

Title 18

ZONING*

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* Prior ordinance history: 367, 389, 392, 396, 403 407, 414, 423.

Chapter 18.01

GENERAL PROVISIONS

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18.01.010 Adoption.

There is adopted, as provided herein, a zoning code for the city, which is a part of the Lindsay Municipal Code. (Ord. 437 § 1 (part), 1989)

18.01.020 Purposes and objectives of the code.

The zoning code is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the code is adopted to achieve the following objectives:

A. To provide a zone plan to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of land uses described and depicted in the general plan;

B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with objectives, policies, principles and standards of the general plan;

C. To prevent excessive population densities and overcrowding of land with structures;

D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;

E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

F. To protect and enhance real property values and the city's natural assets;

G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with objectives and policies of the general plan;

H. To provide and protect open space in accordance with policies of the open space element of the general plan, including avoiding the premature development of prime agricultural lands. (Ord. 437 § 1 (part), 1989)

18.01.030 Short title.

This title shall be known as the "zoning code." The words "code" and "title" as used herein shall have the same meaning. (Ord. 437 § 1 (part), 1989)

18.01.040 Components of the zoning title.

The zoning title shall consist of a zone plan designating certain districts and a set of regulations controlling the uses of land; the density of population, the uses and locations of structures; the height and bulk of structures; the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs and requiring the provision of off-street parking and off-street loading facilities. (Ord. 437 § 1 (part), 1989)

18.01.050 Interpretation.

In their interpretation and application, the provisions of this code are held to be minimum requirements except where they are expressly stated to be otherwise. No provision of this code is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the city, except as specifically repealed herein, or deed restriction, covenant, easement or other agreement between parties; provided, that where this code imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement,

18.01.060

or agreement between parties, this title shall control.
(Ord. 437 § 1 (part), 1989)

18.01.060 Application.

This code shall apply to all property whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the city of Lindsay or any of its agencies; or by any authority or district organized under the laws of the state, all subject to the following exceptions:

- A. Public streets and alleys;
- B. Underground utility lines and facilities;
- C. Overhead communication lines;
- D. Overhead and underground electric and gas distribution and transmission facilities, subject to the provisions of Chapter 18.16 of this title;
- E. Railroad rights-of-way, as defined in Chapter 18.24 of this title;
- F. Other exemptions specifically allowed by state law or amendments thereto. (Ord. 437 § 1 (part), 1989)

18.01.070 Construction and definitions.

The definitions of words used in this title, and the construction of the words and provisions thereof, shall be as set forth in Chapter 18.24 of this title.
(Ord. 437 § 1 (part), 1989)

18.01.080 Effect of graphic aids.

Graphics provided in this code in the form of specialized tables, charts, graphs, illustrations, maps and other forms of graphics are intended solely as a convenience to the user in identifying requirements of this title. In the event of any conflict between such graphics and the written regulations, the written regulations shall prevail. (Ord. 437 § 1 (part), 1989)

18.01.090 Legal use of land.

No use of land, under this title, shall be permitted within the city limits if such use shall be in violation of any local, state, or federal laws. (Ord. 518 § 1, 2006)