

Chapter 17.01

GENERAL PROVISIONS

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17.01.010 Title and short title.

This title shall also be known by its short title "the zoning ordinance." (Ord. 822 § 1(part), 1989)

17.01.020 Purpose.

The purpose of these regulations is to serve the public health, safety and general welfare by establishing zone districts designed to obtain the economic and social advantages resulting from the planned use of land, and by establishing those regulations of the use of land and improvements within the various districts which are deemed necessary to insure that the growth and development of the city shall be orderly and proper for the maximum benefit of its citizens. (Ord. 822 §1(part), 1989)

17.01.030 Interpretation of title provisions.

A. When there is any question regarding the interpretation of the provisions of the zoning ordinance codified in this title, or its application to any specific case or situation, the planning commission shall have the authority to interpret the intent of the provisions of this title by written resolution, approved by a majority of its membership. Thereafter, such interpretation shall be followed in applying the provisions of this title unless the

commission's interpretation is changed by the city council, on appeal.

B. An appeal of any planning commission interpretation must comply with the appeal procedures codified within this title. A majority vote of the whole council shall be required to change an interpretation made by the planning commission. (Ord. 963 §1, 1995; Ord. 822 §1(part), 1989)

17.01.040 Zone districts established. In order to carry out the purpose and provisions of this title, the city is divided into the following zone districts:

Single-Family Residential Zone (R-1) (Ch. 17.08);
 Multiple-Residential Zone (R-2) (Ch. 17.10);
 Multiple-Residential Zone (R-3) (Ch. 17.12);
 Commercial Zone (C) (Ch. 17.14);
 Commercial-Manufacturing Zone (C-M) (Ch. 17.16);
 Manufacturing Zone (M) (Ch. 17.18);
 Public Facilities Zone (P-F) (Ch. 17.20).

(Ord. 822 §1(part), 1989)

17.01.050 Official zoning map. The location and boundaries of the zone districts established by Section 17.01.040 are set forth on the official zoning map of the city and which map, with all locations, references, and other information shown thereon is incorporated herein and set forth herein. (Ord. 822 §1(part), 1989)

17.01.060 Revision to, and amendment of the official zoning map. All amendments and changes to the official zoning map adopted according to the provisions of this title shall be considered a part of these regulations and of the official zoning map at the time of the effective date of all changes and amendments. The city council may, from time to time, order revision of the official zoning map so as to include all changes to date. No changes shall be made to the map which have not been officially adopted according to the provisions of this title. The revised map shall become the official zoning map of the city and shall replace the preceding map. (Ord. 822 §1(part), 1989)

17.01.070 Interpretation of the official zoning map. Where uncertainties exist as to the boundaries of any zone district indicated on the official zoning map, the following shall apply:

A. Street, alley, railroad right-of-way, water channel, or other right-of-way indicated on the official zoning map shall be included within the zone district of the adjoining property.

B. Where a street, alley, railroad right-of-way, water channel, or other right-of-way serves as a boundary between two or more zone districts, the centerline of the

right-of-way or water channel shall be considered the zone district boundary.

C. Where uncertainty still exists, the planning commission shall, by written resolution, determine the location of the zone district boundary.

D. In the event that a vacated street, alley or other right-of-way has been the boundary between two or more zone districts prior to its vacation, the new zone district boundary shall be at the new property line. Where the vacation does not involve the establishment of a new property line, the new zone district boundary shall be fixed by written resolution of the planning commission. (Ord. 822 §1(part), 1989)

17.01.080 Repeal of Ordinance No. 182. Ordinance Number 182, and all other ordinances amending said Ordinance No. 182, are hereby repealed. Subdivisions, plot plan conditional use permits, variances, and any other action approved by the city council and/or planning commission subject to the provisions of the Ordinance No. 182 and any amendments thereto, shall remain in full force and effect in accordance with the terms and conditions specified in the motions, resolutions or ordinances permitting them, except that uses made nonconforming by this title shall be subject to the provisions of Chapter 17.64. (Ord. 822 §1(part), 1989)

17.01.090 Severability of this title. This title and the various sections, subsections, and clauses thereof, are declared to be severable. If any section, subsection, or clause is adjudged unconstitutional or invalid, it is provided that the remainder of the title shall not be affected thereby. The city council of the city hereby declares that it would have passed this title and each section, subsection, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one or more portions thereof be declared invalid. (Ord. 822 §1(part), 1989)

Chapter 17.04

DEFINITIONS

Sections:

- 17.04.010 Generally.
- 17.04.020 Access.
- 17.04.030 Accessory building.
- 17.04.040 Accessory use.
- 17.04.050 Adult.
- 17.04.060 Reserved.