

## **ARTICLE 6**

### **ESTABLISHMENT OF ZONES**

In conformity with the intent and purpose of this Ordinance, “Use” and “Density” districts are adopted in order to classify, regulate, restrict and separate uses of land and structures, lot dimensions and areas, yard widths and depths, percent of lot coverage and open spaces, lot area required for dwelling units and other structures, spacing of buildings, and the height and bulk of structures.

#### **SECTION 6-10**

##### **USE DISTRICTS – GENERAL**

- A. The uses that are permitted in each of the various “Use” districts and the regulations are established in Article 7 through Article 12. The express enumeration and authorization herein of a particular class of structure or use in a designated district shall be deemed a prohibition in all other districts where such are not specifically designated as allowable. A use that is not permitted in a particular district shall not be considered an accessory use in that district. The determination of whether or not a use is specifically permitted, permitted with conditions or not permitted shall be determined by the Community Development Director.
- B. Uses that the Director determines are not permitted or uses that the Director determines are permitted but with conditions that are questioned, may be appealed to the Board of Adjustment.

#### **SECTION 6-11**

##### **DENSITY DISTRICTS – GENERAL**

Density Districts shall be established in Article 13 in order to maintain a desirable amount of open space and regulate the intensity of use within single and multiple family residential subdivisions or those unplatted areas primarily devoted to single and multiple family residential uses.

#### **SECTION 6-12**

##### **ZONING MAP**

- A. The locations and boundaries of the various “Use” and “Density” districts are established as they are shown on the map entitled “Zoning Map for Unincorporated Areas of Gila County, Arizona” dated September 8, 1959, signed by the Chairman of the Board of Supervisors and the County Clerk, which map, along with any amendments thereto, becomes an official record and becomes part of this Ordinance as if the matters and information set forth by said map were fully described herein.
- B. Where uncertainty exists as to the boundaries of any of the districts shown on said map, the following rules shall apply: If lack of dimensions causes uncertainty, then such boundary shall be determined by use of the scale of the map, except that where such scaling or marked dimensions bring the district boundary within 25 feet of a street, lot line, or some other fixed boundary line, then the district shall be extended or reduced, as the case may be, to match such

boundary line. If further uncertainty exists, then the Board of Adjustment shall determine the location.

- C. Where a public street, alley, railroad, or other right-of-way is officially abandoned, the regulations applicable to abutting property shall apply to such abandoned right-of-way, except where such was a boundary of districts, such districts shall be extended to the centerline thereof.