

## Chapter 4

# ESTABLISHMENT OF ZONES

### 10-4-1: ZONES ESTABLISHED:

In order to carry out the purposes of this title, the city is hereby divided into zones as follows:

A-1	Agricultural zone
G-1	Grazing zone
R-1	Residential zone
R-2	Residential zone
R-3	Residential zone
Rm-1	Mobile home park/recreational vehicle park zone
C-1	Commercial zone
C-3	Commercial zone
I-1	Light industrial zone
I-2	Medium industrial zone
I-3	Heavy industrial zone
OS-1	Open space zone

(Ord. 6-18-81A, 6-18-1981; amd. Ord. 6-18-81B, 6-18-1981; Ord. 9-24-92, 9-2-1992; Ord. 9-23-96A, 9-23-1996; 2003 Code; Ord. 2005-02, 4-12-2005; Ord. 2007-03, 2-13-2007)

### 10-4-2: OFFICIAL ZONE MAP:

- A. Designated: The location and boundaries of each of the zones are shown on the official zone map of the city of Green River, Utah, and said map is hereby declared to be an official record and a part of this title.
- B. Amendments Or Changes To Map: Whenever amendments or changes are made in zone boundaries, such amendments or changes shall be made on the official zone map promptly. No amendment or change shall become effective until after it has been properly noted and attested to on the official zone map.

- C. Conformance Required: No changes of any nature shall be made in the official zone map, except in conformity with the procedure set forth in this title. An unauthorized change of whatever kind by any person or persons shall be considered a violation of this title and punishable as provided in this title.
- D. Final Authority: Regardless of the existence of purported copies of the official zone map which may, from time to time, be made or published, the official zone map, which shall be located in the office of the city recorder, shall be final authority in determining current zoning status. (Ord. 6-18-81A, 6-18-1981)

### **10-4-3: BOUNDARIES OF ZONES:**

Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply:

- A. Where the intended boundaries on the zone map are approximately street or alley lines, said streets or alleys shall be construed to be the zone boundaries.
- B. Where the indicated boundaries on the zone map are approximately lot lines, said lot lines shall be construed to be the zone boundaries, unless otherwise indicated.
- C. Where land has not been subdivided into lots, the zone boundary shall be determined by the use of the scale of measurement shown on the map.
- D. Where other uncertainty exists, the board of adjustment shall interpret the map<sup>1</sup>. (Ord. 6-18-81A, 6-18-1981)

### **10-4-4: REGULATIONS WITHIN ZONES:**

Within each of the zones, the use, location, height and size of buildings and structures, the use of land, size of lots, yards, courts, and other open spaces, and the density of population, are regulated as hereinafter set forth. (Ord. 6-18-81A, 6-18-1981)

**Footnotes** - Click any footnote link to go back to its reference.

Footnote 1: See also subsection 10-3-3A2 of this title.