

**Chapter 12-5            ZONE ESTABLISHMENT**

- 12-5-101.    Declaration of Purpose.**
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**12-5-101.    Declaration of Purpose.**

In order to accomplish the purposes of this Title, zoning districts (also referred to as “zones”) are established in the City of Woods Cross in accordance with the General Plan. Due and careful consideration was given, among other things, to the relative quantities of land needed for particular uses and to the suitability of such land for such uses, to existing and probable future conditions within the City, and to the character of each of the several zones, the desires of the affected residents and landowners, all with a view to conserving the value of the land and encouraging the most appropriate use of land throughout the City.

**12-5-102.    Establishment of Zone Districts.**

To implement the purposes of this Title, the City of Woods Cross is divided into the following zone districts:

Residential Zone	R-1-8
Residential Zone	R-1-15/20
Residential Zone	SFRT (Single Family Residential Transition)
Residential Zone	R-2
Residential Zone	R-4
Agricultural Zone	A-1
Commercial/Residential	CRT (Commercial Residential Transition)
Restricted Commercial Zone	C-1
General Commercial Zone	C-2
Community Commercial Zone	C-2A
Regional Commercial	C-3
Special Use Zone	S-1
Airport Zone	AP
Light Industrial/Business Park Zone	I-1
Light Industrial	I-1A
Industrial Zone	I-2

**12-5-103.    Location on Map.**

The location and boundaries of each of the zones as contained herein are shown on the map entitled Woods Cross City Zoning Map and all boundaries, notations, and other data shown thereon, are hereby incorporated in this Title as if fully set forth herein.

(a)    Determining Zone Boundaries. Where uncertainty exists with respect to the precise location of the boundaries of various zones the following rules shall apply:

- (1)    Where the boundaries indicated on the Zone Map are approximately street or alley lines, the center line of said street or alley shall be construed to be the zone boundary.

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

(3) Where the indicated boundaries are approximately canals, water courses, or other clearly defined natural features, the center lines of such canals or water boundaries unless otherwise expressly indicated to the contrary in writing.

(4) In the absence of any street, land survey, lot, canal water course, or other natural feature or measurement, the zone boundary shall be determined by the use of the scale of measurement shown upon the map.

(5) If uncertainty exists after application of the above rules, the Director shall consult with the City Engineer and shall make a final determination of the precise location of zone boundaries. Any person adversely affected by the Director's decision may appeal as provided in Chapter 4 of this Title.