



Planning Program Update
City of Cottonwood Community Development Department
www.ci.cottonwood.az.us
August 2008

The Zoning Ordinance and Municipal Code regulations are periodically updated so as to respond to changing conditions and to better reflect the long-term goals outlined in the City's General Plan. For additional information regarding these planning programs, please check the City of Cottonwood website at: www.ci.cottonwood.az.us

- George Gehlert, Community Development Director

Residential Rental Maintenance and Inspection Program.

City Council: Approved. Effective date: September 12, 2008. The City Council approved amendments to the Cottonwood Municipal Code, Title 8 Health and Safety, adding a new section for Residential Rental Properties. The new requirements comply with Arizona Revised Statutes, Title 9, Chapter 12 (ARS § 9-1301; et seq.). "Residential Rental Inspection Programs" (2006). These regulations address basic health and safety conditions for rental properties. Landlords are reminded that City business registration is required for renting of property in Cottonwood.

Sign Code Amendments.

City Council: Ordinance Second Reading: September 2, 2008. Sign code amendments include new definitions for temporary signs, such as banners, advertising flags, and inflatable signs, allowing proportionately larger sign area for larger buildings, allowing the height of wall mounted signs to be based on the building design rather than the current fifteen feet wall height, allowing the sign copy on nonconforming sign structures to be replaced within the same structure, and exempting grand opening and business closing signs from sign permit requirements.

Freestanding Signs: Additionally, the City Council is tentatively scheduled to consider a proposal to increase the allowable height and size of freestanding signs located along major arterial streets from 15 to 20 feet in height, and 40 to 60 square feet in area. **City Council meeting: September 16th.**

Parking Code Amendments.

City Council: Ordinance First Reading: September 2, 2008; Second Reading: September 16th. The proposal includes innovative approaches that will allow greater flexibility with parking requirements for commercial uses. The Off-site Parking section allows the use of nearby sites which have extra parking capacity. The Shared Parking standards offers the ability to share the same parking spaces for uses with different hours of operation. In addition, the minimum parking requirements for large scale uses and major shopping centers will be adjusted to more closely reflect industry standards so as to avoid over parking conditions.

Temporary Use Permits.

City Council: Ordinance First Reading tentative schedule: September 16, 2008

A new section is proposed for the Procedures section of the Zoning Ordinance so as to address the standards and procedures for temporary uses which may occur in Cottonwood. This includes various types of special events, seasonal activities, outdoor sales events and construction related uses. Temporary uses of properties have the potential to have significant impacts on surrounding properties in terms of noise, traffic and general activity level. Defining the uses and standards for various types of temporary uses will help everyone to know what is expected in advance. The proposed amendments provide specific standards for each of these uses, describe the use of temporary signs and list exempt uses, as well.

PAD (Planned Area Development) Zone Amendments.

City Council: Discussion scheduled: Council Work Session, September 9th. Proposed amendments to the PAD Zone section of the Zoning Ordinance are proposed so as to encourage future development to better address the goals for high quality, innovative projects, as described in the General Plan. PAD Zoning is an option that developers propose based on the opportunity to receive greater flexibility with the specific development standards and mix of allowable uses. In return for such flexibility it is expected that a more creative, innovative and higher quality project will be provided. The proposed amendments to the PAD Zone section of the Zoning Ordinance address several issues, including the following:

1. **Master Development Plan (MDP):** Revises the application submittal format so that the MDP is provided in a ring binder format, with project narrative, maps, exhibits and other documentation.
2. **Documentation of Standards.** Expands the information required in the submittal, including detailed property development standards, design guidelines and graphic exhibits.
3. **Level of Details.** Additional details would be included in the MDP, including Building Design, Streetscape, Circulation and Traffic Impacts, Open Space and Landscaping, and Water Conservation programs.
4. **Process Changes.** The Development Review Board would review and provide recommendations regarding the proposed project design theme and design guidelines prior to the Council hearing.

Shopping Center Lot Splits

City Council: Ordinance First Reading: September 2, 2008; Second Reading: September 16th.

The amendments to the Zoning Ordinance and Minor Land Division regulations would allow splitting of lots in shopping centers that do not have direct frontage on a public street. Currently all lots or parcels created in Cottonwood must have frontage on a dedicated public street. Separate ownership of individual buildings becomes difficult to accomplish where buildings are located in an interior portion of the development. The amendment will allow separate parcels in the interior portion of a shopping center where adequate access is documented and required infrastructure is already in place.

Board of Adjustment.

Approved. Effective Date: June 6, 2008. The City Council approved creating a separate independent Board of Adjustment to be comprised of seven residents of Cottonwood. The BOA considers variances to the Zoning Ordinance and appeals of interpretations of the Zoning Ordinance by the Zoning Administrator. Applications by residents of Cottonwood interested in serving on the Board of Adjustment are currently being sought for two and three year terms.

Guest House Amendments.

Approved. Effective Date: June 20, 2008. Guest Houses were previously only allowed in Agricultural Residential districts on one acre sites or greater. A new section describing standards for Guest Houses is now included in Section 404. General Provisions. In addition to the Agricultural zones, the Guest House use may be considered as a conditional use in the Single-family Residential (R-1) Zone subject to meeting minimum development standards, including 15,000 sq.ft. minimum lot size for R-1 Zone.

Bicycle Plan.

In Progress. The Community Development Department is continuing to work with local bicycle advocates and organizations on the development of a bicycle plan for Cottonwood. The plan will address not only route planning but also the four E's of bicycling, including Engineering, Education, Enforcement and Encouragement. **Council Update: September 9th.**