

CHAPTER 5. ZONING

INTRODUCTION

Article 1. Basic Provisions

Sec. 8-5.101. Title.

This chapter shall be known as the Zoning Regulations of the City of Yuba City.

Sec. 8-5.102. Purpose of the Zoning Regulations.

To promote and protect the public's health, safety, peace, comfort, convenience and general welfare;

To provide open space, light, air, privacy, convenience of access, aesthetic values, protection of environmental values, and protection of public and private improvements;

To facilitate and guide growth in accordance with the Yuba City Urban Area General Plan;

To protect the social and economic stability of residential, commercial and industrial activities within the City through the orderly and planned use of land.

Sec. 8-5.103. Application of Zoning Regulations.

- A. No land shall be used and no building or structure shall be erected, constructed, enlarged, structurally altered, moved or used in any district shown on the district map except in accordance with the regulations established by this chapter.
- B. In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the protection and promotion of the public health, safety, peace, morals, comfort, convenience, and general welfare.
- C. The provisions of this chapter shall apply to all ownership of land within the City, to the extent provided by law.

Sec. 8-5.104. Issuance of Certificates of Occupancy.

No building or structure constructed, erected, altered, or moved on a lot shall be occupied or used until a certificate of occupancy, showing that such use of the lot or building is in conformity with provisions of this chapter, is issued by the Chief Building Inspector.

Sec. 8-5.105. Districts Established.

The City is hereby divided into the following districts:

<u>Map Symbol</u>	<u>District Classification</u>
R-1	One-Family Residence District
R-2	Two-Family Residence District
R-3	Multiple-Family Residence District
C-O	Office Commercial District
C-1	Neighborhood Convenience Commercial District
C-2	Community Commercial District
C-3	General Commercial District
C-M	Heavy Commercial/Light Industrial District
M-1	Light Industrial District
M-2	Industrial District
AH	Agricultural Holding District
F	Flood District
PD	Planned Development District
PF	Public Facilities District
A	Agricultural Combining District
AI	Airport Influence Combining District
H	Historic Combining District
X	Special Standards Combining District
SP	Specific Plan Combining District

Sec. 8-5.106. District Map.

The boundaries of the districts shall be as shown on the district map of the City. Such map, and all amendments, changes, and extensions thereof, and all legends, symbols, notations, references, and other matters shown thereon, shall be on file in the office of the City Clerk and the office of the Planning Director.

Sec. 8-5.107. District Map: Adoption.

The boundaries of the districts shown on the district map, or amendments thereto, are hereby adopted, and all the regulations of this chapter with respect to the several districts delineated thereon, together with all references and information shown thereon, are hereby established and declared to be in effect upon all lands included within the boundaries of the several districts delineated upon the district map.

The district map, for convenience, may be divided into parts, and each such part may, for purposes of more readily identifying areas within such district map, be subdivided into units, and each such unit may be separately used for purposes of amending the district map or for any official reference to the district map. Such map, and each such part and unit, and the notations, references, and other information shown thereon, shall be as much a part of this chapter as if the matters and information set forth by such map were all fully described in this chapter.

Sec. 8-5.108. Application of Preannexation Zoning.

The city may apply preannexation zoning to unincorporated property located within the area defined by the Yuba City Urban Area General Plan Land Use Map. The preannexation zoning process shall comply with the provisions of Article 72 of this chapter.

Sec. 8-5.109. Annexed Territory.

Territory annexed to the City shall be automatically added to the district map and shall be classed the same as the preannexation zone, effective on the date of annexation.

Sec. 8-5.110. Uncertainty of Boundaries.

When uncertainty exists as to the boundaries of any district as shown on the district map, the following rules apply:

- A. Where such boundaries are indicated as approximately following highway, street, or alley lines, such lines shall be construed to be such boundaries.
- B. In the case of a district boundary dividing a lot, the location of such boundaries, unless they are indicated by dimensions, shall be determined by the use of the scale appearing on the district map.
- C. Where a public street or alley or parcel of land is officially vacated, the regulations of abutting properties shall apply to such vacated street, alley, or land.
- D. In case of further uncertainty, the Planning Commission shall determine the location of boundaries.
- E. Any other land not included in any district shall be classed as being in the One-Family Residence District (R-1).

Sec. 8-5.111. Uncertainty of Uses.

The list of uses within each district is representative of the expected uses, and is not intended to be a complete list of every possible use. Where a proposed land use is not specifically listed by a district, the Planning Director may determine that the use is a permitted use, or the use is permitted if a use permit is first secured, if the following findings can be made:

- A. The proposed use is similar in character and impact to a listed use; and
- B. The proposed use will be treated in the same manner as the listed use including determining where it is allowed, what permits are required and what standards must be met for its establishment.

Sec. 8-5. 112. Fees.

The City Council may establish by resolution, and may amend and revise from time to time, fees for processing the various applications authorized or required by the title. All fees shall be paid at the time an application is filed and no processing shall commence until such fee is paid in full.

Sec. 8-5.113. Conflicts with Other Laws and Agreements.

- A. When conflicts occur between the regulations of this chapter and the Building Code or other regulations effective in the City, the more restrictive of any such regulations shall apply.
- B. It is not intended by the provisions of this chapter to interfere with or annul any easements, covenants, or other agreements between parties; provided, however, when the provisions of this chapter impose a greater restriction upon the use of buildings or premises or upon spaces than are imposed or required by such easements, covenants, or agreements, the provisions of this chapter shall govern.