

ORDINANCE NUMBER 716

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE BY AMENDING SECTIONS PERTAINING TO CONDITIONAL USES OF PUBLIC UTILITY BUILDINGS, STRUCTURES OR APPURTEANCES.

WHEREAS, The City of Cottonwood Planning and Zoning Commission has recommended that the City Council amend the Zoning Ordinance to allow for alternative development standards for unoccupied public utility buildings, structures or appurtenances for public service use; and

WHEREAS, the City Council finds that the amendments recommended by the Planning and Zoning Commission are 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 410. "GA" ZONE, GENERAL AGRICULTURAL.**, C. CONDITIONAL USES, 6.; **SECTION 411. "AR-43" ZONE, AGRICULTURAL RESIDENTIAL.**, C. CONDITIONAL USES, 3.; **SECTION 412. "AR-20" ZONE, AGRICULTURAL RESIDENTIAL.**, C. CONDITIONAL USES, 4.; **SECTION 413. "R-1" ZONE, SINGLE FAMILY RESIDENTIAL.**, C. CONDITIONAL USES, 1.; **SECTION 414. "R-2" ZONE, SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL.**, C. CONDITIONAL USE, 1.; **SECTION 415. "R-3" ZONE, MULTIPLE FAMILY RESIDENTIAL.**, C. CONDITIONAL USES, 3.; **SECTION 416. "R-4" ZONE, SINGLE FAMILY/MULTIPLE FAMILY/MANUFACTURED HOME.**, C. CONDITIONAL USES, 3.; **SECTION 425. "AR-70" ZONE, AGRICULTURAL RESIDENTIAL.**, C. CONDITIONAL USES, 3.; and **SECTION 428. "AR-47 ZONE, AGRICULTURAL RESIDENTIAL.**, C. CONDITIONAL USES, 3., are deleted in their entirety and new Sections C. are hereby added as follows:

**SECTION 410. "GA" ZONE, GENERAL AGRICULTURAL.**

**C. CONDITIONAL USES**

6. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use

Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

## **SECTION 411. "AR-43" ZONE, AGRICULTURAL RESIDENTIAL.**

### **C. CONDITIONAL USES**

3. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

## **SECTION 412. "AR-20" ZONE, AGRICULTURAL RESIDENTIAL.**

### **C. CONDITIONAL USES**

4. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

## **SECTION 413. "R-1" ZONE, SINGLE FAMILY RESIDENTIAL.**

### **C. CONDITIONAL USES**

1. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

## **SECTION 414. "R-2" ZONE, SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL.**

### **C. CONDITIONAL USES**

1. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

## **SECTION 415. "R-3" ZONE, MULTIPLE FAMILY RESIDENTIAL.**

### **C. CONDITIONAL USES**

3. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

**SECTION 416. "R-4" ZONE, SINGLE FAMILY/MULTIPLE FAMILY/MANUFACTURED HOME.**

**C. CONDITIONAL USES**

3. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

**SECTION 425. "AR-70" ZONE, AGRICULTURAL RESIDENTIAL.**

**C. CONDITIONAL USES**

3. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

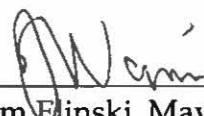
**SECTION 428. "AR-87" ZONE, AGRICULTURAL RESIDENTIAL.**

**C. CONDITIONAL USES**

3. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

**Section 2.** 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 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 2ND DAY OF AUGUST 2022.

  
Tim Elinski, Mayor

for

APPROVED AS TO FORM:

  
Steven B. Horton, Esq., City Attorney

ATTEST:

  
Marianne Jiménez, City Clerk

