

**CENTERVILLE CITY  
ORDINANCE 2026-12**

**AN ORDINANCE AMENDING SECTION 12.30.040 OF THE CENTERVILLE  
ZONING CODE REGARDING THE ESTABLISHMENT OF ZONES AND  
ENACTING SECTION 12.30.045 OF THE SAME PROHIBITING SPLIT ZONING  
ON ANY PARCEL OR LOT AND SETTING FORTH GUIDELINES ON HOW TO  
RESOLVE EXISTING LOTS OR PARCELS WITH SPLIT ZONING**

**WHEREAS**, the City has previously enacted zoning and land use regulations as more particularly set forth in Title 12 (Zoning) of the Centerville Municipal Code; and

**WHEREAS**, the City Council desires to amend provisions of the Zoning Code regarding the establishment of zones and prohibiting split zoning on any lot or parcel as more particularly provided herein; and

**WHEREAS**, the City Council is authorized to enact and amend zoning and land use regulations in accordance with the Utah Land Use Development and Management Act, as set forth in Utah Code 10-20-101, et seq.; and

**WHEREAS**, the City Council finds the proposed amendments to the Zoning Code prohibiting split zoning of lots or parcels are in the best interest of the public health and safety to ensure predictable land use regulations, fair administration of the zoning ordinances, and equitable treatment of property owners within the City; and

**WHEREAS**, the Planning Commission has reviewed the proposed amendments to the Zoning Code, conducted a duly noticed public hearing in accordance with the Utah Land Use Development and Management Act, and forwarded a positive recommendation of approval to the City Council; and

**WHEREAS**, the City Council has reviewed the proposed amendments to the Zoning Code, conducted a duly noticed public hearing in accordance with the Utah Land Use Development and Management Act, and finds that adoption of these amendments to the Zoning Code is in the best interest of the public health, safety, and welfare.

**NOW THEREFORE**, be it ordained by the City Council of Centerville City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “12.30.040 Official Zoning Map” of the Centerville Zoning Code is hereby *amended* as follows:

**AMENDMENT**

12.30.040 Official Zoning Map

- (a) Zones. The location and boundaries of the zones described in this Chapter, including subsequent amendments, shall be shown on an official zoning map, entitled the Centerville City Zoning Map, as provided in this Section.
  - (1) The zones established by this Chapter are intended to further the goals and policies of the General Plan. Accordingly, not every zone established by this Chapter needs to be included on the Zoning Map unless and until the City Council, in the exercise of its legislative discretion, determines that placing a particular property in a particular zone will further the goals and policies of the General Plan.
  - (2) Each lot or parcel within the City shall be subject to the requirements of the zone, ~~or zones,~~ in which the lot or parcel is located as shown on the Zoning Map.
  - (3) The Zoning Map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference.
- (b) Amendments. Amendments to the boundaries of a specific zone shown on the Zoning Map shall be accomplished in accordance with state law and the provisions set forth in CZC 12.21.080.
- (c) Map Updates. The Zoning Administrator shall notify the GIS Specialist of any Zoning Map amendments update the Zoning Map as soon as possible after amendments are adopted by the City Council. The GIS Specialist shall thereafter update the Zoning Map and related GIS information on the Centerville Interactive Zoning Map. ~~Upon entering any such amendment on the map, the Zoning Administrator shall note on the map the date of the revision.~~
- (d) Filing of Zoning Code and Zoning Map. The official copy of the ordinances codified in this Title and the Zoning Map shall be filed in the office of the City Recorder and may be examined by the public in accordance with the Utah Governmental Records Access and Management Act, as set forth in Utah Code §§ 63G-2-101, et seq.
- (e) Zoning Map. An interactive version of the Zoning Map with parcel information can be found on the City website ~~under GIS/Maps~~ at the following link: [Centerville Interactive Zoning Map](#). ~~A static printable version of the Zoning Map can be found on the City website under Community Development/Zoning at the following link: Centerville Zoning Map.~~

**SECTION 2:            ADOPTION “12.30.045 Split Zoning” of the**  
 Centerville Zoning Code is hereby *added* as follows:

**ADOPTION**

12.30.045 Split Zoning (*Added*)

- (a) Split Zoning Prohibited. No lot or parcel shall be located within more than one zone, other than a lot or parcel located in an overlay zone (such as hillside, historic, planned development, etc.).

- (b) No Further Development. Any lot or parcel that is located within more than one zone as of the effective date of this Section shall be considered illegal or nonconforming as to zoning designation and shall not be further developed, expanded, or intensified unless and until the split zoning is resolved through one of the approved methods set forth herein.
- (c) Correcting Split Zoning. Split zoning may be resolved by:
  - (1) Zoning Map amendment approved by the City Council in accordance with State law and City ordinances; or
  - (2) Subdivision or boundary adjustment approved in compliance with applicable State law and City ordinances, resulting in each lot or parcel being located entirely within a single zone.
- (d) No Administrative Zoning. Except as otherwise provided herein, the Zoning Administrator shall not administratively assign, consolidate, select, or apply a single zone to a split-zoned lot or parcel. Any change to zoning boundaries is a legislative decision requiring approval of a Zoning Map amendment by the City Council.
- (e) Subdivision or Boundary Adjustment. This Section shall not limit the authority of the Zoning Administrator or other land use authority from approving a subdivision or boundary adjustment as provided in Subsection (c)(2) that corrects the split zoning of any lot or parcel.
- (f) Uncertain or Ambiguous Boundary. This Section shall not limit the authority of the Zoning Administrator or Board of Adjustment to interpret the location of zone boundaries where the boundary is uncertain or ambiguous as more particularly provided in CZC 12.30.050 and CZC 12.30.060.
- (g) No Permit or Approval. No building permit, land use approval, or development approval shall be issued for any lot or parcel that is located in more than one zone in violation of this Section.

**SECTION 3: REPEALER CLAUSE** All ordinances, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**SECTION 4: SEVERABILITY CLAUSE** If any section, part, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

**SECTION 5: EFFECTIVE DATE** This Ordinance shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**SECTION 6: PUBLICATION** The City Recorder shall cause this Ordinance to be recorded in the Centerville book of ordinances and posted or published in accordance with Utah law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,  
STATE OF UTAH, THIS 21<sup>st</sup> DAY OF APRIL, 2026.**

**ATTEST:**

**CENTERVILLE CITY**

Jennifer Robison  
Jennifer Robison, City Recorder

By: Clark A. Wilkinson  
Mayor Clark A. Wilkinson

Voting by the City Council:

	Aye	Nay	Absent	Abstain
Councilmember Bangerter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Hayman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Hirst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Mecham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Plummer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing Ordinance was duly passed by the City Council and published or posted as required by law.

Jennifer Robison  
JENNIFER ROBISON, City Recorder

DATE: 4/22/2026

RECORDED this 22<sup>nd</sup> day of April, 2026.

PUBLISHED OR POSTED this 22<sup>nd</sup> of April, 2026.

