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Sec 104-1-1 Establishment Of Zones

The area of Ogden Valley City to which this Title applies is divided into classes of zones as follows:

ZONE DISTRICT	ZONE CATEGORY		ZONE NAME
Gravel Zone	Gravel	G	G
Agricultural Zones	Agricultural Valley	AV	AV-3
Forest Zones	Forest Valley	FV	FV-3
	Forest	F	F-5
			F-40
Shoreline Zone	Shoreline	S	S-1
Residential Zones	Residential Estates	RE	RE-15
			RE-20
	Hillside Residential Single-Family	HR	HR
Commercial Zones	Community Commercial Valley		CV-2

Manufacturing Zones	Valley Manufacturing	MV	MV-1
Open Space Zone	Open Space	O	O-1
Overlay Zone	Master Planned Development	MPDOZ	MPDOZ
	Sensitive Lands	SLOZ	SLOZ
Recreation Resort	Commercial Valley Resort Recreation Zone	CVR	CVR-1

Sec 104-1-2 Boundaries of Zones

Sec 104-1-2 — Boundaries of Zones

The boundaries of each zone are established as shown on the official Zoning Map of Ogden Valley City, which is incorporated into this Title by reference. Where boundaries are described in the text of this Title, that description controls. Where the official zoning map and the GIS map conflict, the official zoning map shall control until the GIS map is formally amended by the city council.

Where uncertainty exists as to the boundary of any zone, the following rules shall apply in order:

(1) Where a zone boundary follows a street, alley, or block centerline, or a property line, the centerline or property line shall be the zone boundary unless the map indicates otherwise.

(2) Where a zone boundary follows a river, canal, waterway, railroad right-of-way, public land boundary, or section line, the center of the waterway or right-of-way, or the boundary of the public land or section line, shall be the zone boundary. Where a waterway serves as a zone boundary, the boundary is fixed as of the date of adoption of the official Zoning Map and does not migrate with any subsequent change in the waterway's course.

(3) Where the above rules do not resolve the boundary location, the boundary shall be determined by reference to the coordinate data embedded in the official GIS dataset, which shall be maintained by the city and kept current to reflect all adopted amendments. In the event of a conflict between a printed or displayed version of the map and the underlying GIS coordinate data, the GIS coordinate data shall control.

(4) Where the GIS coordinate data does not resolve the boundary location, the appeal authority shall interpret the boundary in accordance with Section 102-3.

Sec 104-1-3 Rules Of Interpretation For Land Use Tables Or Lists Of Uses

(a) General Rule. The Land Use Table for each zone lists all permitted and conditional uses allowed in that zone. The list is complete. Uses not listed are not allowed.

(b) Unlisted Uses. Where a proposed use is not listed in the applicable Land Use Table, the Planning Director may determine in writing whether the proposed use is sufficiently similar in character, impact, and intensity to a listed permitted or conditional use to be treated as that use for purposes of this Code. In making this determination the Planning Director shall consider:

(1) Whether the proposed use generates traffic, noise, light, odor, or other impacts comparable to the listed use;

(2) Whether the proposed use is compatible with the character and intent of the zone; and

(3) Whether treating the proposed use as similar to the listed use is consistent with the general plan.

A determination under this subsection shall be made in writing within 30 days of a written request and may be appealed to the appeal authority in accordance with Section 102-3.

(c) Conditional Uses. A use listed as a conditional use is not permitted by right. It requires approval of a conditional use permit in accordance with the procedures set forth in this Code.

(d) Conflict Between Tables. Where a conflict exists between a Land Use Table and the text of this Code, the text shall control. Where a conflict exists between two Land Use Tables, the Planning Director or a person performing an senior planning role as designated by the mayor, with the advice and consent of the council, shall determine which applies and the determination may be appealed in accordance with Section 102-3.

Sec 104-1-4 Area Requirements For Parcels Split By Zone Boundaries

(a) General Rule. Where a parcel is split by a zone boundary, each portion of the parcel shall comply with the development standards of the zone in which it is located, except as provided in subsections (b) and (c) below.

(b) Two-Thirds Rule — More Restrictive Zone Controls. Where a parcel split by a zone boundary contains, within the more restrictive zone, at least two-thirds of the minimum lot area required by that zone, the area located in the less restrictive zone may be counted toward meeting the total minimum lot area requirement of the more restrictive zone. In such case the development standards of the more restrictive zone shall apply to the entire parcel. For purposes of this section, the more restrictive zone is the zone with the larger minimum lot area requirement.

(c) Less Than Two-Thirds — Less Restrictive Zone Controls. Where a parcel split by a zone boundary contains, within the more restrictive zone, less than two-thirds of the minimum lot area required by that zone, the primary structure and all accessory structures shall be located in the less restrictive zone. The area of the parcel located in the more restrictive zone may be counted toward meeting the minimum lot area requirement of the less restrictive zone.

(d) Interpretation. Where the application of these rules does not resolve the applicable development standards for a split parcel, the property owner may request a written determination from the Planning Director. The Planning Director shall issue a written determination within 30 days of a written request. The determination may be appealed to the appeal authority in accordance with Section 102-3.