

## CHAPTER 6

**ESTABLISHMENT OF ZONES**

## SECTION:

- 10-6-1: Official Zoning Map  
10-6-2: Zone Regulations

10-6-1: **OFFICIAL ZONING MAP:**

- A. Zones: The city is hereby divided into zones as shown on the official zoning map which, together with all explanatory matter, is hereby adopted by reference and declared to be a part of this title.
- B. Zoning Map Title: The official zoning map shall be found on a map entitled "Zoning Map Of Fruit Heights City, Utah", certified by the zoning administrator.
- C. Zoning Map Amendments: If, in accordance with the provisions of this title, changes are made in zone boundaries or other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the city council, with an entry on the official map giving the date and ordinance number of the approved amendment.
- D. Zone Boundary Interpretation: Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply:
1. Where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the zone boundary, unless otherwise indicated.
  2. Where the indicated boundaries are approximately street or alley lines, the centerline of said street or alley shall be construed to be the zone boundary.

3. Where the indicated boundaries are approximately canals, watercourses or other clearly defined natural features, the centerlines of such features shall be construed to be the zone boundaries unless otherwise indicated.

4. In the absence of any street, land survey, lot, canal, watercourse or other natural feature or measurement, the zone boundary shall be determined by the use of scale or measurement shown upon the map.

5. Where other uncertainty exists, the planning commission shall interpret the locations of zone boundaries upon said zone map.

- E. Annexed Territory: The planning commission shall recommend zoning designations for the property being annexed at the time the property is annexed. (Ord., 10-17-1989)

**10-6-2: ZONE REGULATIONS:**

- A. Minimum Requirement: The regulations set by this title within each zone shall be the minimum requirements and shall apply uniformly to each class or kind of structure or land.
- B. Uses Within Zones: No land uses shall be allowed within a zone except those shown as permitted or conditional uses, or as otherwise provided for in this title.
- C. Supplementary Regulations: For the purpose of complete and satisfactory use of this title, the user should consult chapter 11 of this title, supplementary regulations, in addition to the zone regulations. (Ord., 10-17-1989)