

CHAPTER 9

ZONE ESTABLISHMENT

10-9-1: ESTABLISHMENT OF ZONES

For the purpose of this Zoning Ordinance, the City may be divided into the following Zones in which land uses shall be limited as specified in this Ordinance. Classification will be determined on the basis of location, topographic features and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the City. Classifications are as follows:

1. Residential Zones
 - a. R1 (Single-Family Residential)
 - b. R2 (Multi-Family Residential)
2. Commercial Zones
 - a. C1 (Retail / Light Commercial)
 - b. C2 (Heavy Commercial)
3. Manufacturing/Industrial/Airport Zones
 - a. MI1 (Light Manufacturing/Industrial)
 - b. MI2 (Heavy Manufacturing/Industrial)
 - c. A (Airport)
4. Open Space Zone
 - a. O (Open Space)

10-9-2: BOUNDARIES OF ZONES

The Boundaries of each of the said Zones are hereby established as described herein or as shown on the map entitled "Wendover City Zoning Map." Or as hereafter amended, a copy of which is attached hereto and all boundaries, notations, and other data shown on said map are made by this reference as much a part of this ordinance as if fully described and detailed herein. Said map shall be filed in the custody of the City Recorder and may be examined by the public subject to any reasonable regulations established by the City Recorder.

10-9-3: BOUNDARY UNCERTAINTY

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

1. Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then unless otherwise definitely indicated on the map, the centerline of such street, alley or block, or such property line shall be construed to be the boundary of such zone.
2. Wherever 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 the boundary line of such railroad right-of-way or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.
3. Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing on the map.
4. Where the application of the above rules does not clarify the zone boundary location, the Wendover City Council shall interpret the map.

Adopted this 1st day of October, 2015.