mariner's Mile Overlay District
- Single-Family Residential**
- R-A - Residential Agricultural
  - R-1 - Single-Family Residential
  - R-1-B - Residential - B Overlay District
  - R-1-B (PRD) - Residential - B Overlay District (PRD)
  - R-1-B-2 - Residential - B-2 Overlay District
  - R-1-B-2 (PRD) - Residential - B-2 Overlay District (PRD)
  - R-1-B-5 - Residential - B-5 Overlay District
- Two-Family Residential**
- R-1.5 - Two-Family Residential
  - R-2 - Two-Family Residential
  - R-2-B - Two-Family Residential - B Overlay District
- Residential Medium Density**
- RMD - Residential Medium Density
- Multiple-Family Residential**
- MFR - Refer to Zoning Code and/or Districting Maps for Density
- Specific Plan Areas**
- SP-4 - Newport Shores
  - SP-5 - Mariner's Mile
  - SP-6 - Cannery Village/McFadden Square
  - SP-7 - East Santa Ana Heights
  - SP-8 - Central Balboa
  - SP-9 - Old Newport
- Other**
- U.C. - Unclassified

City of Newport Beach, California

**Zoning Map**  
 Disclaimer: This map is not the official zoning map. Please refer to the Districting Maps for official zoning information.

