

## **ARTICLE 14-3 ZONING DISTRICTS AND BOUNDARIES**

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### **SECTION 14-3-1 ZONING DISTRICTS**

In order to classify, regulate, and restrict the location of business, trades, industries, residences and other land uses, and the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings hereafter erected, reconstructed or structurally altered; to regulate and limit the intensity of the use of lot areas; and to regulate and determine the area of yards, courts and other spaces within and surrounding such buildings, the Town of Mammoth, Arizona, is hereby divided into four (4) classes of "Zoning Districts". The use, height, and area regulations are uniform in each district, and said districts shall be known as:

R	Residential
CD	Cluster Development
MHP	Mobile Home Park
C	Commercial
IND-1	Light Industrial

### **SECTION 14-3-2 BOUNDARIES OF ZONING DISTRICTS**

The location and boundaries of each of the zones are shown on the official "Zoning Map" of the Town of Mammoth, Arizona and said map is hereby declared to be an official record and a part of this Ordinance and said official map and all notations, references and other information shown thereon shall be identified by the signature of the Mayor and attested to by the Town Clerk and shall be as much a part of this Ordinance as if the matters and other information set forth by said map were fully described herein.

No changes of any nature shall be made to the Official Zoning Map except in conformity with the procedure set forth in this Ordinance. Any unauthorized changes of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided in this Ordinance.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the official map, which shall be located in the office of the Town Clerk shall be the final authority in determining current zoning status.

### **SECTION 14-3-3 BOUNDARY DETERMINATION**

Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply:

- A. Where the intended boundaries on the Official Zoning Map are approximately street or alley lines, said street or alleys shall be construed to be the zone boundary.
- B. Where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the zone boundaries unless otherwise indicated.
- C. Where land has not been subdivided into lots, the zone boundary shall be determined by the use of the scale of measurement shown on the Official Zoning District Map.

### **SECTION 14-3-4 FLOOD PLAIN REGULATIONS**

This Ordinance and all amendments hereto shall be consistent with and subject to the regulations and provisions of the FLOOD PLAIN regulations of Pinal County.

This Ordinance shall apply within regulatory FLOOD PLAIN and erosion hazard areas and for purposes of the detention/retention provisions shall apply to development in the Mammoth Town limits.

This FLOOD PLAIN Ordinance is one aspect of land and resource management planning for the Town of Mammoth. FLOOD PLAIN management must be seen in perspective, not only as flood hazard minimization; but as one element of an integrated and balanced positive program of natural resource management and flood and erosion hazard reduction.

The Council recognizes that it is both necessary and desirable to .maintain a balanced and cooperative relationship between human communities and the land and resources which sustain them. Maintaining the stability, health, diversity and natural ecosystems of the environment is essential.

