

Chapter 20.30
ZONING MAP

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20.30.010 Zones established.

The following zones are hereby established: Gb, R4.5, R8, R12, R20, Co, BPI, BPII, Eo, Mxd, Cf; and overlay zones of TRMT, VPOD, DOD central, DOD east and DOD west gateways. The location and boundaries of the various zones are such as are shown on the City's adopted zoning map, and are codified in this title and made a part of this title. Changes in the boundaries of the zones, including application or amendment or interim zoning, shall be made by ordinance adopting or amending the zoning map.

20.30.020 Boundary questions.

Where uncertainty exists as to the boundaries of any zone on the zoning map, the following rules of construction, listed in priority order, shall apply:

- (1) Where boundaries are indicated as paralleling the approximate center line of the street right-of-way, the zone shall extend to each adjacent boundary of the right-of-way. Nonroad-related uses by adjacent property owners, if allowed in the right-of-way, shall meet the same zoning requirements regulating the property owner's lot.
- (2) Where boundaries are indicated as following approximate lot lines, the actual lot lines shall be considered the boundaries.
- (3) Where boundaries are indicated as following lines or ordinary high water, or government meander line, the lines shall be considered to be actual boundaries. If these lines should change, the boundaries shall be considered to move with them.
- (4) If none of the rules of interpretation described in the above subsections apply, then the zoning boundary shall be determined by map scaling.

20.30.021 Interpretation – Right-of-way.

(1) Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys shall be considered unclassified.

(2) Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.

(3) Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged.

20.30.030 Changes.

No change shall be made to a zoning map except by authority of an amending ordinance. Any changes made otherwise shall be in violation of this title.

20.30.040 Annexed land.

(1) All land annexed to the city after the effective date of the ordinance codified in this title shall continue to have the land use classification such land enjoyed while in the county, pending study, public hearing and specific reclassification.

(2) Any lot subdivided under authority of the county and recognized by the county as a buildable lot will, upon annexation to the city, be considered a buildable lot, even though it may be smaller than the city zoning requires for that vicinity and zone.

20.30.050 Reference to R zones.

The "R" as used in this title refers to all zones that have a residential zoning status.