

Conditional Use Permit

Applications, time limits, and other

Applications:

The application process for a Conditional Use Permit begins with a Pre-application meeting, and will require a Code Review meeting.

All Conditional Use Permit applications are reviewed and approved by the Planning and Zoning Commission.

Time Limits:

- Conditional Use Permits become effective 15 days after Planning and Zoning Commission approval, unless an appeal has been filed, then a permit will not be effective until City Council has made a decision.
- Permits have 6 months from approval to be diligently pursued; otherwise, permit is void.
- No Person shall re-apply for the same or similar Use Permit on the same plot or similar lot or parcel of land for a time frame of 1 year from date of denial or revocation of permit.
- Use Permits may be revoked if any of the conditions or terms of the permit are violated.
- Permits void if construction does not conform to approved site plan.



"Inspiring a Vibrant Community"

What are Conditional Use Permits

City of Cottonwood Community Development

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What are Conditional Use Permits

Every zoning district contains certain buildings, structures and uses of land which are normal and complementary to permitted principal uses in the district, but which, by reason of their typical physical or operational characteristics, influence on the traffic function of adjoining streets or similar conditions are often incompatible with adjacent activities and uses.

It is the intent of this Ordinance to permit Conditional Uses in appropriate zoning districts, but only in specific locations within such districts that can be designed and developed in a manner which assures maximum compatibility with adjoining uses, and where such uses will not be detrimental to the health, safety or welfare of the public.

A Conditional Use Permit is not a zone change, but rather a project specific change in the uses allowed on a specific property.

Examples of a Conditional Use

This is **NOT a Comprehensive** list of conditional uses :

- **Agricultural Residential AR-43:** Camp grounds, golf course, commercial stables.
- **Agricultural Residential AR-20:** Hospitals, cemeteries, one (1) guest house.
- **Single Family Residential R-1:** One (1) guest house, clinics, medical offices.
- **Single Family/Multiple Family Residential R-2:** Temporary home and land sales offices, cemeteries, manufactured homes.
- **Light Commercial C-1:** Residences, manufactured home parks, wholesale establishments.
- **Heavy Commercial C-2:** Sand and gravel plants, mines, batch plants, residences.

- **Commercial Residential CR:** Restaurants, light manufacturing, public/private schools, Cultural Institutions.
- **Heavy Industrial I-2:** Adult uses, sand and gravel plants, Accessory Residential Uses.
- **Any such** other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

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Any Questions about Conditional Use Permits

Please Contact:

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