

**OCEANSIDE ZONING ORDINANCE:
PART I - GENERAL PROVISIONS**

Article 1 Title, Components, and Purposes

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110 Title

This ordinance shall be known and cited as the "Zoning Ordinance of the City of Oceanside," "The Comprehensive Zoning Ordinance," or "The Zoning Ordinance."

120 Components

The Zoning Ordinance shall have the following components:

- A. Regulations, known as the zoning regulations, establishing various classes of zoning districts and governing the use of land and the placement of buildings and improvements within districts.
- B. A map or set of maps, known as the zoning map, delineating the boundaries of zoning districts within the City of Oceanside.

A copy of the zoning regulations and the zoning map, together with a record of all amendments, shall be kept on file with the City Clerk and shall constitute the original record. A copy of the zoning regulations and zoning map currently in effect shall also be kept on file with the Planning Director.

130 Purposes

The broad purposes of the Zoning Ordinance are to protect and promote the public health, safety, and general welfare, and to implement the policies of the City of Oceanside General Plan, as provided in the California Government Code, Title 7, Chapters 3 and 4 and in the California Constitution, Article 11, Section 7. More specifically, the Zoning Ordinance is intended to:

- A. Provide a precise guide for the physical development of the City in order to:

1. Preserve the character and quality of residential neighborhoods;
 2. Foster convenient, harmonious, and workable relationships among land uses; and
 3. Achieve progressively the arrangement of land uses described in the Land Use Element of the General Plan.
- B. Promote the economic stability of existing land uses that are consistent with the Land Use Element of the General Plan and protect them from intrusions by inharmonious or harmful land uses.
- C. Prevent excessive population densities and overcrowding of land or buildings.
- D. Ensure the provision of adequate open space.
- E. Permit the development of office, commercial, industrial, and related land uses that are consistent with the Land Use Element of the General Plan, in order to strengthen the city's economic base.
- F. Conserve and enhance the city's architectural and cultural resources.
- G. Prevent the pollution of the air and bodies of water, and to encourage the wise use and sound management of the natural resources throughout the city in order to preserve the integrity, stability, and beauty of the city and the value of the land.
- H. Preserve the natural beauty of the topography of the city and ensure appropriate development with regard to these natural features and promote the maximum aesthetic values for all land, land uses, buildings and structures in the city.
- I. Conserve and enhance key visual features of Oceanside's setting, including the shoreline and the strand, the Guajome Regional Park, the Mission San Luis Rey historic area, and undeveloped hillsides and ridgelines, consistent with the Land Use Element of the General Plan.

- J. Require the provision of adequate off-street parking and loading facilities, and promote the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the city, having particular regard to the avoidance of congestion in the streets and the provision of safe and convenient vehicular and pedestrian movements.
- K. Ensure that service demands of new development will not exceed the capacities of existing public facilities and services.
- L. Manage and control residential and nonresidential growth by timing and phasing the extension or construction of public facilities and services consistent with the General Plan and in accordance with the planned long-term buildout of community areas as provided in capital-improvement programs.
- M. Promote housing of such types, sizes and cost as will allow city residents of whatever economic condition to reside in safe, sanitary dwelling units.
- N. Encourage innovative and desirable approaches to designed development.
- O. Promote a distinctive sense of place as well as community identity within the city.
- P. Implement adopted growth-management policies, including the Residential Development Control System.

140 Consideration of Discretionary Applications

In the consideration of any discretionary application pursuant to the provisions of this ordinance, the City official or body charged with review responsibility shall not approve any such application unless it is established that the development will be appropriately timed and phased such that the development will be supported by adequate public facilities and services, and such that appropriate measures can be taken to mitigate adverse environmental impacts. Adequacy of public facilities and services shall be determined in accordance with the planned long-term buildout of community areas as provided in capital-improvement programs in which facilities are actually available or funded and the General Plan elements in effect at the time of the consideration of the application. In addition, in the case of residential development, all applications shall be subject to the provisions of Chapter 32A of the City Code.