

ORDINANCE NUMBER 766

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, DECLARING THE DOCUMENT TITLED “2025 AMENDED ZONING ORDINANCE SECTION 404 AND SECTION 201 UPDATES” AS A PUBLIC RECORD, ADOPTING THE SAME BY REFERENCE, AND AMENDING THE ZONING ORDINANCE OF THE CITY OF COTTONWOOD AS SET FORTH THEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES.

WHEREAS, the Mayor and City Council of the City of Cottonwood (the “City Council”) wish to amend Section 404 and Section 201 of the City of Cottonwood Zoning Ordinance; and

WHEREAS, the City Council has determined that the proposed amendments are not in conflict with the City’s General Plan and any applicable specific area plan, neighborhood plan, or any other plan; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the City Council has considered the individual property rights and personal liberties of the residents of the City before adopting the ordinance; and

WHEREAS, in accordance with A.R.S. § 9-462.01, the City Council has considered a housing impact statement that included the information required by A.R.S. § 9-462.01(J)(1)-(3); and

WHEREAS, the City of Cottonwood Planning and Zoning Commission held a public hearing on and recommended approval of the proposed amendments; 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. The recitals above are hereby incorporate as if fully set forth herein.

Section 2. That certain document titled “2025 Amended Zoning Ordinance Section 404 and Section 201 Updates”, of which one paper copy and one electronic copy are maintained, in compliance with A.R.S. § 44-7041, on file in the office of the City Clerk as required by A.R.S. § 9-802, and available for public use and inspections during normal business hours, is hereby declared to be a public record and said copies are hereby ordered to remain on file with the City Clerk.

Section 3. The Zoning Ordinance is hereby amended by amending Section 404 and 201 as set forth in the 2025 Amended Zoning Ordinance Section 404 and 201 Updates, which is hereby referred to, adopted, and made a part hereof by reference and incorporated herein as fully set forth in this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the 2025 Amended Zoning Ordinance Section 404 and Section 201 Updates adopted herein is for any reason held to be invalid or unconstitutional by a court of competent jurisdictions, such decision shall not affect the validity of the remaining portions thereof.

Section 5. The Mayor, the City Manager, the City Clerk, and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

Section 6. Any person, firm, or corporation violating any of the provisions of the City of Cottonwood Zoning Ordinance shall be guilty of a Class 3 Misdemeanor and, upon conviction thereof, shall be punished by a fine as set forth in A.R.S. § 13-802 and A.R.S. § 13-804 or by imprisonment in the City jail facility for not more than 30 days or both such fine and imprisonment. Every such person, firm, or corporation shall be deemed guilty of a separate offense for each and every day in which such violation is committed, continued, or permitted and shall be punished as set forth in Section 110 of the Zoning Ordinance.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE  
MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, THIS 21ST DAY OF  
OCTOBER 2025.

X

---

Ann Shaw  
Mayor

APPROVED AS TO FORM:

X

---

Gust Rosenfeld, PLC, City Attorney  
By: John Gaylord

ATTEST:

X

---

Tami Mayes  
City Clerk