

## LIST OF AMENDMENTS

### Ordinance 123, March 28, 1983

An ordinance amending the Zoning map and Zoning Ordinance Numbers 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 44, 50, 51, 60, 65, 67, 68, 70, 71, 73, 74, 75, 82, 86, and 87 and rescinding Ordinance Numbers 88, 91, 97, 98, 99, 102, 105, 106, 107, 108, 110, 111, 116, 117, 119, and 120.

### Ordinance 194, September 16, 1986

An ordinance amending Ordinance Number 123 by amending Article I, Section 106, Development Review Board, and Article III, Section 304, Development Review, and adding Article I, Section 106A, Code Review Board, and Article III, Section 304A, Code Review

### Ordinance 230, March 7, 1989

An ordinance adopting the Revised Zoning Ordinance.

Certain sections of that Ordinance have been deleted, amended or added:

Section 1, Revised Zoning Ordinance, becomes effective on April 6, 1989.

Section 2, Any person etc., violating Zoning Ordinance shall be guilty of a Class 3 Misdemeanor, fine as set forth in A.R.S. 13-802 and A.R.S. 13-804, or by imprisonment in the City Jail for not more than 30 days or both. Each is a separate offense and every day such violation is continued etc., shall be punished as provided in this Section.

Section 3, Ordinance #19 and all ordinances or parts in conflict are hereby repealed.

Section 4, The repeal of Ordinance #19 does not affect rights, duties and penalties incurred or proceedings that were begun before the effective date of the repeal.

Section 5, If any section, subsection etc., or any part of the code is for any reason held to be invalid or unconstitutional it shall not affect the validity of the remaining portions.

### Ordinance 248, April 3, 1990

Amending the "Revised Zoning Ordinance under Ordinance #230, by adding #7. to Section 410.C; #6 to Section 411.C; #6 to Section 412.C; #4 to Section 413.C; #4 to Section 414.C; #5 to Section 415.C; #5 to Section 416.C; and #3 to Section 417.C.

Ordinance 254, March 5, 1991

An ordinance of the City of Cottonwood, Arizona, amending the "Revised Zoning Ordinance of the City of Cottonwood" as adopted by reference under Ordinance Number 230, by amending: Section 305.B.15; amending Section 405.E.5. and 9; amending Section 405.G.1; adding Section 405.H.1.2.3.a.b.c.; amending Section 406.D.1.(2)(d); amending Section 410 B.2. and 3; amending Section 411 B.2. and 4; amending Section 412 B.3. and C.1; deleting Section 423.E.2. and replacing it with Section 423 E.3; and amending Section 424 I.3.

Ordinance 329, November 7, 1995

An ordinance of the City of Cottonwood, Arizona, amending the "Revised Zoning Ordinance" as adopted by reference under Ordinance Number 230, by amending Section 412.D.6.b; amending Section 413.D.6.b; amending Section 414.D.7.b; adding Section 414.C.5; amending Section 421.D.5; and amending Section 422.D.5.

Ordinance 336, June 18, 1996

An ordinance of the City of Cottonwood, Arizona, amending the "Revised Zoning Ordinance" as adopted by reference under Ordinance Number 230, by deleting Section 407 in its entirety and replacing it with Section 407.

Ordinance 354, February 17, 1998

An ordinance of the City of Cottonwood, Arizona, amending the "Revised Zoning Ordinance" as adopted by reference by Ordinance Number 230, by amending Article II - Definitions, Section 201. General, "Guest House"; amending Article IV - Zoning Districts, Section 411., "AR-43 Zone", B.2 (Permitted Uses, Guest Houses); and Section 412., "AR-20 Zone", C.1 ("AR-20" Zone, Agricultural Residential, Permitted Uses).

Ordinance 359, April 7, 1998

An ordinance of the City of Cottonwood, Arizona, amending the "Revised Zoning Ordinance" as adopted by reference by Ordinance Number 230, by amending Section 406. Parking and Loading Requirements, C.2.C. Design and Location of Parking Spaces, Surfacing.

Ordinance 372, January 19, 1999

An ordinance of the City of Cottonwood, Arizona, amending the "Revised Zoning Ordinance" as adopted by reference by Ordinance Number 230, by amending Section 405. "Signs," B., "Definitions," and Section 405.E.10., "Regulations Applicable to Signs in All Districts," and Section 405.G., "Regulations Applicable to Signs in Commercial and Industrial Zones."

Ordinance 379, September 21, 1999

An ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” as adopted by reference by Ordinance Number 230, by adding Section 425, “AR-70” Zone, Agricultural Residential; and Section 426, “NF” Zone, National Forest District.

Ordinance 384, December 21, 1999

An ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” as adopted by reference by Ordinance Number 230, by deleting Section 404. General Provisions, Subsection Q, Exterior Lighting; Section 405. Regulations Applicable to signs in all Districts, Subsection E.3., Lighting; Section 406. Parking and Loading Requirements, Subsection C.2.i., Lighting; and adding Section 408, “Outdoor Lighting Code”.

Ordinance 390, September 19, 2000

An ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” as adopted by reference by Ordinance Number 230, by amending Article III-Procedures, Section 301. Amendments or Zone Changes; by deleting Section A. Purpose; Section B. Citizen Review and Participation; and Section C. Public Hearings required, and providing for severability.

Ordinance 395, December 19, 2000

An Ordinance of the City of Cottonwood, Arizona, amending Ordinance Number 390, by amending Section C., 1., d., 2., Public Hearings Required.

Ordinance 391, February 20, 2001

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” as adopted by reference by Ordinance Number 230, by amending Article IV-Zoning Districts, Section 404. General Provisions., G. Yard, Lot and Area Requirements., by deleting Number 6. Accessory buildings (Detached) and Swimming Pools; and amending Section 404. General Provisions., H. Building Height Requirements. by deleting Section H.3.; and adding a new Section H.3.

Ordinance 396, February 20, 2001

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” as adopted by reference by Ordinance Number 230, by deleting Section 109, Enforcement, and adding a new Section 109, Enforcement.

Ordinance 401, May 1, 2001

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” as adopted by reference by Ordinance Number 230, by amending Article II-Definitions, Section 201, General; Article IV-Zoning Districts, Section 421, “I-1” Zone, Light Industrial; and Section 422, “I-2” Zone, Heavy Industrial.

Ordinance 437, February 3, 2004

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” as adopted by reference by Ordinance Number 230, by deleting Article IV-Zoning Districts, Section 424, “PUD” zone, Planned Unit Development and amending Article IV- Zoning Districts, Section 424, “PAD” zone, Planned Area Development.

Ordinance 456, September 21, 2004

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Article IV Zoning Districts, Section 418. “C-1” zone, Light Commercial; by deleting Section B. Permitted Uses 5. and Section C. Conditional Uses 3.; and replacing Section B. Permitted Uses 5. and Section C. Conditional Uses 3.

Ordinance 486, May 16, 2006

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Article II Definitions, Section 201, General, by deleting “Mobile Home” and adding “Mobile Home,” “Manufactured Home,” “Manufactured Home Park,” “Manufactured Home Subdivision,” “Building, Factory Built;” and revising related sections, including Section 410.B.1 (GA Zone); Section 411.B.1 (AR-43 Zone); Section 412.B.1 (AR-20 Zone); Section 413.B.1 (R-1 Zone); Section 415.B.1 (R-3 Zone); Sections 416., 416.A, 416.B.3., 416.B.8., 416.D.1., 416.D.4 (R-4 Zone); Section 417., 417.A, 417.B.1., 417.B.2., 417.B.3., 417.B.4., 417.B.5., 417.D., 417.D.9., 417.D.11., 417.E., 417.E.1-12. & 417.J., 417.K. (MH Zone); Sections 418.C.2., 418.H. 418.I. (C-1 Zone); Sections 419.C.2, 419.J., 419.K. (C-2 Zone); Sections 420.G & H. (C-3 Zone); Section 421.I (I-1 Zone); Section 422.C.2 (I-2 Zone); Section 422.I (I-2 Zone); & Section 423.I (CF Zone).

Ordinance 487, May 16, 2006

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Article IV-Zoning Districts, Section 417.D, “MH” Zone, Manufactured Home, Property Development Standards for Manufactured Home Subdivisions.

Ordinance 488, May 16, 2006

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Article III-Procedures, Section 304, Development Review, by adding new standards and criteria for Grading; and Article IV-Zoning Districts, Section 404. General Provisions, by amending Section 404.K.2. pertaining to procedures for dumping of dirt or material.

Ordinance 489, July 20, 2006

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Article I-Administration, Section 106.A Development Review Board, by amending the composition of board members.

Ordinance 496, November 21, 2006

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Article IV, Section 404.G. General Provisions, Yard, Lot and Area Requirements, pertaining to the allowable size of accessory structures in the MH Zone; and by amending Article IV, Section 417. E. Property Development Standards for Manufactured Home Parks; adding a new Section 417.F. pertaining to manufactured homes located outside of the MH Zone; renumbering Sections 417.F. through Section 417. M., as Sections 417.G. through 417.N. to accommodate new Section 417.F.; and amending new Section 417.G. pertaining to skirting for manufactured homes and accessory structures in MH Zone.

Ordinance 501, March 20, 2007

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 405. Signs. by Amending Section 405. B. Definitions, by adding new Definitions for A-Frame Signs and Portable Signs; 405 E. Regulations Applicable To Signs In All Districts, by deleting existing Section 405. E. 5. and adding a new Section 405. E. 5.; amending Section 405. E. by adding a new Section 405. E. 12., A-Frame Signs; and amending Section 405. G. 9., Temporary Signs by adding a new Section 405. H. 9.a.

Ordinance 504, April 3, 2007

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by renaming Article IV, Section 420. “C-3” Zone, Restricted Commercial District, to Section 420. “CR” Zone, Commercial Residential District; and amending existing Section 420. “C-3” Zone, Sections 420. A. Purpose; B. Conditional Uses; and C. Property Development Standards; by adding new Sections 405. A. Purpose; B. Permitted Uses; C. Conditional Uses; and D. Property Development Standards.

Ordinance 510, September 4, 2007

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by amending Article IV, Sections 404. G. 4. and 404. G. 5. General Provisions, allowing front porch encroachments in front yards in certain residential zones; and amending Sections 417.E. Manufactured Home Parks; Section 415., R-3 Zone; and Section 416., R-4 Zone, excluding front porch encroachments by right.

Ordinance 514, May 6, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by amending Article I, Section 105. Board of Adjustment, by establishing a separate Board of Adjustment comprised of seven appointed residents of Cottonwood; and amending Article III. Section 306.A.8. Appeals and Variances, regarding the criteria for Variances.

Ordinance 515, May 20, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by amending Article II, Definitions by adding a new definition for “Guest House;” and amending Article IV. Section 404.G.6.D. adding a new section for Detached Accessory Building Guest House; and amending Section 413.C. (R-1 Zone) by adding Guest House as a Conditional Use.

Ordinance 522, September 2, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by amending Section 201. Definitions by deleting the definition for “Sign” and amending Section 405. Signs by changing the definition for “Sign” and adding definitions for various types of signs, amending the sign allowance standards, wall mounted sign height standards, and requirements for repair, renovation and replacement of legal nonconforming signs.

Ordinance 523, September 2, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by amending Section 105. Board of Adjustment to be comprised of five residents of the City of Cottonwood and establishing quorum of three members.

Ordinance 525, September 16, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by amending Section 404. E. Street Dedication Requirements, to allow creation of lots or parcels within a shopping center that do not have frontage of a public street.

Ordinance 527, September 16, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by amending Section 406. Parking and Loading Requirements, by amending the minimum parking requirements for large scale retail store and shopping centers, amending the requirements for off-site parking and adding a new section for shared parking.

Ordinance 524.           October 7, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 405. Signs by amending Section 405.G.1. (Size) and Section 405.G.4. (Height), to increase the maximum size and height of freestanding signs located in commercial zones on arterial streets in Cottonwood from 40 square feet in area to 60 square feet, and from 15’ height to 20’.

Ordinance 531.           November 4, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by deleting Section 404. P. Carnivals, Circuses, Revivals, Rodeos, Swap Meets, Outdoor Retail Sales and Similar Activities; and adding a new Section 307. Temporary Uses to Article III. Procedures; and adding new definitions for Special Events and Temporary Uses to Section 201. Definitions. (ZO 08-020)

Ordinance 532.           November 4, 2008

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 424, “PAD” Planned Area Development Zone, pertaining to revised procedures, criteria and submittal format for Planned Area Developments. (ZO 08-012)

Ordinance 538.           January 20, 2009

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 404 (General Provisions), adding a new Section X. “Camping Within The City Limits,” and amending Section 201. Definitions by adding new definitions for “Camp” and “Camping.”

Ordinance 540.           February 17, 2009

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 405 (Signs) pertaining to Walking Signs by adding a new definition for Sign, Walking; a new section with standards and criteria, and related amendments for permits and off-site advertising.

Ordinance 544.           March 17, 2009

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by deleting Section 106 Development Review Board and revising Section 104 Planning and Zoning Commission by adding Design Review functions and replacing Section 304 Development Review with a new Section 304 Design Review.

Ordinance 546.           June 9, 2009.

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by deleting Section 303 Plan Review and replacing with new Section 303 Zoning Clearance providing a procedure for various development activities to receive review for compliance with planning requirements.

Ordinance 547. July 21, 2009

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 404 General Provisions adding standards for group Homes for the Handicapped, Boarding Houses, Correctional Transitional Facilities, Bed and Breakfast Establishments; and, amendments to Section 201 Definitions adding new definitions for various types of special needs housing.

Ordinance 554. November 17, 2009

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 407. Landscaping Requirements, by deleting existing Section 407 Landscaping Requirements in its entirety and replacing with new Section 407 Landscaping Requirements pertaining to revised procedures and standards for required landscaping in Cottonwood.

Ordinance 569. February 1, 2011

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” Section 404. General Provisions by deleting Section 404. H. Building Height Requirements, and replacing with new Section 404. H. Height Regulations.

Ordinance 572. March 15, 2011

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” adding new Section 308. Medical Marijuana Facilities.

Ordinance 579 October 18, 2011

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” pertaining to the keeping of fowl by adding a new Sub-Section 404. O. a. (Household Pets); amending Sub-Section 404. 2. (Show Animals); adding a new Sub-Section 413. B. 8. (R-1 Permitted Uses); adding a new Sub-Section 414. B. 11. (R-2 Permitted Uses); adding a new Sub-Section 416. B. 15. (R-4 Permitted Uses); and adding a new Sub-Section 417. B. 12. (MH Permitted Uses).

Ordinance 580 October 18, 2011

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised 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).

Ordinance 581

October 18, 2011

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by deleting Sub-Section 405. B. 22. Sign, Political, and adding a new Sub-Section 405. B. 22. Sign, Political and Campaign; amending Sub-Section 405. E. Regulations Applicable to Signs in all Districts, by adding a new Sub-Section 405. E. 14. Political and Campaign Signs, and 15. Political and Campaign Signs Located in City Rights-Of-Way; and deleting Sub-Section 405. G. 6. Political Signs.

Ordinance 593

January 15, 2013

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by adding Section 309. Hillside Development Standards, to Article III. Procedures.

Ordinance 596

June 18, 2013

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by adding a new Section 310, Historic Preservation Ordinance.

Ordinance 597

June 18, 2013

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by adding a new Section 427. “HP” Historic Preservation Overlay Zone.

Ordinance 601

October 15, 2013

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” amending Sections 405. B. Definitions and 405. E. 2. Flashing Signs, and adding a new Section 405. E. 16. Electronic Message Display Signs.

Ordinance 616

November 3, 2015

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” amending Section 308. C. 3. Medical Marijuana Cultivation Facilities and Medical Marijuana Infusion Facilities. deleting size limits and spacing requirements.

Ordinance 617

December 1, 2015

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by updating Section 302. Conditional Use Permits pertaining to review requirements, criteria for approval, and revocation procedures.

Ordinance 618

December 1, 2015

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” by adding a new Section 311. Certificate of Zoning Compliance.

An Ordinance of the City of Cottonwood, Arizona, amending the “Revised Zoning Ordinance” amending Section 422. “I-2” Zone (Heavy Industrial) by deleting Residential uses as per R-3 Zone and MH Park standards as Conditional Uses, and adding “accessory residential use” as a Conditional Use.