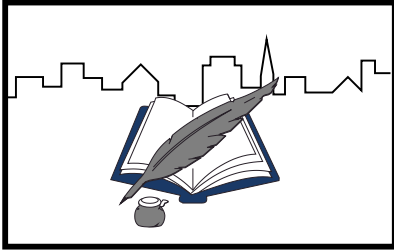


## CHAPTER 1



# The Zoning Ordinance

### Sections

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#### **25-1.1 Adoption**

Pursuant to Government Code Section 65000 et. seq., a zoning ordinance is hereby adopted by the City of Firebaugh. The Zoning Ordinance, hereinafter referred to as the “Ordinance”, is a document that regulates the use of land in the city limits of Firebaugh.

#### **25-1.2 Purpose and Objectives**

The Ordinance is enacted to protect and promote the public health, safety and general welfare, and to facilitate the planning of the City of Firebaugh in a precise and orderly manner consistent with the Firebaugh General Plan. In support of this purpose, the Ordinance is adopted in order to implement the following objectives:

- Provide standards for the orderly development of Firebaugh;
- Conserve natural resources;
- Maintain and protect the value of property;
- Ensure the provision of adequate open space for light, air, and recreation;
- Promote the economic stability of existing land uses that conform to the General Plan and protect them from intrusions by inharmonious or harmful land uses;

- Permit the development of residential, office, commercial and industrial land uses in accordance with the general plan in order to strengthen Firebaugh’s economic base;
- Protect the character of Firebaugh’s downtown and its residential neighborhoods;
- Provide the private sector with a document upon which it can base investment decisions;
- Inform the public where certain types of development will occur in the community as well as the development standards to which they will develop;
- Coordinate with the County of Fresno with regards to the use of land within Firebaugh’s General Plan planning area, and the standards to which development will conform if it occurs outside the city limits.

### **25-1.3 Authority and General Plan Consistency**

This Ordinance, consistent with Government Code Section 65860, is the primary document by which the City of Firebaugh implements the goals, policies and actions of the Firebaugh General Plan.

### **25-1.4 Components**

The Zoning Ordinance shall be composed of zoning and planning regulations and the Official Zoning Map, hereinafter referred to as the “Zoning Map”. The zoning and planning regulations will control the use of land, the density (units per acre or person per acre) and intensity (floor area per acre) of development, the uses and locations of structures, the height and size of structures, the yard areas around structures, and development standards for land uses. The Zoning Map will delineate the location of zone districts inside the Firebaugh city limits.

### **25-1.5 Application**

This Ordinance shall apply to all property inside the Firebaugh city limits whether owned by private persons or by public entities, including the federal government, the State of California or any of its agencies or political subdivisions; by school districts or special districts, by any city or county, or by any authority or district organized under the laws of the State. Lands that are exempt from these regulations are: public streets and alleys, and railroad rights-of-way.