

## Chapter 17.01

### AUTHORITY, PURPOSE AND EFFECT OF THE ZONING ORDINANCE

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17.01.01 CITATION. This Title shall be known as, and may be cited and referred to, as the "Zoning Ordinance of the City of Huron."

17.01.02 ADOPTION. There is adopted a zoning ordinance for the City of Huron, State of California, said zoning ordinance establishing regulations pertaining to uses of land use, locations, height, bulk, size and types of buildings in certain districts of the City, specifying said districts; providing for the administration and enforcement of such regulations and prescribing penalties for violations thereof.

17.01.03 PURPOSES OF THE ZONING ORDINANCE. The Zoning Ordinance of the City of Huron is adopted to promote and protect the public health, safety, and welfare through the orderly regulation of land uses. Its regulations are imposed to:

- A. Provide the economic and social advantages resulting from an orderly planned use of land resources.
- B. Guide development so that it is consistent with the City of Huron General Plan and to promote good design through adhering to accepted standards.
- C. Prescribe and apply zoning districts of a number, size and location deemed necessary to carry out the purposes of the City of Huron General Plan and this Ordinance.
- D. Coordinate policies and regulations of the City of Huron with regard to the use of land with such policies and regulations of the County of Fresno in order to facilitate transition from county to municipal jurisdiction.
- E. Regulate the size and use of lots, yards and other spaces.
- F. Regulate the use, location, height, bulk and size of buildings and structures.



- G. Regulate the intensity of land use.
- H. Regulate the density in residential areas to conform with the General Plan.
- I. Establish requirements for off street parking.
- J. Regulate signs and billboards.
- K. Maintain and enhance significant environmental resources.
- L. Protect agricultural producers in areas of planned urban expansion
- M. Provide for the enforcement of the regulations of this Ordinance.

17.01.04 APPLICABILITY. This Title shall apply, to the extent permitted by law to all property in the incorporated boundaries of the City of Huron whether owned by private individuals, firms, corporations or organizations; by the City of Huron or its agencies, by the County of Fresno or its Agencies, by the State of California or its agencies or political subdivisions, by the United States or any of its agencies. Any governmental agency shall be exempt from the provisions of this Ordinance only to the extent that such property may not be lawfully regulated by the City of Huron.

17.01.05 COMPLIANCE WITH THE ORDINANCE.

- A. It shall be unlawful for any building or structure to be moved, erected, altered, enlarged, or rebuilt that does not strictly conform to the provisions of this Ordinance, except as may be otherwise authorized by Section 17.74 relating to non-conforming uses and standards.
- B. It shall be unlawful for any lot, parcel, yard, open space, or land to be used for any purpose not specifically permitted by this Ordinance.
- C. Any use not specifically permitted by the provisions of this Ordinance is prohibited.
- D. No department, official, or employee of the City of Huron vested with the duty or authority to issue permits or licenses for buildings, structures, or uses subject to the requirements of this Ordinance may or shall issue a permit or license in conflict with the provisions of this Ordinance; any permit or license issued in conflict with any provisions of this Ordinance shall become null and void from its beginning. No permit or license may or shall be issued by any department, official or employee of the City of Huron for any building, structure; or use subject to the requirements of this Ordinance on a parcel of land where the department, official, or employee is aware that a violation of this Ordinance exists.



- 17.01.06 RELATIONSHIP TO OTHER REGULATIONS AND REQUIREMENTS. This Ordinance and the provisions thereof shall amend and supersede all prior related Ordinances.
- 17.01.07 BUILDINGS UNDER CONSTRUCTION. Any building or structure for which a building permit has been issued prior to the effective date of this Ordinance may be completed and used in accordance with the plans, specifications, and permits on which said building permit was granted, if construction is commenced within 180 days after the issuance of said permit and is diligently pursued to completion.
- 17.01.08 VALIDITY. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is for any reason declared to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not effect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, paragraph, sentence, clause, or phrase, or portion thereof, irrespective of the section, that any one or more sections, subsections, clauses, phrases, or portions be declared invalid or unconstitutional.
- 17.01.09 REPEALS. The repeal, amendment or modification of any prior Ordinances of the City of Huron shall not effect any pending prosecutions for violation of any Ordinances hereby repealed, amended, or modified.