

Chapter 9

ZONING DISTRICT ESTABLISHMENT

- 9.1 Establishment of Zoning Districts**
- 9.2 Filing of Code and Map**
- 9.3 Rules for Locating Boundaries**
- 9.4 Authorized Uses Within Districts are Plenary**
- 9.5 Additional Requirements in Each District**
- 9.6 Zoning at Time of Annexation**

9.1. ESTABLISHMENT OF ZONING DISTRICTS.

For the purposes of this code the territory of East Carbon City which has adopted this code is divided into one or more of the following listed zoning districts as shown on the zoning map(s) of East Carbon City.

- 1. Agricultural and Grazing Zone A & G-1 (Chapter 10)
- 2. ResidentialZone, R-1-10000 (Chapter 10)
- 3. Residential Zone, R-1-7500 (Chapter 10)
- 4. Residential Zone, R-1-6000 (Chapter 10)
- 5. Residential Zone, R-2-7500 (Chapter 10)
- 6. Central Commercial Zone CC-1
- 7. General Commercial Zone, GC-1 (Chapter 11)
- 8. Light Industrial Zone, I-1 (Chapter 11)
- 9. General Industrial Zone, I-2 (Chapter 11)
- 10. Sensitive Area District/Floodplain overlay zone, SA/FPO-1 (Chapter 12)
- ~~11.~~ Planned Development OverlayZone, PL (Chapter 13)

9.2. FILING OF CODE AND MAP.

This code and map or maps shall be filed in the custody of the East Carbon City Recorder and may be examined by the public subject to the reasonable regulations established by said City Recorder.

9.3. RULES FOR LOCATING BOUNDARIES.

Where uncertainty exists as to the boundary of any zoning district, the following rules shall apply:

- 1. 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 zoning district. The Zoning Administrator shall provide final zoning district boundary determination when uncertainty exists.

Whenever such boundary line of such zoning 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 or such zoning district. The Zoning Administrator shall provide final zoning district boundary determination when uncertainty exists.

Where such zoning 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. The Zoning Administrator shall provide

final zoning district boundary
determination when uncertainty exists.

**9.4 AUTHORIZED USES WITHIN
DISTRICTS ARE PLENARY.**

The uses of land allowed in each zoning district shall be plenary and uses of land not specifically allowed as set forth therein shall be prohibited (-) in the respective zoning district.

**9.5 ADDITIONAL REQUIREMENTS IN
EACH DISTRICT.**

In addition to the requirements imposed within each zoning district, the requirements contained in each of the various chapters and sections of this Code may apply. Chapters 1, 3, 5, 6 and 16 are applicable in all zoning districts. Requirements of Chapters 4, 7, 8, 12 and 15 also may be applicable in each or any of the other zoning districts. The applicability of overlay districts shall be evidenced by notation on the zoning map.

9.6 ZONING AT TIME OF ANNEXATION

1. The legislative body of a municipality may assign a zoning designation to territory annexed to that municipality at the time the territory is annexed.
2. If the annexing municipality's zoning ordinance does not designate a zone for the territory to be annexed to the municipality, or if the legislative body does not assign a zone to territory at the time it is annexed, the territory annexed to a municipality shall be zoned according to the zone of the annexing municipality with which it has the longest common boundary.
3. The legislative body shall consider zoning designations of annexed land prior to annexation when assigning a zone to the annexed territory.