

## Chapter 18.01

### ADOPTION, PURPOSES, AND ENFORCEMENT

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#### **18.01.010 Adoption of Zoning Map and Zoning Regulations**

This title establishes comprehensive zoning regulations for the city, which regulations shall consist of the following:

- (a) A map, or set of maps, known as the Zoning Map, establishing and delineating various classes of districts within the incorporated territory of the city; and
- (b) Regulations, known as the Zoning Regulations, governing the use of land and the placement of buildings and improvements within the various classes of districts.

The Zoning Map and Zoning Regulations shall govern the use of land, including the construction, alteration, movement, replacement, or maintenance of buildings; the conduct of residential, commercial, industrial, and public service activities; the height, bulk, and placement of buildings and uses on each site; the provision of open space, amenities, off-street parking and loading; the relationships between buildings and uses on adjoining sites or within adjoining classes of districts; and such further aspects of land use and development as are appropriate to attain the purposes of this title.

(Ord. 3048 (part), 1978)

#### **18.01.020 Purposes**

The purposes of this title shall be to promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare, including the following more particularly specified purposes:

- (a) To further, promote, and accomplish the objectives, policies, and programs of the Palo Alto Comprehensive Plan;
- (b) To lessen congestion and assure convenience of access; to secure safety from fire, flood, and other dangers; to provide for adequate public health, sanitation, and general welfare; to provide for adequate light, air, sunlight, and environmental amenities; to promote and encourage conservation of scarce resources; to prevent overcrowding of land and undue concentration of population, to facilitate the creation of a convenient, attractive and

harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of adequate and essential public services to the community.

(Ord. 3048 (part), 1978)

### **18.01.030 Compliance with Regulations**

No land shall be used, and no facility, structure, or building shall be erected, constructed, enlarged, altered, moved, or used in any district, as shown upon the Zoning Map, except in accord with the regulations established by this title.

(Ord. 3048 (part), 1978)

### **18.01.040 Regulations Minimal**

In interpreting and applying the provisions of this title, unless otherwise stated, the provisions shall be held to be the minimum requirements for the promotion of the public safety, health, and the general welfare.

(Ord. 3048 (part), 1978)

### **18.01.050 Conflict with Other Regulations**

Where conflict occurs between the regulations established by this title and the provisions of any other law, title, ordinance, code or other regulation effective within the city, including but not limited to Title 16, *Building Regulations*, and Chapter 20.08, *Setback Lines*, the more restrictive of any such provisions shall apply.

It is not intended that this title shall interfere with or abrogate or annul any easement, covenant, or other agreement now in effect; provided, however, that where this title imposes a greater restriction than imposed or required by any other law, title, ordinance, code, or other regulation, or by any easement, covenant, or agreement, the provisions of this title shall apply.

(Ord. 4642 § 31, 2000; Ord. 3064 § 1 (part), 1978; Ord. 3048 (part), 1978)

### **18.01.060 Noncompliance a Public Nuisance**

Any building constructed, altered, moved, replaced, or otherwise maintained, or any use of property in a manner contrary to the provisions of this title, is unlawful and a public nuisance, and the city attorney shall commence such action or actions, proceeding or proceedings as may be deemed appropriate by the city attorney for the abatement, removal, and enjoinder thereof in the manner provided by law, and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate and remove such building or use and restrain and enjoin any person, firm, or corporation from constructing, altering, moving, replacing, or otherwise maintaining any building, or using any property in a manner contrary to the provisions of this title.

(Ord. 3048 (part), 1978)

**18.01.070 Remedies Cumulative**

All remedies provided for in this title shall be cumulative and not exclusive.

(Ord. 3048 (part), 1978)

**18.01.080 Violations – Penalties**

Any person, firm, or corporation violating any provision of this title is guilty of a misdemeanor, and upon conviction thereof shall be punishable as provided in Section 1.08.010 of this code. Such person, firm, or corporation is guilty of a separate offense for each and every day during any portion of which such violation of this title is committed, continued, or permitted by such person, firm, or corporation and shall be punishable as provided in this section.

(Ord. 3881 § 10, 1989; Ord. 3048 (part), 1978)

**18.01.085 Enforcement – Citation Authority**

The following designated employee positions may enforce the provisions of this chapter by the issuance of citations. Persons employed in such positions are authorized to exercise the authority provided in Penal Code Section 836.5 and are authorized to issue citations for violations of this chapter. The designated employee positions are: chief building official, plan check engineer; ordinance compliance inspector.

(Ord. 3184 § 9, 1980)

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