

Chapter 16.04

DEVELOPMENT TITLE GENERAL PROVISIONS

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16.04.010 Title.

This ordinance codified in this Title (Title 16) will be known and cited as the "Development Title of the City of Ripon," the "Development Title," or the "Title." References to the section numbers herein are to the sections of the Title. (Ord. 606, 1999; Ord. 782, 2011)

16.04.020 Intent.

The Development Title is intended to serve as the basis for all land use regulations adopted by the City of Ripon. (Ord. 606, 1999; Ord. 782, 2011)

16.04.030 Purpose.

The purposes of this Title shall be to serve the public health, safety, and general welfare; to implement the City of Ripon General Plan, and to achieve the following objectives:

- A. To encourage the most appropriate use of land and the harmonious relationship among land uses;
- B. To promote a safe and efficient traffic circulation system;
- C. To provide open spaces for light and air;
- D. To prevent overcrowding of land and the undue concentration of population;

E. To secure safety from fire and other dangers;

F. To ease the provision of needed community facilities;

G. To conserve and stabilize the value of property; and

H. To conserve the City's natural beauty, to improve its appearance, and enhance its physical character.(Ord. 782, 2011)

16.04.040 Applicability

The meaning and construction of words and phrases as set forth herein shall apply throughout this Title. If a work is not defined in this Title, the definition provided in the latest edition of the Uniform Building Code, as adopted by the County, shall be applicable. If said word is not defined in the latest edition of the Uniform Building Code, as adopted by the County, the definition provided in Webster's Third New International Dictionary shall be used.(Ord. 782, 2011)

16.04.050 Rules of Construction

The following general rules of construction shall apply to the textual provisions of this Title:

A. Chapter and Section References. "Chapter" means a chapter of the ordinance codified in this Title unless some other ordinance is specifically mentioned. "Section" means a section of the ordinance codified in this Title unless some other ordinance is specifically mentioned. "Subsection" means a subsection of the section in which the term occurs unless some other section is specifically mentioned.

B. Headings. Section and subsection headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any provision of this Title.

C. Illustrations. In case of any differences of meaning or implication between the text of any section or chapter and any illustration, the text shall

control.

D. Gender. The masculine gender includes the feminine and neuter.

E. Number. The singular number includes the plural, and the plural the singular.

F. Tense. The present tense includes the past and future tenses, and the future tense includes the present tense.

G. Oath and Affirmation. “Oath” includes “affirmation”.

H. Shall and May. “Shall” is mandatory and “may” is permissive.

I. Signature or Subscription and Mark. “Signature” of “subscription” includes “mark” when the signer or subscriber cannot write, such signer’s or subscriber’s name being written near the mark with an appropriate notation. (Ord. 782, 2011)

16.04.060 Authority and General Plan Consistency.

This Development Title is the primary tool for implementing the goals and policies of the Ripon General Plan as mandated by the State Planning and Zoning Law, State Subdivision Map Act, California Environmental Quality Act and other applicable State and local requirements. All development within the City of Ripon shall be consistent with the General Plan.

The subdivision regulations contained within this Development Title are intended to supplement the Subdivision Map Act, and serve as the Subdivision Ordinance of the City. If provisions of this Development Title conflict with any provisions of the Subdivision Map Act, the provisions of the Subdivision Map Act will prevail.

This Development Title is designed to treat in one unified text those areas of regulation more typically dealt within separate zoning and subdivision, and related chapters of the Municipal Code.

No land shall be subdivided and developed for any purpose that is not in conformity with the General Plan, and any applicable provisions of the Ripon Municipal Code.

The type and intensity of land use shown on the General Plan and any applicable specific plan shall determine, with this Development Title, the types of streets, roads, highways, utilities and public services that will be provided by the subdivider. (Ord. 606, 1999; Ord. 782, 2011)

16.04.070 District Zoning Maps.

A series of district zoning maps, to be known collectively as the “District Zoning Map of the City of Ripon,” shall be maintained by the Planning Department. (Ord. 606, 1999; Ord. 782, 2011)

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