

ORDINANCE NO. 2021-39

AN ORDINANCE AMENDING AND REPEALING CERTAIN CHAPTERS AND SECTIONS OF THE ZONING AND SUBDIVISION ORDINANCE.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 17.38.100 Costs and Charges, of Heber City Municipal Code, is repealed.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 17.56.015 Fee Schedule for Proposed Developments, of Heber City Municipal Code, is amended to read as follows:

17.56.015 Fees for Development

See applicable fees for development in the City’s Consolidated Fee Schedule.

BE IT ORDAINED by the City Council of Heber City, Utah, Chapter 18.16 Zones Generally, of Heber City Municipal Code, is amended to read as follows:

18.16 Zones Generally

- 18.16.010 Establishment of Zones
- 18.16.020 Boundaries of Zones
- 18.16.030 Regulations within Zones Generally
- 18.16.040 Official Zone Map

18.16.010 Establishment of Zones

In order to carry out the purpose of this title, the city is divided into zones as follows:

Single Use Zones	Mixed Use Zones	Overlay Zones
A-2 Agriculture Zone	MURCZ Mixed Use Residential Commercial Zone	AOZ Airport Overlay Zone
RA-2 Residential Agricultural Zone	PC Planned Community Zone	Sexually Oriented Business Zone
RA-1 Residential Agriculture Zone	COSZ Clustered Open Space Zone	R-C Residential Commercial Zone
R-1 Residential Zone	MCZ Mountain Community Zone	(NIOZ) Neighborhood Infill Overlay Zone
R-2 Residential Zone	North Village Overlay Zone (NVOZ)	
R-3 Residential Zone		
I-1		

Industrial Zone		
I-2 Industrial Zone		
MBP Manufacturing and Business Park Zone		
CMP Corporate and Medical Zone		
C-2 Commercial Zone		
C-3 Commercial Zone		
C-4 Commercial Zone		

18.16.020 Boundaries of Zones

Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply:

- A. Where the intended boundaries on the zone map are approximately street or alley lines, said streets or alleys shall be construed to be the zone boundaries;
- B. Where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the zone boundaries, unless otherwise indicated;
- C. Where land has not been subdivided into lots, the zone boundary shall be determined by the use of the scale of measurement shown on the map;

18.16.030 Regulations Within Zones Generally

Within each of the zones, the use, location, height and size of buildings and structure; the use of land and size of lots, yards, courts and other open spaces are regulated as set forth in this title.

18.16.040 Official Zone Map

- A. The location and boundaries of each of the zones are shown on the official zone map of the city, and said map is declared to be an official record and a part of this title.
- B. Whenever amendments or changes are made in zone boundaries such amendments or changes shall be made on the official zone map promptly. No amendment or change shall become effective until after it has been properly noted and attested to on the official zone map.
- C. No changes of any nature shall be made in the official zone map except in conformity with the procedures set forth in this title. Any unauthorized change of

whatever kind by any person or persons shall be considered a violation of this title and punishable as provided in this title.

- D. Regardless of the existence of purported copies of the official zone map which may, from time to time, be made or published, the official zone map which shall be located in the office of the city clerk shall be the final authority in determining current zoning status.

BE IT ORDAINED by the City Council of Heber City, Utah, Chapter 18.20 Official Zone Map, of Heber City Municipal Code, is repealed.

BE IT ORDAINED by the City Council of Heber City, Utah, Chapter 18.51 R-14 Transitional Residential Zone, of Heber City Municipal Code, is repealed.

This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 21st day of December 2021.

	AYE	NAY	ABSENT	ABSTAIN
Heidi Franco	X	_____	_____	_____
Wayne Hardman	X	_____	_____	_____
Rachel Kahler	X	_____	_____	_____
Michael Johnston	X	_____	_____	_____
Ryan Stack	X	_____	_____	_____

APPROVED:

Kelleen L. Potter
Mayor Kelleen L. Potter



ATTEST:

Mina W. W. W.
RECORDER

Date: 12/21/2021