

Frequently Asked Questions

City of Covina Rezoning, and General Plan Alignment Project

What is the General Plan?

The General Plan is a comprehensive, long-term plan for the development of the City. The general plan is at the top of the hierarchy of local land use regulations; zoning and other land use decisions must conform to the general plan. See Covina's General Plan. <https://covinaca.gov/city-departments/community-development/planning/resources/>

What is the difference between a zoning district and land use designation?

Individual properties are given a land use designation in the land use element of the General Plan. These designation govern the allowed uses and intensity of development on a property. See Covina's General Plan Land Use Designations. <https://covinaca.gov/city-departments/community-development/planning/resources/>

A zoning district sets out rules for what can and cannot be developed on a property. These rules apply to key types of land uses: residential, commercial, industrial, and other uses of land in the City. Zoning Districts also provide controls on the form and placement of buildings on individual parcels, such as height, setbacks, and parking requirements. See Covina's Zoning Districts. <https://www.codepublishing.com/CA/Covina/>

Why is the City rezoning my property?

Government Code Section 65860 requires that all cities, including Covina, align zoning districts so that they are consistent with their respective land use designations. The City identified several Zoning Districts that are inconsistent with applicable General Plan land use designations. These Zoning Districts include RD-1250, RD-1500, RD-2000, RD-2500, RD-2900, RD-2950, RD-3000, RD-3400, RD-3500, RD-3900, RD-4000, and RD-5000.

Is my property rezoning happening because of a new development proposal?

No, nothing in this rezoning process includes or is driven by any new development proposal. The rezoning is required by state law so the zoning is consistent with the General Plan land use designation.

Will the rezoning impact the use of my property?

No, the rezoning brings the zoning designation for a property to match the applicable General Plan designation. Because the General Plan prevails over Zoning, the General Plan designations already govern the allowed use and intensity of any site. This rezoning is an administrative clean-up triggered by the requirement that zoning ordinances inconsistent with the General Plan must be amended to be made consistent with the general plan.

What uses are allowed once my property is rezoned?

Your property will remain subject to the same General Plan land use designation. Click the link, <https://www.codepublishing.com/CA/Covina/>, to see Covina Municipal Code Title 17, Chapter 17.28 for the RD zoning regulations, and the allowed uses in the RD zoning districts.

How will I benefit from the rezoning?

This rezoning of your property brings several benefits. It helps to clarify what you can do with your property. Further, aligning zoning districts and land use designations reduces confusion. Property owners have a clearer understanding of how their property can be used for future projects, which will save them time and costs when developing their property.

If the rezoning of my property creates a legal non-conforming use on my property, how will this impact me?

A legal non-conforming use is a lawful use of land or structure which ceases to conform to the provisions of the applicable regulations. A legal non-conforming use may continue indefinitely. However, if such use is discontinued or abandoned for six months or more, it must conform to the provisions of the zoning district.

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