

ARTICLE 2 - ZONING DISTRICT

Section 201 - Establishment of Zoning Districts.

For the purpose of this Ordinance, the unincorporated area of Navajo County, except land within the boundary of a reservation and outside the authority of Navajo County is hereby classified into the following zoning districts:

A-General:	General Zoning District
Rural-20:	Rural Zoning District - Twenty (20) Acres per Dwelling Unit.
Rural-10:	Rural Zoning District - Ten (10) Acres per Dwelling Unit.
Rural-5:	Rural Zoning District - Five (5) Acres per Dwelling Unit.
Rural-1:	Rural Zoning District - One (1) Acre per Dwelling Unit.
R1-43:	Single-family Residential Zoning District - 43,000 Square Feet per Dwelling Unit.
R1-10:	Single-family Residential Zoning District - 10,000 square feet per Dwelling Unit.
R-2:	Multiple-family Residential Zoning District.
R-3:	Multiple-family Residential Zoning District.
C-R:	Commercial-Residential Zoning District.
S.D.:	Special Development Zoning District.
IND-1:	Light Industrial Zoning District.
IND-2:	Heavy Industrial Zoning District.
SU-PUD:	Special Uses and Planned Unit Developments.

Section 202 - Boundary Lines on the Zoning District Maps.

The boundaries of the aforesaid zoning districts are shown upon the maps designated as the "Zoning District Maps". The Zoning District Maps, along with all the notations, references, and other information shown thereon, are a part of this Ordinance and have force and effect as if said maps and all the notations, references and other information shown thereon were all fully set forth or described herein.

Section 203 - Boundary Determination.

Where uncertainty exists with respect to the boundaries of any zoning district as shown on the Zoning District Maps, the following rules shall apply:

1. Where zoning district boundaries are indicated as approximately following street or alley lines or the centerline thereof, such lines shall be construed to be the zoning district boundaries.
2. Where zoning district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the zoning district boundaries.
3. Where zoning district boundaries are indicated as approximately following the line of any stream, irrigation canal or other waterway or railroad right-of-way, or the boundary line of public land, the center of such stream, canal or other waterway or of such railroad right-of-way, or the boundary line of such public land shall be construed to be the zoning district boundaries.
4. In unsubdivided land or where a zoning district boundary divides a lot or parcel of land, the location of such boundary, unless indicated by dimensions shown on the Zoning District Maps, shall be determined by the use of the scale appearing on said maps.
5. Where such boundaries have been changed by the Board of Supervisors pursuant to Article 29 of this Ordinance and where such changed boundaries are shown on detailed maps, the detailed maps shall govern in event there is any difference between the boundaries shown on the Zoning District Maps adopted as part of this Ordinance, or subsequent amendments thereto, and the detailed maps.

Section 204 - Public Way Vacations.

Whenever any street, alley or other public way is vacated by the Board of Supervisors, the zoning districts adjoining each side of such street, alley or public way shall be considered as extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended zoning districts.

Section 205 - Lands Not Previously Zoned.

Lands which for reason of law, change in ownership or for any other reason, come under the authority of Navajo County after this Ordinance becomes effective and which have not been zoned prior thereto by any other jurisdiction having zoning authority, shall be subject to the regulations of the A-General Zoning District until such time as soon as practicable thereafter public hearings are held as required by law for the expressed purpose of zoning such lands pursuant to this ordinance.

Section 206 - Lands Previously Zoned by Other Jurisdictions.

Lands which for reason of law, change in ownership or for any other reason, come under the authority of Navajo County after this Ordinance becomes effective and which have been zoned prior thereto by any other jurisdiction having zoning authority, shall retain such zoning until such time as soon as practicable thereafter public hearings are held as required by law for the expressed purpose of zoning such lands pursuant to this Ordinance.