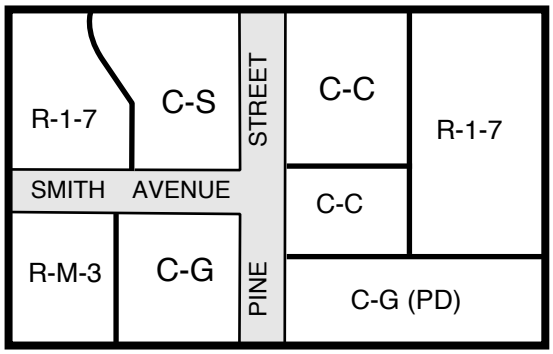
CHAPTER 8



Zoning Districts

Sections

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17.08.01 Purpose

Pursuant to Government Code Section 65800 et. seq., the State of California grants to the City of Woodlake the power to apply zoning to lands within its city limits. The purpose of zoning is to protect the public health, safety and general welfare. The constitutionality of zoning has been upheld by the United States Supreme Court since 1926, *Euclid v. Amber Realty Company (272 US 365)*.

17.08.02 Definition

Zoning is the division of a city into districts, and the regulation within those districts of the height, appearance and bulk of buildings and structures; the area of a lot that may be occupied and the size of required open spaces; the density of development; and the use of buildings and land, including for commercial, agricultural, industrial, residential and other uses.

17.08.03 Districts

Districts are areas within the City of Woodlake within which certain zoning regulations apply. The districts hereby established and into which the City is divided are as follows:

District Symbol	Zone District
A	**Agriculture**
UR	**Urban Reserve**
RA	**Rural Residential**
R-1-5	**Single Family Residential, one unit per 5,000 sq. ft.**
R-1-7	**Single Family Residential, one unit per 7,000 sq. ft.**
R-1-10	**Single Family Residential, one unit per 10,000 sq. ft.**
R-2	**Multi-Family Residential, one unit per 3,000 sq. ft.**
R-3	**Multi-Family Residential, one unit per 1,500 sq. ft.**
C-N	**Neighborhood Commercial**
C-C	**Central Commercial**
C-S	**Service Commercial**
PO	**Professional Office**
MU	**Mixed Use**
ML	**Light Industrial**
O	**Open Space**
AP	**Airport**
RSC	**Resource, School and Conservation**

17.08.04 Combining Districts

Combining districts are areas in Woodlake that may require special regulations due to unique locational features, architecture, historical significance, resources or hazards. These districts may be combined with any of the districts identified in Section 17.08.03. For purposes of identification on the Official Zoning Map for Woodlake, districts that are joined with a combining district shall be suffixed with the name of the combining district. As an example, the zoning for an area of Woodlake that is classified central commercial (CC) and contains the historic downtown, which demands unique design regulations, would read as CC-DD, central commercial, downtown design district. Woodlake combining districts are as follows:

PD **Planned Development**

CD **Cottage Development**

DD **Downtown Design**

17.08.05 Official Zoning Map

The zoning boundaries of the aforementioned districts and combining districts shall be shown on the Official Zoning Map of Woodlake. The Official Zoning Map shall be a part of this Ordinance and shall remain on file with the Woodlake Planning and Building Department and displayed on the City of Woodlake's website.

The Woodlake Planning and Building Department shall be responsible for amending the Official Zoning Map when land is annexed into the city or when property is reclassified from one zone to another.

17.08.06 District Boundaries

Where uncertainty exists as to the boundary of any district shown on the Official Zoning Map, the following rules shall apply.

District boundaries shall coincide with either streets, alleys, property lines or railroad rights-of-way unless otherwise shown on the Official Zoning Map. Where doubt exists as to the location of a district boundary within a block, the boundary line shall be the nearest interior lot line existing at the effective date of this Ordinance.

17.08.07 District Regulations

Except as provided for in this Ordinance, no structure or part thereof shall be erected, altered or enlarged, nor shall any site or structure be used in a manner other than is included among the uses hereinafter listed as permitted or conditionally permitted in the district in which the structure or site is located. In addition, no structure or part thereof

shall be erected, reconstructed, enlarged or moved into any district that exceeds the development standards for the district in which the structure is located.

17.08.08 Effect of Annexation, Vacation or Abandonment on District Boundaries

Where property is annexed into Woodlake or where property is vacated or abandoned, the following zoning rules shall apply:

A. Unless pre-zoned, all property annexed into the City shall be classified to the Urban Reserve (UR) district.

B. Woodlake may pre-zone unincorporated territory adjoining the city for the purpose of determining the zoning that will apply to such territory in the event of annexation. Zoning of the subject territory will be conducted consistent with Chapter 17.50: Zoning Ordinance Amendments and will become effective when annexation has been completed.

C. All property that lacks zoning because property has be vacated or abandoned shall be zoned to the centerline of the vacated property consistent with the zoning on the adjoining property.

17.08.09 Effect on Other Regulations

Where more restrictive standards, use regulations or rules are established by any other applicable statutes, ordinances or regulations than is established by this Ordinance, the provisions of such statutes, ordinances or regulations shall govern.