

## **CHAPTER 30.01 – INTRODUCTION**

### **Sections:**

- 30.01.010 – Short title
- 30.01.020 – Purpose and Objectives
- 30.01.030 – Authority

### **30.01.010 – Short Title**

This title shall be known and may be cited as the "Zoning Ordinance of the City of Glendale." All references to the zoning appendix of the Glendale Municipal Code shall hereafter be construed to mean this zoning ordinance, title 30 of the Glendale Municipal Code.

### **30.01.020 – Purpose and Objectives**

The purpose of this title is to consolidate and coordinate all zoning regulations and provisions into one comprehensive zoning ordinance. The objective of the zoning ordinance is to designate, regulate and restrict the location and use of buildings, structures and land to protect residential, commercial, and industrial and recreation/open space areas alike from harmful encroachment by incompatible uses. To achieve these objectives, the city is divided into zones of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement. Such regulations are deemed necessary in order to encourage the most appropriate use of the land; to conserve and enhance the value of property; to maximize the quality of the environment; to provide adequate open spaces for light and air; to provide protection against fires; to prevent undue concentration of population; to provide housing for all economic and social segments of the community; to conserve and improve the condition of the existing affordable housing stock and preserve existing housing and neighborhoods; to regulate and encourage uses and development consistent with the provisions for community utilities and facilities such as transportation, water, electricity, sewers, schools, parks and other public requirements; all in order to promote and protect the public health, safety and general welfare and economic viability of the community in accordance with the comprehensive general plan.

### **30.01.030 – Authority**

The regulation of land use through zoning is authorized by the Charter of the city of Glendale, article III, section 2, subdivisions 19 and 20.