

ORDINANCE NUMBER 580

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, AMENDING THE CITY OF COTTONWOOD ZONING ORDINANCE BY ADDING A NEW SUB SECTION 406. G. REGULATIONS APPLICABLE TO PARKING IN THE "COTTONWOOD COMMERCIAL HISTORIC DISTRICT" TO SECTION 406. PARKING AND LOADING REQUIREMENTS; ADDING A NEW SUB SECTION 406. B. 7., EXCEPTIONS FOR USES LOCATED NEAR PUBLIC PARKING LOTS; AND ADDING A NEW SUB SECTION 406. E. 6. EXEMPT USES (PERTAINING TO OFF-STREET LOADING REQUIREMENTS).

WHEREAS, the City Council has determined that the following changes to the City's Zoning Ordinance are appropriate and desirable.

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 406. PARKING AND LOADING REQUIREMENTS., of the Zoning Ordinance is hereby amended by adding a new Sub Section 406. G, REGULATIONS APPLICABLE TO PARKING IN THE "COTTONWOOD COMMERCIAL HISTORIC DISTRICT" TO SECTION 406, PARKING AND LOADING REQUIREMENTS, as follows:

G. REGULATIONS APPLICABLE TO PARKING IN THE "COTTONWOOD COMMERCIAL HISTORIC DISTRICT."

1. Purpose: This section is intended to provide reasonable exceptions to the off-street parking requirements in the area commonly known as "Old Town Cottonwood" where most properties have been developed with full lot coverage to the property lines and where lots are generally smaller than comparably lots in other parts of the city.
2. Applicability: This section applies to properties located in the Cottonwood Commercial Historic District as listed on the National Register of Historic Places.

3. Exempt Parking. Except as described in this Section, properties located in the Cottonwood Commercial Historic District, shall be exempt from the off-street parking and loading schedule as set forth in Section 406. "Parking and Loading Requirements."
4. Existing off-street parking. New construction or the expansion of an existing building shall not be permitted where such construction results in the removal of existing off-street parking on the same property where such parking would otherwise be considered required parking for such uses.
5. Design Standards: Where new or remodeled parking facilities are provided, all such parking and/or loading shall be required to conform to City of Cottonwood development standards, including dimensions, location, safe access, landscaping, lighting, surfacing, drainage and engineering standards.

Section 2. That SECTION 406. PARKING AND LOADING REQUIREMENTS., of the Cottonwood Zoning Ordinance is hereby amended by adding a new Subsection 406. B.7, as follows:

7. Exceptions for uses located near public parking lots: The Community Development Director may administratively approve a reduction of up to 50% of required off-street parking for non-residential uses located within 300 feet of a public parking lot, as measured from the building entrance to the parking lot. Appeal of the decision of the Director shall be to the Planning and Zoning Commission.

Section 3. That SECTION 406. PARKING AND LOADING REQUIREMENTS., of the Cottonwood Zoning Ordinance is hereby amended by adding a new Subsection 406. E. 6. (pertaining to Off-Street Loading Requirements), as follows:

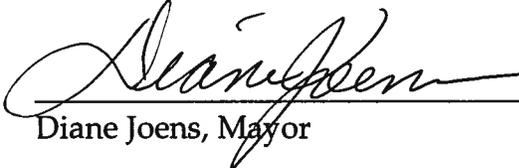
6. Exempt Uses: Uses located within the Cottonwood Commercial Historic District are exempt from requirements for providing loading spaces. If provided, such loading spaces must conform to development standards, including dimensions, location, safe access, landscaping, lighting, surfacing, drainage and engineering standards.

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 decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

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PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE
MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, THIS 18TH DAY OF
OCTOBER, 2011.



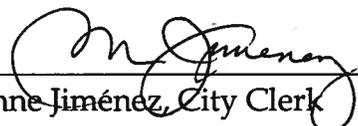
Diane Joens, Mayor

APPROVED AS TO FORM:



Steven B. Horton, Esq., City Attorney

ATTEST:



Marianne Jiménez, City Clerk

Publish: Verde Independent: October 24 & 30, 2011.

