CHAPTER 2. ZONING*

PART I. GENERAL PROVISIONS

Article 1. Title, Adoption of Provisions and Land Use Guides

Sec. 10-2.1.101. Title.

Title 10, Chapter 2 of the Municipal Code shall be known and cited as the "Zoning Ordinance of the City of Walnut Creek" or "Zoning Ordinance."

Sec. 10-2.1.102. Purpose and Intent.

The regulations contained in this chapter are deemed necessary in order to encourage a more appropriate use of land, to conserve and stabilize the value of land, to provide adequate open spaces for light and air, to prevent and fight fires, to prevent undue congestion of population, to lessen congestion on streets, to facilitate provision of adequate community utilities such as transportation, water, sewerage, schools, parks and other public requirements, and to promote the health, safety, comfort, convenience, prosperity and general welfare of its citizens, all in accordance with the long-range, comprehensive General Plan of the City, and thus to provide the economic and social advantages resulting from the orderly, planned use of land resources.

Sec. 10-2.1.103. Adoption of Zoning Provisions.

In conformity with the provisions of the State Conservation and Planning Act, and after the public hearings required therein, there are hereby adopted in this chapter comprehensive land use and zoning regulations for the City, together with a Zoning Map. This chapter is a precise and detailed plan for the use of land in the City, based upon the General Plan of the City.

Sec. 10-2.1.104. Effect of Adoption.

Nothing contained in this chapter shall be deemed to repeal or amend any regulation of the City requiring a permit or license, or both, which is required for any business, trade or occupation; nor shall anything in this chapter be deemed to repeal or amend the Building Code of the City.

Sec. 10-2.1.105. Adoption of Land Use Guides.

The use of land in the City shall be guided, regulated and restricted by the terms of this chapter and the Zoning Map, which map is referred to and adopted with and as a part of this chapter.

*Chapter 2 amended in its entirety by §2, Ord. 1877, eff. 1/16/96.