

Chapter 20.02

GENERAL PROVISIONS

Sections:

- 20.02.010 Title.
- 20.02.020 Purpose.
- 20.02.030 Scope.
- 20.02.040 Maintenance of Minimum Requirements.
- 20.02.050 Interpretation.

**20.02.010** **Title.** Chapters 20.02 through 20.67 shall be known as the "zoning ordinance of the City of Benton City". (Ord. 765, September 2003.)

**20.02.020** **Purpose.** The purpose of Chapters 20.02 through 20.67 is:

- A. To promote the health, safety, morals, convenience, comfort, prosperity, and the general welfare of the city's population, to promote an orderly, compatible use of land, and to further the city's growth along consistent, comprehensive and permanent plans.
- B. To state the specific zones and regulations deemed necessary to facilitate adequate provisions of utilities, schools, parks, and housing, with essential light, air, privacy, and open spaces; to lessen congestion on streets and facilitate the safe movement of traffic thereon; to stabilize and enhance property values; to prevent the development of slums and overcrowding of land; to facilitate adequate provisions necessary to safeguard the city's economic structure on which the prosperity and welfare of all depends, and to create and preserve a more healthful, serviceable and attractive municipality and environment in which to live.

To divide the city into zones wherein the location, height and use of buildings, use of land, the size of yards, and other open spaces, and the provision of off-street parking and loading are regulated and restricted in accordance with a comprehensive plan for the use of the land in the city. These zones and regulations are deemed necessary and are made with reasonable consideration, among other things, as to the character of each zone and its particular suitability for specific purposes, the need as well as those of the general public and with a view of conserving and encouraging the most appropriate use of land throughout the city. (Ord. 765, September 2003.)

**20.02.030** **Scope.**

- A. Except as hereinafter provided, no building or structure shall be erected, reconstructed, altered, enlarged, or relocated, and no building, structure, or plan shall be used within any zoning district unless in compliance with

the provisions of Chapters 20.02 through 20.67 and then only after securing all required permits and licenses.

- B. Any building, structure, or use lawfully existing at the time of passage of the ordinance codified in this title, although not in compliance, therewith, may be continued as provided in Chapters 20.02 through 20.67. (Ord. 765, September 2003.)

**20.02.040** **Maintenance of Minimum Requirements.** No lot dimensions, yards or off-street parking area existing on or after the effective date of the ordinance codified in this chapter shall be reduced below the minimum requirements of Chapters 20.02 through 20.67. (Ord. 765, September 2003.)

**20.02.050** **Interpretation.** Where the conditions imposed by any provision of Chapters 20.02 through 20.67 are less restrictive than comparable conditions imposed by any other ordinance or any other applicable regulation, the provision which is more restrictive shall govern. (Ord. 765, September 2003.)