

TITLE 18

ZONING¹

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(Ord. 728 (part), 2025)

¹ For state law pertaining to zoning rules and regulations, see Gov. C.A. §§65800—65909.5.
For state law authorizing towns to adopt zoning regulations, see Gov. C.A. §§65800 and 65850. For state law pertaining to the creation of zoning boards, see Gov. C.A. §65900 et seq.

Chapter 18.04

ADOPTION AND PURPOSE

Sections:

- 18.04.010 Adoption.
- 18.04.020 Purpose.
- 18.04.030 Effect.
- 18.04.040 Applicability.

18.04.010 Adoption. There is hereby adopted a zoning plan for the town which constitutes a specific plan based upon and consistent with the adopted general plan of the town. (Ord. 375 §1, 1977; prior code §10 100 (part)).

18.04.020 Purpose. The plan is adopted to provide reasonable protective regulations designed to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and:

- (1) To protect the established high character and the social and economic stability of residential, commercial, public, quasipublic and other types of improved areas and,
- (2) To assist in accomplishing the general plan proposals and orderly development, and:
 - (a) To guide and regulate such development in accordance with the general plan and the objectives and standards set forth therein and,
 - (b) To provide zoning provisions which are consistent with the adopted general plan and,
 - (c) To provide zoning provisions which constitute an open space zoning ordinance, and which are intended to implement the open space plan. (Ord. 375 §2, 1977; prior code §10 100 (part)).

18.04.030 Effect. The zoning plan consists of the establishment of various districts within some, all or none of which, shall it be lawful, and within some, all or none of which it shall be unlawful to erect, construct, alter, move, locate or maintain certain buildings or to carry on certain trades or occupations or to conduct certain uses of land or buildings; within which the heights and bulk of future buildings shall be limited; within which certain open spaces shall be required about future buildings, and consisting further of appropriate additional regulations to be enforced in such districts, all as set forth in this title. (Prior code §10 100 (part)).

18.04.040 Applicability. The zoning plan is intended to apply to all private, public, quasipublic, institutional, and public utility properties and all other lands, buildings and structures within the incorporated area of the town. (Prior code §10 100 (part)).