

CHAPTER 9

ESTABLISHMENT OF ZONES

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11-9-101 Establishment of Zones.

Farmington City is hereby divided into the zones as shown the map titled **Official Zoning Map, Farmington City, Utah**, which, together with all notations, references and other information shown thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

11-9-102 Zoning Map Amendments.

If, in accordance with the provisions of Chapter 6, changes are made in zone boundaries or any other matter portrayed on the Official Zoning Map, such changes shall be entered on the map promptly after the amendment has been approved by the City Council along with an entry giving the date and ordinance number of the approved amendment.

11-9-103 Zoning Boundary Interpretation.

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

(1) Where the indicated boundaries on the Zoning Map are approximately street, railroad, or public or private rights-of-way, or alley lines, the center line of said rights-of-way shall be construed to be the zone boundaries.

(2) Where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the zone boundaries unless otherwise indicated.

(3) Where the indicated boundaries are approximately canals, water courses, or other clearly defined natural features, the center lines 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, the zone boundary shall be determined by the use of scale or measurement shown on the map.

(5) Where uncertainty continues to exist, the Board of Adjustment shall interpret the map.

11-9-104 Zoning of Annexed Territory.

All property hereafter annexed to the City of Farmington shall be automatically classified in the A-1 Zone unless official action is taken at the time of annexation to have it classified to a

different zone. All regulations of the A-1 Zone shall apply to such property unless and until action is taken to classify the annexed property to a different zone. Any zoning hearing whether held at the time of annexation or at a later date shall conform to the requirements of Chapter 6.

11-9-105 Zone Requirements.

The use of all real property within the corporate limits of the City shall be limited and restricted as follows:

(1) Use of Land - No land shall be used or occupied except as specifically permitted in the regulations for the zone in which it is located. Such uses shall either be a use by right, a conditional use, or an accessory use.

(2) Minimum Requirements - The requirements set by this Ordinance within each zone shall be the minimum requirements and shall apply uniformly to each class or kind of structure or land.

(3) Supplementary Regulations - In addition to the specific requirements of each zone, the user of this Ordinance should consult Chapter 28, Supplementary and Qualifying Regulations.