

**RESOLUTION NO. 2024-19**

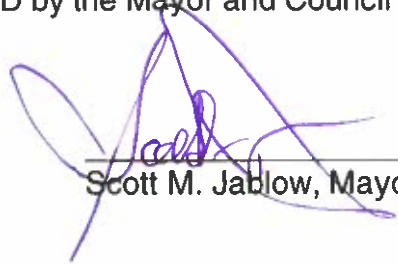
**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA,  
ESTABLISHING AS A PUBLIC RECORD "EXHIBIT A – AUGUST 13, 2024 PROPOSED LAND  
DEVELOPMENT CODE REVISIONS".**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA:

That "Exhibit A – August 13, 2024 Proposed Land Development Code Revisions", is hereby declared to be a public record to be incorporated by reference in Ordinance No. 2024-04.

At least one (1) paper copy and one (1) electronic copy of these public documents shall be kept in the office of the City Clerk for public use and inspection.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 13<sup>th</sup> day of August, 2024.

  
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Scott M. Jablow, Mayor

ATTEST:

  
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JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:


  
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Kurt W. Christianson, City Attorney

Exhibit A: Proposed LDC Changes

As recommended for approval by Staff and Planning and Zoning Commission (July 16, 2024)

As Approved by City Council (August 13, 2024)

Article 2 – Zoning Districts:		
Section	Current Language	Proposed Change
<u>2.11.A: Purpose (M1: Mixed Use Neighborhood)</u>	The M1 district is intended to accommodate primarily residential uses with limited community, educational, lodging, commercial uses, and incidental or accessory uses...	The M1 district is intended to accommodate primarily residential uses with limited community, educational, <del>lodging</del> , commercial uses, and incidental or accessory uses.
<u>2.12.A: Purpose (M2: Mixed Use Office)</u>	...The M2 district also provides community, educational, lodging, and commercial uses and incidental or accessory uses...	...The M2 district also provides community, educational, <del>lodging</del> , and commercial uses and incidental or accessory uses...
<b>Article 3 – Use Regulations:</b>		
Section	Current Language	Proposed Change
<u>3.4.D(2)c.1.i: Urban Agriculture</u>	The maximum number of chickens allowed is as follows: a. Lots with an area less than or equal to 20,000 square feet: Up to four chickens. b. Lots with an area greater than 20,000 square feet: Up to six chickens.	The maximum number of chickens permitted is six (6). <del>as follows:</del> <del>a. Lots with an area less than or equal to 20,000 square feet: Up to four chickens.</del> <del>b. Lots with an area greater than 20,000 square feet: Up to six chickens.</del>
<u>3.4.D(2)c.2.iii: Urban Agriculture</u>	The coop size shall not exceed 120 square feet and shall provide at least four square feet of space per chicken.	The coop size shall not exceed <del>120</del> <u>200</u> square feet and shall provide at least four square feet of space per chicken.
<u>3.4.D(2)c.2.iv: Urban Agriculture</u>	The coop shall not exceed six feet in height within the side or rear setback areas and shall not exceed eight feet in height outside the setback areas.	The coop shall not exceed <del>six feet in height within the side or rear setback areas and shall not exceed eight feet in height outside the setback areas.</del> <u>On lots less than one acre in size, the coop shall be shorter than the height of the fence on the nearest property line.</u>
<u>3.4.D(2)c.2.v: Urban Agriculture</u>	The coop shall be located in the area behind the primary structure and in front of the rear lot line or where otherwise completely screened from adjacent properties and the right-of-way and shall be a minimum of 15 feet from side and rear property lines...	The coop shall be located in the area behind the primary structure and in front of the rear lot line or where otherwise completely screened from adjacent properties and the right-of-way and shall be a minimum of <del>15</del> <u>20</u> feet from side and rear property lines...