

CHAPTER 4. ZONES

SECTION:

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9-4-1: Establishment of Zones.

For the purpose of this Ordinance, the following zones are created as necessary to regulate the development of the land in Kane County, Utah:

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|-----|--------------------|----------------------|
| (1) | Agricultural Zone | AG |
| (2) | Residential Zones | R-1/2, R-1, R-2, R-5 |
| (3) | Commercial Zones | C-1, C-2 |
| (4) | Manufacturing Zone | M |
| (5) | Industrial Zone | I |
| (6) | Community Zone | CZ |

9-4-2: Boundaries of Zones.

The boundaries of each of the said zones are hereby established as herein described, as shown on the map entitled “Zoning Map of Kane County, Utah”, which map is attached to this Ordinance and all boundaries, notations and other data shown thereon are made by this reference as much a part of this Ordinance as if fully described and detailed herein.

9-4-3: Filing of Ordinance and Map.

The Land Use Ordinance and map shall be held in custody by the Land Use Authority Administrator and may be examined by the public during normal business hours or at other times by special arrangement.

9-4-4: Rules for Locating.

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

- 1) Whenever the zone boundary is indicated as being approximately upon the center of a street, alley or block or along a property line, then unless otherwise definitely indicated on the map the center line of such street alley or block or such property line, shall be deemed to be the boundary of such zone.
- 2) Whenever such boundary line of such zone 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 stream, canal or waterway or such railroad right-of-way or the boundary lines of such public land or such section line shall be deemed to be the boundary of such zone.
- 3) Where the application of the above rules does not clarify the zone boundary location, the Appeal Authority shall interpret the map.