

TITLE 10

CHAPTER 4

**ESTABLISHMENT OF ZONES**

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**10-4-1: ZONES ESTABLISHED**

In order to carry out the purposes of this title, the city is hereby divided into eight (8) zoning districts. Portions of each district may also be designated as being within a sensitive area overlay zone and thus subject to additional regulations (see chapters 11 and 19 of this title). The districts established herein shall be known as:

- A            Agricultural Zone
- R-1-8        Residential Zone (8,000 square feet)
- R-1-10      Residential Zone (10,000 square feet)
- R-1-12      Residential Zone (12,000 square feet)
- C-1          Commercial Zone
- PR          Parks, Recreation and Open Space Zone
- RPUD        Residential Planned Unit Development Zone
- CP          Commercial Parking Zone

(4-2010, 7-13-10) (2-2019, 5-28-19) (3-2022, 5-3-22) (6-2022, 6-21-22)

**10-4-2: OFFICIAL ZONING MAP**

The location and boundaries of each of the zones are shown on the official zoning map of River Heights, Utah, and said map is hereby declared to be an official record and a part of this title. Changes in the boundaries of the zones shall be made only by due process as set forth in this title. Any unauthorized changes by any person or persons shall be considered a violation of this title and punishable as provided by this title. 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 shall be located in the office of the city recorder and shall be the final authority in determining current zoning status. (Ord., 1-22-2002)

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

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

- A. Boundaries on the zoning map indicated as being approximately upon the centerline of a street, alley, easement, block, canal, waterway or other existing landmark shall be construed to follow such centerline.
- B. Boundaries indicated as following lot lines shall be construed as following such platted lot lines, 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. Boundaries indicated as being parallel to, or extensions of, features indicated on the zoning map shall be so construed. Distances not specifically designated shall be determined by the scale of the map.
- E. Whenever any street, alley or other public way is vacated by official action of the city council, the zone boundary adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or way and all area so involved shall then and henceforth be subject to all regulations of the extended zone.
- F. Where other uncertainty exists, the appeal authority shall interpret the zoning map and submit its resolution to the city council. (Ord., 1-22-2002)

**10-4-4: SCOPE OF REGULATIONS WITHIN ZONES**

Within each of the zones, the use, location, height and size of buildings and structures, the use of land and size of lots, yards, courts and other open spaces and the density of population are regulated as hereinafter set forth. (Ord., 1-22-2002)