

**ORDINANCE NO. 2015-01**  
(Amended January 28, 2016)

**AN AMENDMENT TO ORDINANCE NO. 2012-01, AN ORDINANCE OF THE CITY OF ISLETON, CALIFORNIA, ESTABLISHING LAND USE DISTRICTS OR ZONES, A ZONE PLAN DESIGNATING BOUNDARIES AND ADOPTING REGULATIONS CONTROLLING: THE USES OF LAND; THE DENSITY OF POPULATION; THE BULK, LOCATIONS, AND USES OF ALL STRUCTURES; THE AREAS AND DIMENSIONS OF SITES AND THE EXTERNAL APPEARANCE OF CERTAIN USES, STRUCTURES AND SIGNS; REQUIRING THE PROVISION OF USEABLE OPEN SPACE, SCREENING AND LANDSCAPING, AND OFF-STREET PARKING AND OFF-STREET LOADING FACILITIES; CONTROLLING THE LOCATION, SIZE AND ILLUMINATION OF SIGNS; PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE REGULATIONS; AND PROVIDING FOR THE AMENDMENT OF THE DISTRICT BOUNDARIES AND REGULATIONS**

SECTION 1: Uncodified Ordinance No. 209 is hereby amended to read as follows:

**ARTICLE 1 – GENERAL**

**SECTION 101            ADOPTION**

There is hereby adopted, as provided herein, a Zoning Code for the City of Isleton, State of California, which is a part of the Isleton City Code.

**SECTION 102            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 goals 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.

SECTION 103            SHORT TITLE

This ordinance shall be known as the “Zoning Code”. The words “code” and “ordinance” as used herein shall have the same meaning.

SECTION 104            COMPONENTS OF THE ZONING ORDINANCE

The zoning ordinance 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.

SECTION 105            INTERPRETATIONS

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 of Isleton, 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, or agreement between parties, this ordinance shall control.

SECTION 106            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 of California or any of its agencies or political subdivisions; by any county or city, including the City of Isleton or any of its agencies, or by any authority or district organized under the laws of the State of California, 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 Article 14.
- E. Railroad rights-of-way, as defined in Article 21.
- F. Other exemptions specifically allowed by State Law or amendments thereto.

SECTION 107 CONSTRUCTION AND DEFINITIONS

The definitions of words used in this ordinance, and the construction of the words and provisions thereof, shall be as set forth in Article 21.

SECTION 108 EFFECTS 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 the ordinance. In the event of any conflict between such graphics and the written regulations, the written regulations shall prevail.