

Chapter 17.02

ESTABLISHMENT OF ZONING DISTRICTS

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- 17.02.01 ESTABLISHMENT OF BASE ZONING DISTRICTS. In order to classify, regulate, and restrict the uses of lands and buildings, to regulate and restrict the height, bulk and construction of buildings, to regulate the area of yards and other open spaces around buildings, and to regulate the intensity of land use and the density of population, the following Base Zoning Districts are hereby established:

Residential Districts

- R-A Single-Family Residential/Agricultural 24,000 sq. ft. lot minimum
- R-1-A Single-Family Low Density Residential 12,000 sq. ft. lot minimum
- R-1 Single-Family Medium Density Residential 6,000 sq. ft. lot minimum
- R-2 Medium High Density Residential 9,000 sq. ft. lot minimum
- R-3 High Density Multi-Family Residential 9,000 sq. ft. lot; 1,500 sq. ft. per unit minimum
- R-3-A High Density Multi-Family Residential, one story 9,000 sq. ft. lot; 1,500 sq. ft. per unit minimum
- MHP Mobilhome Park 1 acre, 1,500 sq. ft. per unit minimum

Commercial Districts

- C-P Administrative and Professional Office
- CBD Central Business and Shopping
- C-S Service Commercial (Central Trading)
- C-H Highway Commercial

Industrial Zone

- M-L Light Industrial
- M-H Heavy Manufacturing

Special Purpose Districts

O	Open Space and Recreation
P	Off-Street Parking
UR	Urban Reserve
P-F	Public Facilities
PUD	Planned Unit Development
GP	General Provisions and Exceptions

Every lot or parcel of land, or portion thereof, within the incorporated City of Huron shall be classified in only one of the Base Zoning Districts established by this section.

- 17.02.02 ESTABLISHMENT OF COMBINING ZONE DISTRICTS. In order to classify, restrict, and segregate the uses of lands and buildings, to regulate and restrict the height, bulk and construction of buildings, to regulate the area of yards and other open spaces around buildings, and to regulate the intensity of land use and the density of population, in addition to those restrictions contained in a Base Zone District, the following Combining Zoning Districts are hereby established:

A-A	Airport Compatibility Combining District
C-L	Cluster Combining District
D-D-1	Design District
D-D-2	CBD Design District
D-D-6	Industrial Design District
G-H	Geologic Hazard Combining District
P-D	Precise Development District

In addition to being classified in a Base Zoning District, a lot or parcel of land, or portion thereof, may be classified in one or more Combining Zoning Districts established by this section. In such cases all building and properties shall be designed in accordance with the regulations in the Base and Combining Zone Districts.

- 17.02.03 ZONING MAPS. The boundaries of the zones established by this Ordinance are not included in this Title, but are shown on the Official Zoning Maps available at the Huron Planning Department and other information shown thereon shall be as much as part of this Ordinance as if the matters and information set forth on such maps were all fully described herein. Where an interpretation is required for the precise boundary of a zone district, such interpretation shall be made in conformance with Chapter 17.73.

- 17.02.04 SPECIFIC PLAN DISTRICTS. Specific Plans adopted in accordance with the provisions of Chapter 17.43 of this Ordinance shall be incorporated as a part of this Ordinance. Any adopted Specific Plans shall define the zone boundaries and the terms and conditions of development within those boundaries.

17.02.05 RULES APPLYING TO UNCERTAIN BOUNDARIES ON ZONING MAP. The following shall apply in determining uncertain boundaries of a district as shown on the Official Zoning Map:

- A. Where a boundary follows a public street or alley, the centerline of the street shall be the boundary. Where a boundary follows a lot line, the lot line shall be the boundary.
- B. Where a district boundary divides a lot or parcel, the location of the boundary, unless indicated by dimension, shall be determined by the Planning Commission based on facts of the property, planned land use, General Plan conformity, site planning constraints and opportunities and other material facts. Such decisions shall govern unless appealed to the City Council.
- C. Where any public right-of-way is officially vacated or abandoned, the land use district regulations applied to abutting property shall thereafter extend to the centerline of such vacated or abandoned right-of-way.
- D. In remaining cases, the Planning Department shall determine the location of the district boundary. The decision shall be based on the conformity with the General Plan. Such a decision may be appealed to the Planning Commission in accordance with B above.

17.02.06 PRE-ZONING. The City may pre-zone unincorporated property adjoining the City. This process shall comply with Chapter 17.76 (Amendments). The zoning shall become effective upon annexation.

17.02.07 GENERAL REQUIREMENTS

A. APPLICATION

All land or structures shall be used and constructed in accordance with the regulations and requirements of the Zoning Ordinance including obtaining applicable permits prior to use initiation.

B. CONFLICTING PERMITS AND LICENSES TO BE VOIDED

All permits and licenses shall be issued in conformance with the provisions of this Zoning Ordinance. Any permit or license issued and in conflict with this Zoning Ordinance shall be null and void.

C. SIMILAR USES PERMITTED

When a use is not specifically listed in this Zoning Ordinance, the Planning Department may, but is not required to, determine, based on substantial

evidence, that the use is similar to other uses listed, and may therefore be treated the same as that similar use.

In making such determination, the Planning Department shall make all of the following findings based on substantial evidence:

1. The proposed use meets the intent of, and is consistent with the goals, objectives and policies of the General Plan;
2. The proposed use meets the intent of, and is consistent with the goals, objectives and policies of any applicable Specific Plan;
3. The proposed use meets the stated purpose and general intent of the district in which the proposed use is to be located;
4. The proposed use does not adversely impact the public health, safety and general welfare of the City's residents;
5. The proposed use shares characteristics common with, and is not of greater intensity, density, or greater environmental impact, than those uses listed in the Zone District in which it is to be located.
6. Classification. The commission (or council in case of an appeal) shall classify such use as to permitting such use by right or permitting such use subject to a conditional use permit.
7. Limitations in Powers to Classify. In no instance shall the commission (or council in case of an appeal) determine that a use shall be permitted in a district when such use is specifically listed as first permissible in a less restricted district e.g., a use listed in the M-L district shall not be permitted in the M-H district.
8. Effect of Determinations. Uses classified pursuant to this section shall be regarded as listed uses. The City shall maintain an up-to-date list of all such classifications.

D. MINIMUM REQUIREMENTS

When interpreting and applying the regulations of this Zoning Ordinance, the provisions shall be the minimum requirements, unless otherwise specified.

E. CONFLICT WITH OTHER REGULATIONS

Where conflicts occur between the provisions of this Zoning Ordinance and the Building and Fire Codes, or other regulations of the City, the more restrictive shall apply.

It is not intended that this Zoning Ordinance shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement in effect at the time of adoption. Where this Zoning Ordinance imposes a greater restriction upon the use of structures or land, the provisions of this Zoning Ordinance shall apply.

Nothing contained in this Zoning Ordinance shall be deemed to repeal or amend any regulation of the City requiring a permit or license or both. Nor shall anything in this Zoning Ordinance be deemed to repeal or amend the Building Code of the City.

F. LANGUAGE

In interpreting this Zoning Ordinance, the term "shall" is mandatory, and the term "may" is permissive.

G. DENSITY AND INTENSITY

The density and intensity limitations established in the Zoning Ordinance shall apply to each lot.

H. IMPROVEMENTS

All provisions and improvements shall be installed as required by Title 16 of the Huron Municipal Code, the City of Huron Subdivision Ordinance and Improvement Standards.