

REVISED ZONING ORDINANCE
of
THE CITY OF COTTONWOOD

TABLE OF CONTENTS

ARTICLE I - ADMINISTRATION 1

 SECTION 101. SHORT TITLE 1

 SECTION 102. PURPOSE 1

 SECTION 103. INTERPRETATION AND APPLICATION 1

 SECTION 104. PLANNING AND ZONING COMMISSION 3

 SECTION 105. BOARD OF ADJUSTMENT 5

 SECTION 106. DEVELOPMENT REVIEW BOARD... (DELETED) 7

 SECTION 107. CODE REVIEW BOARD 9

 SECTION 108. ZONING ADMINISTRATOR 11

 SECTION 109. ENFORCEMENT 13

 SECTION 110. VIOLATION AND PENALTY 15

 SECTION 111. SEVERABILITY 17

ARTICLE II - DEFINITION 19

 SECTION 201. GENERAL 18

ARTICLE III - PROCEDURES 33

 SECTION 301. AMENDMENTS OR ZONE CHANGES 33

 SECTION 302. CONDITIONAL USE PERMITS 39

 SECTION 303. ZONING CLEARANCE 43

 SECTION 304. DESIGN REVIEW 47

 SECTION 305. CODE REVIEW 51

 SECTION 306. APPEALS AND VARIANCES 55

 SECTION 307. TEMPORARY USE PERMITS 56-1

 SECTION 308. MEDICAL MARIJUANA FACILITIES 56-11

ARTICLE IV - ZONING DISTRICTS 57

 SECTION 401. ESTABLISHMENT OF ZONING DISTRICTS 57

 SECTION 402. LOCATION AND BOUNDARIES OF DISTRICTS 59

 SECTION 403. NONCONFORMING USES AND STRUCTURES 61

SECTION 404.	GENERAL PROVISIONS.	63
A.	APPLICATION.	63
B.	USE RESTRICTIONS.	63
C.	NONCONFORMING LOTS OF RECORD.	63
D.	REDIVIDING OF RECORDED LOTS.	64
E.	STREET DEDICATION REQUIREMENTS.	64
F.	SITE UNSUITABILITY.	64
G.	YARD, LOT, AND AREA REQUIREMENTS.	64
H.	HEIGHT REGULATIONS.	68
I.	HEIGHT LIMITATIONS ON CORNER LOTS.	70
J.	WALLS AND FENCES.	70
K.	DUMPING, DISPOSAL, AND EXCAVATION.	70-2
L.	OUTDOOR STORAGE AND JUNK AUTOMOBILES.	70-2
M.	STORAGE AND PARKING OF MOBILE HOMES AND TRAILERS.	71
N.	HOME OCCUPATIONS.	71
O.	ANIMALS AND PETS.	72
P.	CARNIVALS, CIRCUSES, REVIVALS, RODEOS, SWAP MEETS, OUTDOOR RETAIL SALES, AND SIMILAR ACTIVITIES. ... (DELETED).....	73
Q.	EXTERIOR LIGHTING ... (MOVED TO SECTION 408.)	73
R.	PUBLIC SERVICE FACILITIES	73
S.	TRASH ENCLOSURES.	73
T.	STRUCTURES NEAR AIRPLANE RUNWAY OR LANDING STRIP	74
U.	MOVING OF BUILDINGS.	74
V.	PERFORMANCE STANDARDS	74
W.	OUTSIDE DISPLAY	75
X.	CAMPING WITHIN THE CITY LIMITS	75
Y.	GROUP HOME FOR THE HANDICAPPED	76-1
Z.	BOARDING HOUSE REGULATIONS	76-3
AA.	CORRECTIONAL TRANSITIONAL FACILITY	76-4
BB.	BED & BREAKFAST ESTABLISHMENTS	76-5
SECTION 405.	SIGNS.	77
SECTION 406.	PARKING AND LOADING REQUIREMENTS.	87
SECTION 407.	LANDSCAPING REQUIREMENTS.	95
SECTION 408.	OUTDOOR LIGHTING CODE.	101

ZONING USE DISTRICTS

SECTION 410.	"GA" ZONE, GENERAL AGRICULTURAL	111
SECTION 411.	"AR-43" ZONE, AGRICULTURAL RESIDENTIAL.....	113
SECTION 412.	"AR-20" ZONE, AGRICULTURAL RESIDENTIAL.....	117
SECTION 413.	"R-1" ZONE, SINGLE FAMILY RESIDENTIAL.	121
SECTION 414.	"R-2" ZONE, SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL.....	123
SECTION 415.	"R-3" ZONE, MULTIPLE FAMILY RESIDENTIAL.	127
SECTION 416.	"R-4" ZONE, SINGLE FAMILY/MULTIPLE FAMILY /MANUFACTURED HOME.	131
SECTION 417.	"MH" ZONE, MANUFACTURED HOME.	135
SECTION 418.	"C-1" ZONE, LIGHT COMMERCIAL.	139
SECTION 419.	"C-2" ZONE, HEAVY COMMERCIAL.	143
SECTION 420.	"CR" ZONE, COMMERCIAL RESIDENTIAL	147
SECTION 421.	"I-1" ZONE, LIGHT INDUSTRIAL.....	149
SECTION 422.	"I-2" ZONE, HEAVY INDUSTRIAL.....	153
SECTION 423.	"CF" ZONE, COMMUNITY FACILITY.	157
SECTION 424.	"PAD" ZONE, PLANNED AREA DEVELOPMENT.	159
SECTION 425.	"AR-70" ZONE, AGRICULTURAL RESIDENTIAL	169
SECTION 426.	"NF" ZONE, NATIONAL FOREST DISTRICT.....	173
ARTICLE V- FINDINGS OF FACT		175