**Ordinance 2024-11**

**An Ordinance amending the Hyde Park City Zones**

[1CHAPTER 12.100 - Zones](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.100_Zones)

Sections:

12.100.010 Establishment of Zones

12.100.020 Boundaries of Zones

12.100.030 Rules Applicable Where Boundaries Uncertain

[**12.100.010 Establishment of Zones**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.100.010_Establishment_Of_Zones)

For the purpose of this Zoning Ordinance, the City may be divided into the following zones in which land uses shall be limited as specified in this Ordinance. Classification will be determined on the basis of location, topographic features, and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility, and overall stability of the city.

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| **Code Reference** | **Zone** |
| HPMC 12.110 | Agricultural (A) |
| HPMC 12.120 | Residential 2 (R-2) |
| HPMC 12.125 | Residential 4 (R-4) |
| HPMC 12.130 | Residential Core (RC) |
| HPMC 12.140 | Residential Multi (R-5) |
| HPMC 12.145 | Residential Transition (RT) |
| HPMC 12.170 | Commercial (C) |
| HPMC 12.180 | Industrial (I) |
| HPMC 12.190 | Open Space (O-1) |
| HPMC 12.250 | Planned Unit Development (PUD) Overlay Zone |
| HPMC 12.260 | Public/Institutional (P/I) Zone |
| HPMC 12.270 | Mixed-Use (MXDU) Zone |
| HPMC 12.280 | Mountain Recreation (MR) Zone |

[**12.100.020 Boundaries Of Zones**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.100.020_Boundaries_Of_Zones)

The boundaries of each zoning district are hereby established as described herein or as shown on the City’s official Zoning Map. All boundaries, notations, and other data shown on said map are made by this reference as much a part of this Ordinance as if fully described and detailed herein.  Said map shall be maintained by the Zoning Administrator and filed in the custody of the City Recorder and may be examined by the public subject to any reasonable regulations established by the City Recorder.

[**12.100.030 Rules Applicable Where Boundaries Uncertain**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.100.030_Rules_Applicable_Where_Boundaries_Uncertain)

Where uncertainty exists as to the boundary of any zoning district, the following rules shall apply:

1. Wherever the zone’s boundary is indicated as being approximately upon the centerline of a street, alley, or block, or along a property line, then unless otherwise definitely indicated on the map, the centerline of such street, alley, or block, or such property line shall be construed to be the boundary of such zone.
2. Wherever the zone’s boundary is indicated as being approximately at the line of any river, irrigation canal, or other waterway, or railroad right-of-way, or public park, or other public land, or any section line, then in such case the center of such stream, canal, or waterway, or the boundary line of such railroad right-of-way, public park, or other public land, or such section line shall be deemed to be the boundary of such zone.
3. Where such zone’s boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.
4. Where the application of the above rules does not clarify the zone’s boundary location, the Zoning Administrator shall interpret the map.  An interpretation made by the Zoning Administrator may be appealed to the City Council by an aggrieved party within ten (10) days from the date of the Zoning Administrator’s interpretation.

ADOPTED AND PASSED, by the HYDE PARK CITY COUNCIL this 13th day of March 2024.

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|  |  | HYDE PARK CITY |
| ATTEST: | By: |  |
|  |  | Mayor |
| City Recorder |  |  |