

TITLE 10
ZONING REGULATIONS

Subject	Chapter
General Provisions	1
Definitions	2
Administration	3
Enforcement	4
Amendments	5
Establishment Of Zones	6
Agricultural Zone A-1	7
Residential Zones	8
Residential-Suburban Zone R-S-12	8A
Residential Zone R-1-12	8B
Residential Zone R-1-10	8C
Residential Zone R-1-8	8D
Multi-Family Residential Zone R-3	8E
Commercial Zones	9
Neighborhood Commercial Zone C-1	9A
Commercial Zone C-2	9B
Overlay Zones	10
Sensitive Lands Overlay Zone	10A
Planned Residential Unit Development Overlay Designation (PRUD)	10B
Supplementary Regulations	11
Conditional Use Permits	12
Site Plan Review	13
Condominiums	14
Off Street Parking And Loading	15
Signs And Outdoor Advertising	16
Home Occupations	17
Flag Lots	18
Nonconformities	19
Drinking Water Source Protection	20

CHAPTER 1

GENERAL PROVISIONS

SECTION:

- 10-1-1: Title
- 10-1-2: Purpose
- 10-1-3: Interpretation
- 10-1-4: Conflicting Provisions
- 10-1-5: Previous Ordinances
- 10-1-6: Severability
- 10-1-7: Licenses To Conform

10-1-1: **TITLE:** This title shall be known as the *ZONING ORDINANCE OF FRUIT HEIGHTS CITY, UTAH*. (Ord., 10-17-1989)

10-1-2: **PURPOSE:** This title is designed and enacted for the purpose of promoting the health, safety, morals, convenience and general welfare of the present and future inhabitants of the city by, among other things: lessening congestion in the streets; securing safety from fire, panic and other dangers; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; protecting the tax base; securing economy in governmental expenditures; fostering the city's businesses and industry; protection of urban and nonurban development; and the preservation and stability of property values. (Ord., 10-17-1989)

10-1-3: **INTERPRETATION:** In interpreting and applying the provisions of this title, the requirements contained herein are declared to be the minimum required for the purposes set forth. (Ord., 10-17-1989)

10-1-4: **CONFLICTING PROVISIONS:** This title shall not nullify the more restrictive provisions of other private covenants and agreements or other laws or general ordinances of the city, but shall prevail and take precedence over such provisions which are in conflict and are less restrictive. (Ord., 10-17-1989)

10-1-5: **PREVIOUS ORDINANCES:** The zoning ordinance for the city in existence prior to the adoption of this ordinance, together with all maps which are part of such ordinance, are hereby superseded and amended to read as set forth herein; provided, however, that this ordinance, including the attached maps, shall be deemed a continuation of the previous ordinance, and not a new enactment insofar as the substance of revisions is concerned, whether in the same or different language; and this title shall be so interpreted upon all questions of construction relating to tenure of officers and boards established by previous ordinances and to questions of conforming and nonconforming uses, buildings, structures, and to questions as to the dates upon which such uses, buildings or structures became conforming or nonconforming. All ordinances in force immediately prior to the adoption of this ordinance shall continue in force after said adoption for the purpose of all rights acquired, fines, penalties, forfeitures and liabilities incurred and actions therefor. (Ord., 10-17-1989)

10-1-6: **SEVERABILITY:** Should any chapter, section, clause or provision of this title be declared by any court to be invalid, the same shall not affect the validity of this title as a whole or any part thereof other than the part so declared to be invalid. (Ord., 10-17-1989)

10-1-7: **LICENSES TO CONFORM:** All departments, officials and employees of the city which are vested with duty or authority to issue permits and licenses shall conform to the provisions of this title, and shall issue no permit or license for a use, building or purpose where the same would be in conflict with the provisions of this title. Any such permit or license, if issued in conflict with the provisions of this title, shall be null and void. (Ord., 10-17-1989)