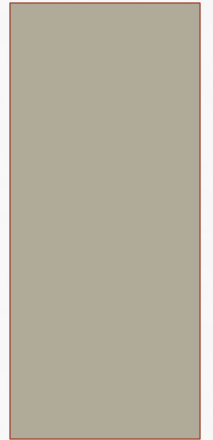


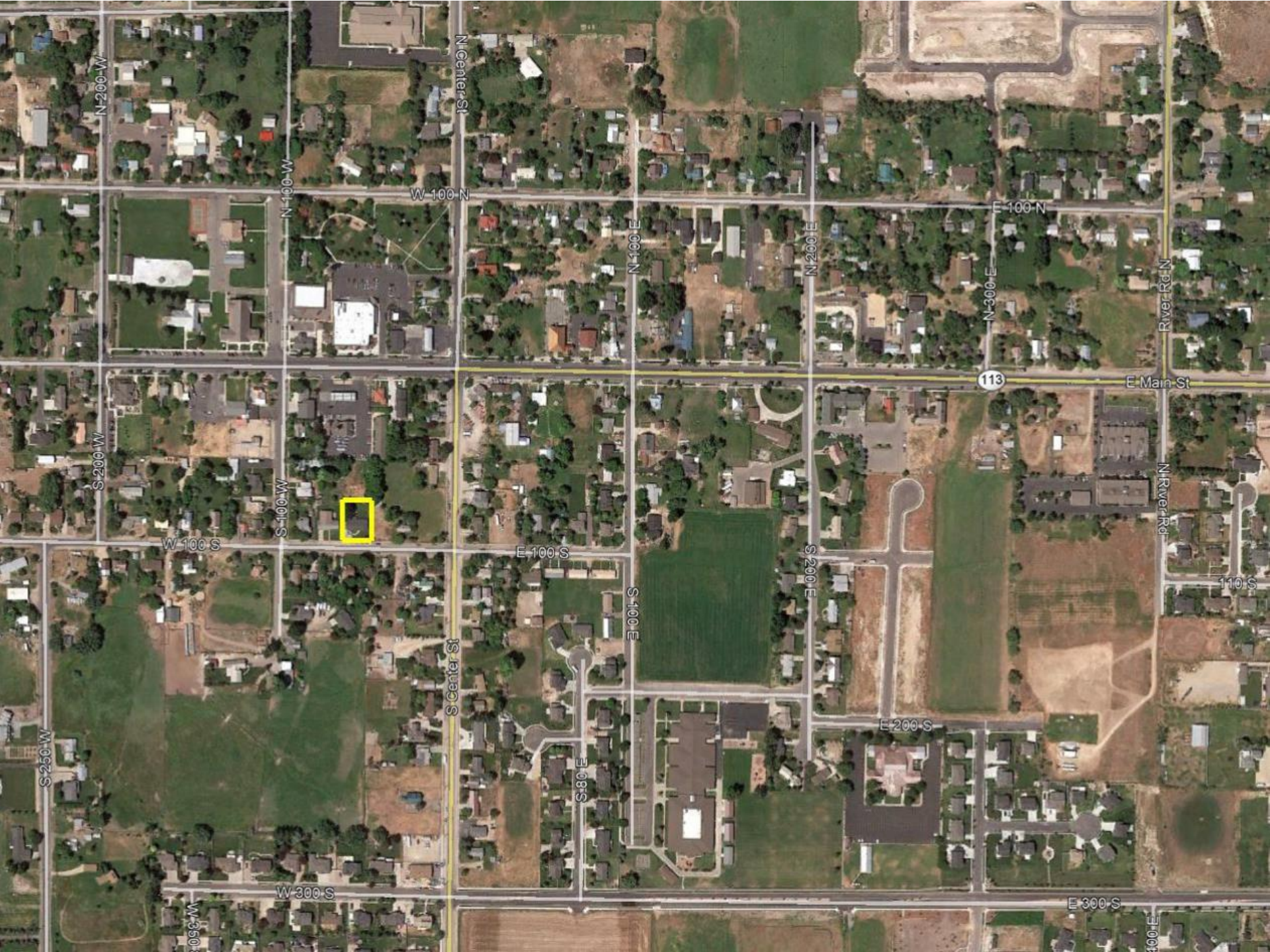
ZONE BOUNDARY DETERMINATION

60 WEST 100 SOUTH



SECTION 16.13.30

- Uses which are permitted on either portion of a lot which lot is divided by a zone boundary line or which is coterminous with a zone boundary line may be permitted to extend to the entire lot, but not more than 100 feet beyond the boundary line of such zone in which such use is permitted. Before a permit for such a use may be granted, however, the City Council must find that the General Plan of zoning will be maintained and that a more harmonious mixing of uses will be achieved thereby.



N 200 W

N 100 W

N Center St

W 100 N

N 100 E

N 200 E

E 100 N

113

E Main St

River Rd N

S 200 W

S 100 W

W 100 S

E 100 S

S 100 E

S 200 E

N River Rd

110 S

S 250 W

S Center St

S 80 E

E 200 S

W 350 S

W 300 S

E 300 S

E 400 S



S 100 W

W 100 S

arth

100 S

ITEMS OF CONSIDERATION

- 0.3 acres
- Zoned R-1-7 & C-2
 - 10-15' zoned C-2
 - 85-90' zoned R-1-7
- Before the City Council can extend the C-2 uses to the entire lot, the City Council must find the following:
 - The General Plan of zoning will be maintained.
 - That a more harmonious mixing of uses will be achieved thereby.

POSSIBLE FINDINGS

- The General Plan of zoning will be maintained
- A more harmonious mixing of uses will be achieved
- The lot is dissected by two zones
- About 10-15% of the property is in the C-2 zone
- About 85-90% of the property is in the R-1-7 zone
- The applicants would like to submit a business license to the City and the license they seek can only be approved in a commercially zoned area