

## **CHAPTER 1.14 ZONING DISTRICT ESTABLISHMENT**

### Sections:

- 1.14.005 Establishment of Zoning Districts.
- 1.14.010 Filing of Code and Map.
- 1.14.015 Rules for locating boundaries.
- 1.14.020 Authorized uses within Districts.
- 1.14.025 Additional Requirements.
- 1.14.030 Zoning at time of Annexation.

**1.14.005 ESTABLISHMENT OF ZONING DISTRICTS.** For the purposes of this Code the territory of Tremonton City to which this Code applies is divided into one or more of the following listed zoning districts as shown on the Zoning Map.

- A. (reserved)
- B. Rural Residential District, RR-1
- C. Residential District, R1-20
- D. Residential District, R1-12
- E. Residential District, R1-10
- F. Residential District, R1-8
- G. Multiple Residential District(s), RM-7, RM-15
- H. Neighborhood Commercial District, C-N
- I. Shopping Commercial District, C-S
- J. Highway Commercial District, C-H
- K. General Commercial District, C-G
- L. Central Development District, C-D
- M. Manufacturing - Distribution District, M-D
- N. General Industrial District, M-G
- O. Manufacturing - Distribution - Business Park, MD-B
- P. Planned District, P
- Q. Sensitive Area District, S-A
- S. Sexually Oriented Business - Overlay zone, SOB.
- T. Special Commercial, SC - Overlay zone
- U. Mixed Use, MU
- V. Commercial Mixed Use, CMU
- W. Neighborhood Mixed Use, NMU

**1.14.010 FILING OF CODE AND MAP** This Code and map or maps shall be filed in the custody of the Recorder of Tremonton City and may be examined by the public subject to the reasonable regulations established by said Recorder.

**1.14.015 RULES FOR LOCATING BOUNDARIES.** Where uncertainty exists as to the boundary of any district, the following rules shall apply:

A. Wherever the district boundary is indicated as being approximately upon the centerline of a street, alley, or block, or along a property line, then, unless otherwise definitely indicated on the map, the centerline of such street, alley, block, or such property line shall be construed to be the boundary of such district.

B. Whenever such boundary line of such district is indicated as being approximately at the line of any river, irrigation canal or other waterway, or railroad right-of-way, or public park or other public land, or any section line, then in such case the center of such river or stream, canal or waterway, or of such railroad right-of-way, or the boundary line of such public land or such section line shall be deemed to be the boundary of such district.

C. Where such district boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.

D. Where the application of the above rules does not clarify the district boundary location, the Planning Commission shall interpret the map.

**1.14.020 AUTHORIZED USES WITHIN DISTRICTS ARE PLENARY.** The uses of land allowed in each district shall be plenary and uses of land not specifically allowed as set forth therein shall be prohibited in the respective district.

**1.14.025 ADDITIONAL REQUIREMENTS IN EACH DISTRICT.** In addition to the requirements imposed within each district, the requirements of other chapter may also be applicable in each of the other districts, and applicability of these chapters shall be evidenced by the zoning map and/or pertinent sections of this Code.

**1.14.030 ZONING AT TIME OF ANNEXATION.** If Tremonton City is a municipality to which land is to be annexed, the Planning Commission and Governing Body of the municipality shall proceed with rezoning procedures as required for land within the municipality and shall declare the land upon annexation to be zoned to the zoning district or districts determined appropriate by such procedures and by declaration of the Governing Body of the municipality.

(Am 11-17-98) (Am 10-16-07) (Am 04-15-08)

REV 09-09.1