

# Chapter 4

## Land Use Code, Title 12

### ESTABLISHMENT OF ZONES

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#### **Section 4-1 CITY DIVIDED INTO ZONES.**

The City of Wellington is hereby divided into zones as follows:

1. A-5 Agricultural Zone
2. R-1-43 Residential Zone
3. R-1-21 Residential Zone
4. R-1-10 Residential Zone
5. R-1-7 Residential Zone
6. R-M Residential Multiple Zone
7. MH Mobile Home Zone
8. RC Retail Commercial Zone
9. HC Highway Commercial Zone
10. M-1 Manufacturing Zone

#### **Section 4-2 OFFICIAL ZONING MAP.**

The city is hereby divided into zones, or districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

#### **Section 4-3 CERTIFICATION OF OFFICIAL ZONING MAP.**

The Official Zoning Map shall bear the signature of the Mayor, attested by the City Recorder, and the seal of the city under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 4-2 of the Land Use Code of the City of Wellington, State of Utah", together with the date of the adoption of this ordinance.

#### **Section 4-4 CHANGES TO OFFICIAL ZONING MAP.**

If, in accordance with the provisions of this ordinance and Utah State Code, 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 Zoning Map as follows:

"On (date), by official action of the City Council, the following

An ordinance which establishes zoning districts which divide the land within the City of Wellington.

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change(s) were made on the Official Zoning Map: [brief description of change(s)], which entry shall be signed by the Mayor and attested by the City Recorder. No amendment to this ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map." No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth by this ordinance and the laws of the State of Utah. Any unauthorized change of any nature by any person or persons shall be considered a violation of this ordinance and punishable as provided under section 12-1-11 of this ordinance.

#### **Section 4-5 OFFICIAL ZONING MAP FINAL AUTHORITY.**

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the City Recorder, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the city.

#### **Section 4-6 INTERPRETATION OF ZONING BOUNDARIES.**

Where uncertainty exists as to the boundaries of zones as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line;
6. Boundaries indicated following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines;
7. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 6 above shall be so

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construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;

8. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 7 above, the Board of Adjustment shall interpret the zoning boundaries.
9. Where a zone boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Adjustment may permit, as a special exception, the extension of the regulations for either portion of the lot, not to exceed 50 feet beyond the zoning line, into the remaining portion of the lot.