

Chapter 2.0 Land Use Districts

- 2.0 - Land Use District Administration
- 2.1 - Residential (R) District
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- 2.3 - General Industrial (M-1) District

2.0 Land Use District Administration

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2.0.100 Classification of Land Use Districts.

All areas within the urban growth boundary of the Town of Lakeview are divided into land use districts. The use of each lot, parcel and tract of land is limited to the uses permitted by the applicable land use district. The applicable land use district shall be determined based on the Land Use District Map, and the provisions of this Chapter. The following table lists the correlation between the Town Zoning Map and the Land Use Districts within this Code:

**Table 2.0.100
Classification of Land Use Districts**

<u>Mapped Zones</u>	<u>New District Names</u>
Single Family Residential (R-1 and R-2)	Residential District (R)
High Density Residential R-3	Multi-Family Sub-District (MF)
Neighborhood Commercial Overlay Zone	Neigh. Comm. Sub-District (NC)
Central Commercial C-1	Central Commercial (CC)
Downtown Service Core	Downtown Service Core Sub-District (DSC)
General Commercial C-2	Highway Commercial Sub-District
General Industrial (M-1)	General Industrial District (M-1)
Limited Industrial (M-2) Placeholder	Industrial Park Sub-District (M-2) Placeholder
	Sensitive Lands Standards (Chapter 3.7)
Flood Zone Standards	Flood Plains
Significant Resource Combining (SR)	Significant Resource Overlay

2.0.200 Land Use District Map.

- A. Consistency with Land Use District Map.** The boundaries of each of the land use districts contained within this chapter shall coincide with the land use district boundaries identified on the Town's official zoning map, retained by the Town Manager. Said map by this reference is made a part of this Land Development Code. A certified print of the adopted land use district map, and any map amendments, shall be maintained by the Town.
- B. Applicability of Zoning Requirements.** Each lot, tract and parcel of land or portion thereof within the land use district boundaries as designated and marked on the zoning map, is classified, zoned and limited to the uses as hereinafter specified and defined for the applicable district classification.
- C. Land Use District Map Amendments.** All amendments to the Town land use district (zoning) map shall be made in accordance with the provisions of Chapter 4.7.
1. Copies of all map amendments shall be dated with the effective date of the ordinance adopting the map amendment, and shall be maintained without change, together with the adopting documents, on file at the Town; and
 2. The Town shall make available for public inspection an up-to-date copy of the revised land use district map, so that it accurately portrays changes of zone boundaries or classification.

2.0.300 Determination of Land Use District Boundaries.

Where due to the scale, lack of scale, lack of detail or illegibility of the Town zoning district map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of district boundary lines, the boundary lines shall be determined by the Planning Official or designee in accordance with the following:

1. Boundaries indicated as approximately following the centerlines of streets, highways, railroad tracks or alleys shall be constructed to follow such centerlines;
2. Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries;
3. Boundaries indicated, as approximately following a Town boundary or the Urban Growth Boundary, shall be constructed as following said boundary;
4. Boundaries indicated as approximately following river, stream and/or drainage channels or basins shall be constructed as following river, stream and/or drainage channels or basins, as applicable; and

2.0.300 Determination of Land Use District Boundaries. (continued)

5. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same land use district designation that is applicable to lands abutting the vacated area. In cases where the right-of-way formerly served as a land use district boundary, the lands formerly within the vacated right-of-way shall be allocated proportionately between the subject land use districts.