

## ARTICLE IV - ZONING DISTRICTS

### SECTION 401. ESTABLISHMENT OF ZONING DISTRICTS.

- A. In order to carry out the purposes of this Ordinance, the City of Cottonwood is hereby divided into the following zoning districts:
1. "GA" Zone, General Agricultural
  2. "AR-43" Zone, Agricultural-Residential
  3. "AR-20" Zone, Agricultural-Residential
  4. "R-1" Zone, Single-Family Residential
  5. "R-2" Zone, Single-Family and Multiple-Family Residential
  6. "R-3" Zone, Multiple-Family Residential
  7. "R-4" Zone, Single-Family/Multiple-Family/Manufactured Home
  8. "MH" Zone, Manufactured Home
  9. "C-1" Zone, Light Commercial
  10. "C-2" Zone, Heavy Commercial
  11. "CR" Zone, Commercial Residential
  12. "I-1" Zone, Light Industrial
  13. "I-2" Zone, Heavy Industrial
  14. "C-F" Zone, Community Facility
  15. "PAD" Zone, Planned Unit Development
  16. "AR-70" Zone, Agricultural Residential
  17. "NF" Zone, National Forest District

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-of-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 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 Cottonwood City Council, upon recommendation of the Planning and Zoning Commission, shall determine the zoning district or districts which should be applied to the land within a proposed annexation prior to final adoption of an Annexation Ordinance and the Annexation Ordinance shall delineate zoning districts as approved by the Council.