

LAND USE ORDINANCE 2008-04

CHAPTER 12

ZONING DISTRICTS

12.1. ESTABLISHMENT OF ZONING DISTRICTS.

The purpose of the various zoning districts is to allow the Town of Leeds to develop and grow in a manner that keeps some of the ways of the past such as agricultural and farming while allowing for the desires of other residents who prefer not to live next to a farming or agricultural area. The zoning categories shown below are for the zoning districts in the Town of Leeds to which this Ordinance applies. These Zoning Categories are also used when projecting future zoning beyond the Town of Leeds.

12.1.1. Rural Residential	R-R-5 (5 acres)
12.1.2. Rural Residential	R-R-2 (2 acres)
12.1.3. Rural Residential	R-R-1 (1 acre)
12.1.4. Rural Residential	R-R-20 (20,000 sq ft)
12.1.5. Residential	R-1-5 (5 acres)
12.1.6. Residential	R-1-2 (2 acres)
12.1.7. Residential	R-1-1 (1 acre)
12.1.8. Residential	R-1-20 (20,000 sq ft)
12.1.9. Residential	R-1-10 (1/4 acre)
12.1.10. Multiple Residential	R-M-7
12.1.11. Mobile Home (Includes Mobile Home and RV Park)	M-H
12.1.12. Commercial	C
12.1.13. Open Space	OS
12.1.14. Mixed-Use	MXD

12.1.15. In accordance with the desires of the majority of the Leeds residents and of the Town Officials there is no Industrial Zone within the Town of Leeds. This decision was based on inputs from members of the Town who wanted Leeds to remain a residential community with commercial enterprises that would provide jobs for some of the residents and would provide the services that the community desired. This will prevent those activities that would create noises, odors, environmental problems and unsightly areas in an attempt to keep the Town an attractive residential community.

12.2. OVERLAY ZONES.

In addition to these Zoning Districts, overlays may be applied to all or portions of each district. The overlays are as follows:

12.2.1. Hillside Protection Overlay (HPO).

This Overlay applies to all Zoning Districts.

12.2.2. Lot size (L-X).

This overlay applies to all Zoning Districts and is to be used where a request for an alternate method of land use is desired. An example would be if a Planned Unit Development concept were to be used. In applying the lot size overlay the X is replaced by a number representing the maximum percentage amount that any lot in the development can be reduced below the Zoning District in which it is located. Examples are (L-0) all lots must meet the full size of a lot in the specific Zoning District. In an R-R-1 zone all lots must be one acre or larger. If an alternate development concept is authorized in an R-R-1 zone and the lot size is listed as (L-10), then the minimum lot size authorized would be 0.9 acres, which is 10% less than the normal one-acre zoning. The default for this overlay is L-0 meaning that all lots must meet or exceed the lot size specified in the zoning district. This concept is intended for large tracts of land approximately forty (40) acres and larger, not for ten (10) or fewer lots.

12.2.3. Environmental (E-X).

This overlay may be applied to land, which may have building difficulties or restrictions due to either natural or manmade environmental conditions that exist. The X is to be replaced by either an N (No) or Y (Yes). Yes would indicate that environmental conditions exist. These areas may require zoning that would allow building which would be compatible with the environmental condition. The default for this overlay is E-N, meaning no environmental conditions are known to impact this property.

12.2.4. Historic (HIST).

To be created

12.2.5. If an overlay is not specified for a zoning district, the default overlay is applied.

12.3. LISTING OF ORDINANCE AND MAPS.

This Ordinance and Maps are filed in the custody of the Leeds Town Staff and may be examined by the public, subject to the reasonable regulations established by said Staff. Ordinances exist for all Zoning Districts; similar Zoning Districts have been combined into one Chapter. A map has been prepared showing the Zoning Districts within the Town boundaries of Leeds. A second map has been developed which is an expansion of the first map including land that is beyond the boundaries of Leeds and reflects possible zoning of these areas, final zoning decisions will be made upon annexation. This area is all within the Town's Annexation Plan. These maps are in Appendix A.

12.4. RULES FOR LOCATING BOUNDARIES.

Where uncertainty exists as to the boundaries of a district as shown on the Town of Leeds maps, the following shall apply:

- 12.4.1. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines and in the event of change in centerline shall be construed as moving with the centerline.
- 12.4.2. Boundaries indicated as approximately following the right-of-way lines of streets, highways, or alleys shall be construed to follow such right-of-way lines, and in the event of a change in the right-of-way line shall be construed as moving with the right-of way line.
- 12.4.3. Boundaries indicated as approximately following the centerline of streams, rivers, canals, or other bodies of water, or flood control channels, shall be construed to follow such centerline and in the event of change of the centerline shall be construed as moving with the centerline.
- 12.4.4. Boundaries that run along the lower or upper portions of hillsides with a slope of over thirty (30), which is approximately seventeen (17) degrees will start/end with portion of the hillside that is less than the slope of thirty (30). That portion between the lower and upper portion of the hillside that has a slope greater than thirty (30) is considered non-buildable as defined in the Hillside Protection Overlay Zone Ordinance and as such is generally zoned as Open Space, or may utilize the zoning of the upper or lower portion of the hillside. This non-buildable portion of the zoning map is shown as an approximate location. In order to identify the exact starting and ending point of this area an engineering/surveying effort to find the exact location based on the slope of the

hillside will be necessary. This survey will be the responsibility of the property owner.

- 12.4.5. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
- 12.4.6. Boundaries indicated as parallel to or extensions of features indicated in subsection 1 through 5 above shall be so construed. Distances not specifically indicated on the official map shall be determined by the scale of the map.
- 12.4.7. In case any further uncertainty exists, the Leeds Board of Adjustments shall determine the location of such boundaries.
- 12.4.8. Boundaries for each of the said zones are hereby established as described herein or as shown on the map entitled Town of Leeds Zoning Map (see Appendix 1), which map is on file in the Leeds Town Hall and all boundaries shown thereon are made by reference as much a part of this Ordinance as is fully described and detailed herein.