

Article 13-7

ESTABLISHMENT OF ZONES

Sections:

- 13-701 Zone Classification.**
- 13-702 Interpretation of Zone Boundaries.**

13-701 Zone Classification.

For the purposes of this Ordinance, the City of Rock Springs, Wyoming, shall be divided into the following districts:

- O-1 Open Space/Unclassified Zone
- R-E Rural Estates Planned Unit Development Zone
- R-1 Low Density Residential Zone
- R-2 Low Density Residential Zone
- R-3 Medium Density Residential Zone
- R-4 Medium Density Residential Zone
- R-5 High Density Residential Zone
- R-6 Manufactured Home Residential Zone
- B-1 Neighborhood Business Zone
- B-2 Community Business Zone
- B-3 Central Business District Zone
- B-R Business Residential Zone
- I-1 Light Industrial Zone
- I-2 Heavy Industrial Zone
- F-1 Floodway Overlay Zone
- F-2 Flood Plain Overlay Zone
- PUD Planned Unit Development Overlay Zone

The boundaries of the above zones are hereby established as shown on a map entitled "Zone Map of Rock Springs, Wyoming," which has been recommended and certified by the Rock Springs' City Council with the signature of the Mayor affixed thereto and is hereby made a part of this Ordinance. (Ord. No. 09-05, 2-3-2009).

13-702 Interpretation of Zone Boundaries.

Where uncertainty exists with respect to any of the boundaries of the zones as shown on the Zone Map, the following rules shall apply:

(i) Where zone boundaries are indicated as approximately following the center lines of street, highway, or railroad rights-of-way or such lines extended, such center lines or such lines extended shall be construed to be such boundaries.

(ii) Where zone boundaries are indicated as approximately following the corporate limit line of the City, such corporate limit line shall be construed to be such boundaries.

(iii) Where zone boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended shall be construed to be such boundaries.

(iv) Where zone boundaries are indicated as approximately following the center line of stream beds or river beds, such center lines or such lines extended shall be construed to be such boundaries.

(v) No zone boundary line shall hereinafter be established to divide one lot into two or more zones unless the size of the lot in question is such that division is determined to be essential by the Planning and Zoning Commission and the City Council.