

Chapter 8

ESTABLISHMENT OF ZONES

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10-8-010: ESTABLISHMENT OF ZONES

The Legislative Body hereby divides the City into the following zones as shown on the map entitled "Coalville City Zoning Map," which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this Title as if the information and matters set forth by said map were all fully described herein.

AG Agricultural Zone (1Lot per 20 acres)

RA Residential Agriculture Zone (1Lot per 5 acres)

R-1 Low Density Residential Zone (1Lot per acre)

R-2 Medium Density Residential Zone (2 Lots/Dwellings per acre)

R-4 High Density Residential Zone (4 Lots/Dwellings per acre)

R-8 Very High Density Residential Zone (8 Lots/Dwellings per acre)

CC Community Commercial Zone

HC Highway Commercial Zone

LI Light Industrial Zone

PF Public Facilities Overlay Zone

Sensitive Lands Overlay Zone

10-8-020: ZONING OF TERRITORY ANNEXED INTO THE CITY

The Legislative Body, with recommendations by Land Use Authority, shall determine at the time of annexation the most appropriate zoning of all property hereafter annexed into Coalville City.

10-8-030: REQUIREMENTS DECLARED AS MINIMUM

The Legislative Body establishes the uses and regulations which apply to each zoning district in accordance with a General Plan designed for the same purposes for which the

Legislative Body enacted this Title and declares the requirements set forth herein to be the minimums necessary to accomplish the purposes of this Title.

10-8-040: THE ZONING MAP

The Coalville City Zoning Map is the official zoning map for Coalville. Upon amendment to the zoning map, the Mayor shall execute a new map, or re-execute the existing map with the amendments noted in a timely manner.

In order to carry out the purposes of this Code, land use districts have been established as set forth in section **10-8-010**, and a Zoning Map has been established. The Zoning Map is adopted as a part of this Code and this Code is intended to be consistent with the Zoning Map. In interpreting the Zoning Map, the following standards shall apply:

1. The zoning boundary lines are intended to conform to existing property boundary lines when not in a public right-of-way, or to follow the center line of public rights-of-way (including prescriptive rights-of-way), unless the lines are located by specific dimensions, in which case the dimensions shall control. Where the zoning district lines approximately follow the lot lines as they exist at the date of adoption of this Code, the district lines shall be conformed to the lot lines.
2. Where the zoning district lines appear to have intentionally divided a lot or parcel between two or more districts, the applicable zoning for each portion of the lot or parcel shall be determined by using the scale shown on the map. If the placement of the district line cannot be determined, the standards of the zone allowing the less intensive land use shall be applied to the entire parcel.
3. Where the district lines are intended to follow natural land contours, such as the ridge tops, hillsides or waterways, the line shall be determined at the point at which the general slope of the land changes fifteen (15) percent in grade or in the case of waterways, the average centerline of the waterway. In the event of a dispute as to the location of the change in grade, the point shall be fixed with reference to topographic data submitted to the City. Where land of less than fifteen (15) percent slope is surrounded by land of fifteen (15) percent or greater slope, the Land Use Authority shall entertain an application to rezone the land of less than fifteen (15) percent slope to a suitable residential use if the City Staff determines that the land is adequately accessible and not within sensitive lands.
4. If the Land Use Authority, Legislative Body, or member of the public requests an interpretation of a zoning district the matter shall be forwarded to the Appeal Authority for an interpretation.

10-8-050: CLARIFICATION OF ZONING

- A. Ambiguous Zone Classification. Any property which, for any reason, is not clearly zoned on the City's official zone maps or is determined not to be subject to the requirements of a zone classification as provided by this Title is hereby declared to be in the Agricultural Zone, and shall be subject to the requirements of the Agricultural Zone.
- B. Ambiguous Use Classification. If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this Title, or with respect to matters of height, yard requirements, area requirements, or other property development standards, the Land Use Administrator shall determine the proper use or classification.

10-8-060: Density, Lot Size, and Frontage Table

The minimum area of any single lot or parcel and the density of dwellings per acre in all residential zones is indicated in the table below. The 'Zone' column in the table represents the particular residential zone. The 'Density' column in the table represents the number of dwellings per acre allowed in each zone. The 'Minimum Lot Size' column in the table represents the minimum size lot allowed in the zone. The 'Frontages' column represents the minimum Frontages required for lots in the specific zones.

Zone	Density (dwellings per acre)	Minimum Lot Size	Frontages
Agricultural, AG	1 Dwelling Per Twenty Acres	1 Acre (43,560 Sqft)	150
Residential Agricultural, RA	1 Dwellings Per Five Acre	3/4 Acre (32,670 sqft)	100
Low-Density Residential, R-1	1 Dwelling Per Acre	1/2 Acre (21,780 sqft)	100
Medium Density Residential, R-2	2 Dwellings Per Acre	1/3 Acre (14,520 sqft)	100
High Density Residential, R-4	4 Dwellings Per Acre	1/4 Acre (10,890 sqft)	85
Very High Density Residential, R-8	8 Dwellings Per Acre	1/8 Acre (5445 sqft)	65

Density of Residential Housing Developments: To encourage the preservation of agricultural and natural open space, enhance its profitability, minimize the cost of public services, reduce yard sizes to conserve water and improve landscaping quality, as well as encourage assorted lot sizes and varying housing types along city streets, clustered residential housing may be approved as a Master Planned Development in accordance with Chapter 18 herein.

10-8-070: SET-BACK REQUIREMENT TABLE

For complete descriptions on setbacks, and for exceptions regarding special situations see the respective Chapters for each Zone.

Primary Dwelling/Structure Set-Back Matrix

	AG	RA	R-1	R-2	R-4	R-8
Front	50	20 (30)	20 (30)	20 (30)	20 (30)	20 (30)
Side	12 (50)	12 (20)	12 (20)	12 (20)	12 (20)	12 (20)
Rear	24	12	12	12	12	12
Height	30 (35)	30 (35)	30 (35)	30 (35)	30 (35)	30 (35)
Coverage	40%	40%	40%	40%	40%	40%

***Coverage*: to minimize the effects of storm water runoff, and consequently save the city money, the maximum percent of the lot area allowed to be developed and or built upon by impervious surfaces.**

Secondary Structure Set-Back Matrix

	AG	RA	R-1	R-2	R-4	R-8
Front	N/A	N/A	N/A	N/A	N/A	N/A
Side	10	3	3	3	3	3
Rear	10	3	3	3	3	3
Height	16	16	16	16	16	16
Coverage	40%	40%	40%	40%	40%	40%

***Coverage*: to minimize the effects of storm water runoff, and consequently save the city money, the maximum percent of the lot area allowed to be developed and or built upon by impervious surfaces.**