CHAPTER 5

ZONING DISTRICTS AND MAP

SECTION:

9-5-1: Districts Established
9-5-2: Official Zoning Maps
9-5-3: Determination Of District Boundaries
9-5-4: Compliance Required

9-5-1: **DISTRICTS ESTABLISHED:** The city is hereby divided into the following zoning districts:

ADR-0.5	Average density residential - 0.5 acre average density
ADR-1.0	Average density residential - 1.0 acre average density
ADR-2.5	Average density residential - 2.5 acre average density
R-1	Single- and two-family residential
R-2	Combined residential
R-3	Multiple-family residential
C-1	Neighborhood commercial
CBD	Central business district
C-2	Downtown commercial
C-3	Service and highway commercial
M-1	Light industrial
A-0.5	Agricultural - 0.5 acre minimum lot size
A-2.5	Agricultural - 2.5 acre minimum lot size
AV	Airport vicinity overlay
D	Design review overlay
MUC	Mixed use commercial
MUE	Mixed use employment
MUR	Mixed use residential

(Ord. 281-07, 9-4-2007; amd. 2010 Code)

9-5-2: **OFFICIAL ZONING MAPS:**

A. Zoning Maps: The boundaries of the zoning districts within the city are established by the map entitled "city of Driggs - zoning map", appendix B to this title, on file in the office of the city clerk. The boundaries of the zoning districts within the area of city impact are established by the map entitled "city of Driggs area of impact zoning map", appendix C to this title, on file in the office of the city clerk.

B. Boundary Lines: Unless otherwise designated on the zoning district maps, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, or such lines as extended section lines; or municipal corporate lines.

C. Amendments To Maps: All amendments to the official zoning maps shall follow the procedures set forth in chapter 2, article A of this title. (Ord. 281-07, 9-4-2007)

9-5-3: **DETERMINATION OF DISTRICT BOUNDARIES:** Whenever any uncertainty exists as to the boundary of any district shown on any zoning map, the following rules shall apply:

A. Where any such boundary line is indicated as following a street, alley or public way, it shall be construed as following the centerline thereof;

B. Where any boundary line is indicated as approximately following a lot line, such lot line shall be construed to be such boundary line; and

C. Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be indicated on the zoning map. (Ord. 281-07, 9-4-2007)

9-5-4: **COMPLIANCE REQUIRED:**

A. Permitted Use: Land or premises shall be used, unless otherwise provided in this title, only in conformity with the standards set forth herein and regulations for the zoning districts in which such land or premises is located.

9-5-4

B. Building Construction: No building or structure shall be erected or structurally altered, unless otherwise provided in this title, except in conformity with the regulations set forth herein for the zoning districts in which such building or structure is located. (Ord. 281-07, 9-4-2007)