

**Zoning Ordinance, General Provisions: Section 404. E.**

**(New sections are shown in BOLD):**

E. STREET DEDICATION REQUIREMENTS.

1. All lots shall abut a public street connecting with the public street system, **except that lots or parcels within shopping centers and group commercial centers shall be allowed where the use of private streets or shared access easements provides access to such lots or parcels within the shopping center, provided that such access is constructed to approved City standards, is contained in a recorded permanent nonexclusive access easement, and responsibility for continued maintenance of the access way is vested in the property owners.**
2. A building permit shall not be issued for a lot which does not abut a dedicated public street or which abuts an undedicated portion of a partly-dedicated public street, **except as permitted by this ordinance for lots within a shopping center.** All public or private easements which are filed in the public records of Yavapai County as of August 14, 1979, are exempt from this requirement.
3. The City Council may require the dedication of streets and utility easements as a condition of rezoning.

**Subdivision Regulations, Minor Land Division, Article 7., 702.00 General Standards:**

**(Added sections are shown in BOLD):**

- D. No lot or parcel shall be divided so that any division of the lot results in the creation of a lot that does not abut a dedicated public street improved to City standards and connecting with the public street system, **except that lots or parcels within a shopping center or group commercial center may be allowed where the use of private streets or shared access easements provides access to such lots or parcel within the shopping center, and provided that such access is constructed to approved City standards, is contained in a recorded permanent nonexclusive access easement, and responsibility for continued maintenance of the access way is vested in the property owners.** Public or private access easements which are filed in the public records of Yavapai County as of August 14, 1979, are exempt from this requirement.