

SECTION 402. LOCATION AND BOUNDARIES OF DISTRICTS.

- A. The locations and boundaries of the zoning districts are established as they are shown on the map entitled “Zoning Map of the City of Cottonwood” which is hereby incorporated into this Ordinance.
- B. Where uncertainty exists with respect to the boundaries of any zoning districts as shown on the zoning map, the following rules shall apply:
 - 1. Where district boundaries are shown by specific dimensions, such specific dimensions shall apply.
 - 2. Where district boundaries are indicated as approximately following streets, alleys or right-of-way lines, such streets, alleys or right-of-way lines shall be deemed to be such boundaries.
 - 3. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be deemed to be said boundaries.
 - 4. Where district boundaries are so indicated that they are approximately parallel to the streets, alleys or right-a-way lines, such district boundaries shall be deemed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the zoning map.
 - 5. Where a portion of City-owned right-of-way is vacated pursuant to ARS 28-7205, or is otherwise conveyed to the owner of an adjacent lot or lots, the zoning district of each lot shall apply to the adjacent portion of the right-of-way immediately upon conveyance of title to that portion of the right-of-way. The zone boundary shall follow the lines of the newly-conveyed portion of the right-of-way.
 - 6. Where the application of the above rules does not clarify the zone boundary location, then the Board of Adjustment shall determine the location.
- C. Annexed Territory: The City Council shall, within 60 days after adoption of an annexation ordinance, adopt zoning classifications that permit densities and uses not greater than those permitted by the county immediately before annexation, in accordance with ARS § 9-471.M, or any successor statute.

Effective March 9, 2023 - Ordinance 728

Effective May 18, 2023 - Ordinance 730