

ORDINANCE NUMBER 713

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE BY AMENDING SECTION 304. DESIGN REVIEW.

WHEREAS, The City of Cottonwood Planning and Zoning Commission has recommended that the City Council amend the Zoning Ordinance to allow the City's Zoning Administrator to grant design review approval for buildings and structures that are not clearly visible from an arterial or collector street as long as certain criteria are met, and to make other editorial changes; and

WHEREAS, the City Council finds that the amendment recommended by the Planning and Zoning Commission is appropriate and in the City's best interests.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

Section 1. That Section 304., A. PURPOSE, 1. of the City's Zoning Ordinance is hereby deleted in its entirety, and a new Section A. 1., is hereby added as follows:

SECTION 304. DESIGN REVIEW.

A. PURPOSE.

1. The purpose of Design Review is to enable the Planning and Zoning Commission to make a finding that the proposed development is in conformity with the intent and provisions of this Ordinance and all other City Ordinances, and to protect and enhance the attractive appearance of development in the City of Cottonwood. The City of Cottonwood realizes the importance of a pleasing environment to protect the potential for business, industrial and residential development. The Design Review process is intended to preserve compatible land-uses and building design; rendering safe, attractive and harmonious development within the City and is therefore considered to be a furtherance of public health, safety and general welfare.

Section 2. That Section 304., B. APPLICABILITY., 1., is hereby deleted in its entirety and a new Section B., 1., is added as follows:

B. APPLICABILITY.

1. The provisions of this Section shall apply to all buildings, structures, signs, site plans, landscape plans and other plans which are to be hereafter erected, constructed, converted, established, altered (including resurfacing and repainting), or enlarged within the City of Cottonwood, as follows, except as described in Subsection C:

Section 3. That SECTION 304., C. EXCEPTIONS, 5., is hereby deleted in its entirety and a new Section C., 5., is hereby added as follows:

5. Under the following circumstances, the Zoning Administrator may grant Design Review approval for a building, structure, sign, or grading without action by the Commission, provided the proposal meets the criteria set forth in Subsection E.

a. A sign that has no more than one background color and one letter color, is flush mounted to the building or free standing, and is professionally rendered so as not to create a "tacked on" or "eye sore" appearance.

b. A building or structure that is either an addition or an accessory use to an existing building, and does not exceed one thousand (1,000) square feet. The addition or accessory use must be determined to be compatible with the existing building so as not to create a "tacked on" appearance.

c. An addition or accessory use that does not substantially alter the appearance of the site as seen from off the site.

d. A building or structure that is not clearly visible from an arterial or collector street.

e. Grading activity (cut and/or fill) that involves less than 1,000 cubic yards of material and is considered minor or is part of a site development plan previously approved by the Planning and Zoning Commission, Development Review Board or City Council.

Section 4. That if any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be unlawful, invalid or unenforceable by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, THIS 21ST DAY OF JUNE 2022.

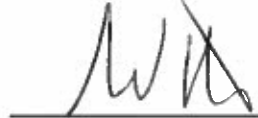
ORDINANCE NUMBER 713

Page 3



Tim Elinski, Mayor

APPROVED AS TO FORM:



Steven B. Horton, Esq., City Attorney

ATTEST:



Marianne Jiménez, City Clerk

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