

ORDINANCE NO. 10

AN ORDINANCE OF THE CITY OF RIDGECREST
ESTABLISHING AN INTERIM ZONING DISTRICT
FOR THE CITY OF RIDGECREST PENDING THE
ADOPTION OF A ZONING ORDINANCE AND PLAN
AND MAKING VIOLATION A MISDEMEANOR.

The City Council of the City of Ridgecrest
does ordain as follows:

SECTION 1. The City Council of the City of Ridgecrest hereby declares it to be its intention to proceed within a reasonable time with the consideration of a zoning plan for the City of Ridgecrest and to adopt a zoning ordinance and plan for the City of Ridgecrest. Said City Council hereby finds that owing to the necessity for careful studies and thorough analysis of facts in the preparation of the aforesaid zoning ordinance and plan, considerable time will necessarily elapse before said plans will be before said City Council for consideration and that certain regulations of an interim nature are necessary to be adopted at this time in order to protect the character and stability of the uses of property and orderly development of said city and otherwise to protect the public health, safety, comfort, convenience and general welfare pending the preparation and adoption of the aforesaid zoning ordinance and zoning plan. Said regulations are hereinafter set forth in this ordinance.

SECTION 2. The entire incorporated area of the City of Ridgecrest is hereby established as Interim Zone District No. 1.

SECTION 3. Within Interim Zone District No. 1 no use of any land, building or other structure shall hereafter be established or established and conducted, and no building or other structure shall hereafter be erected, constructed, moved or converted, if such use of such building or structure or the erection, construction, moving or conversion of the same would be detrimental to property and improvements in the neighborhood or injurious to persons residing or working in the neighborhood or hazardous to traffic on adjacent streets or highways or if the same would otherwise adversely affect the welfare of said neighborhood or of the City.

SECTION 4. The following uses are hereby prohibited in Interim Zone District No. 1: Auto wrecking yard or establishment, junk yard or establishment, hog ranch, dump, and any other use which in the opinion of the City Council is equally or more obnoxious by reason of its general character.

SECTION 5. The following uses are hereby permitted in said Interim Zone District No. 1 without requiring a permit from the City Council for the establishment of any such use: One-family residences, crops and tree farming, and uses and buildings accessory or incidental thereto.

SECTION 6. No other use than those hereinbefore in Section 5 enumerated shall be established in Interim Zone District No. 1 and no building, structure or other improvement shall be erected, constructed, moved or altered in said Interim Zone District No. 1 for any use other than those hereinbefore in Section 5 enumerated, unless and until a permit shall first have been secured from the City Council for the establishment of such use or for the erection, construction, moving or alteration of such building or structure. Application for any such permit shall be made to the City Council until such time as a City Planning Commission is formed and thereafter shall be made to the City Planning Commission and shall be accompanied by plans of any proposed building or structure together with drawings or sketches showing the front, sides and rear elevations thereof. The Planning Commission shall consider such application and shall report its recommendation with respect thereof to the City Council unless the application is made to the City Council directly as hereinbefore provided, in which case the City Council shall itself initially consider the application. The City Council shall consider such application and the report of the Planning Commission if such be submitted. Said City Council may issue such permit if, in the opinion of the City Council the proposed building structure or use will not be in conflict with the purposes of this ordinance and will not be in conflict with any official land use map or zoning map which is being considered or studied by the City Council or the City Planning Commission for said Interim Zone District No. 1; or the City Council may refuse to issue such permit or may issue such permit subject to specified conditions designed to accomplish the intent and purpose of this ordinance.

SECTION 7. No permit or license for uses, building or purposes in conflict with the provisions of this ordinance shall be issued and any such permit or license, if issued in conflict with the provisions of this ordinance, shall be null and void.

SECTION 8. All residences hereafter erected or enlarged within or moved into Interim Zone District No. 1 shall be located on a site which will have a side yard on each side of said residence, exclusive of a side yard of any other building or structure, of at least 5 feet in width and said residence shall set back from any street or highway at least 25 feet from the street lines to the nearest portion of said residence and said site shall contain an area of not less than 6000 square feet. A variance from these restrictions may be granted by the City Council upon a permit being applied for and acted upon as provided for in Section 6 hereof.

SECTION 9. Any person, firm or corporation violating any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding \$500.00 or by imprisonment in the County Jail of the County of Kern, State of California, for a term not exceeding 6 months, or by both such fine and imprisonment; each day's violation of this ordinance or any provision hereof shall be deemed a separate offense hereunder for each which separate offense prosecution may be had and punishment imposed as herein provided.

SECTION 10. Any building, structure or other work of improvement erected, constructed, altered, improved, moved or converted contrary to the provisions of this ordinance or any use of any land, structure, building, work of improvement or premise established, conducted, operated or maintained contrary to the provisions of this ordinance shall be and the same are hereby declared a public nuisance and the City Attorney shall, upon order of the City Council, forthwith commence action or proceedings for the abatement, enjoinder or removal thereof in the manner provided by law.

SECTION 11. If any section, subsection, paragraph, clause or phrase or word of this ordinance be for any reason by any court of competent jurisdiction declared unconstitutional or otherwise invalid, the City Council hereby declares its intent and purpose to enact this ordinance in all respects excluding therefrom such invalid provisions or provision, and that all the provisions hereof not unconstitutional or otherwise invalid shall be enacted as law notwithstanding any such partial unconstitutionality or invalidity.

SECTION 12. This ordinance is hereby declared to be an ordinance for the immediate preservation of the public peace, safety, health and welfare and the facts constituting its urgency are as follows: Certain uses of land, buildings, structures and other improvements within the said Interim Zone District No. 1 are detrimental to the public health, safety, and general welfare and the restriction of such uses, buildings, structures and other works of improvement is immediately necessary pending the adoption of a zoning plan and ordinance for the City of Ridgecrest.

SECTION 13. This ordinance shall take effect immediately and the City Clerk shall cause the same to be published or posted in the manner required by law.

Passed and adopted by the City Council of the City of Ridgecrest this 5th day of December, 1963, by the following vote:

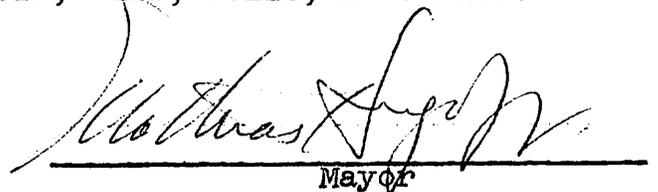
AYES: GILMER, DUGUID, WEBB, JULES, MAYOR HUGO

NOES: NONE

ABSENT: NONE

ATTEST:


Acting City Clerk


Mayor