

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE OF THE CITY OF SEDONA, ARIZONA, AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTIONS 2.11.A AND 2.11.B PURPOSE M1 AND M2 ZONES AND 3.4.D(2) URBAN AGRICULTURE, ADOPTING BY REFERENCE THAT DOCUMENT KNOWN AS “EXHIBIT A – AUGUST 13, 2024 PROPOSED LAND DEVELOPMENT CODE REVISIONS”; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES OR CODE PROVISIONS IN CONFLICT HEREWITH.

WHEREAS, the City Council deems it necessary and desirable to establish zoning regulations to provide for the orderly development of property within the City by governing the use of land in order to promote the public health, safety, and general welfare of the residents of the City;

WHEREAS, this Ordinance was properly noticed for public hearings and the necessary hearings and opportunities for public input were completed;

WHEREAS, on July 16, 2024, the Planning and Zoning Commission held a public hearing and recommended approval of the proposed revisions; and

WHEREAS, the City Council held a public hearing on the proposed revisions on August 13, 2024; and

WHEREAS, the City Council hereby finds and determines that the proposed revisions are in the best interest of the residents of Sedona.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. Adoption

The document known as “Exhibit A – August 13, 2024 Proposed Land Development Code Revisions”, which was declared to be a public record established by Resolution No. 2024-19, is referred to, and hereby adopted to amend the Land Development Code Sections 2.11.A and 2.11.B Purpose of M1 and M2 zones and 3.4.D(2) Urban Agriculture, and made a part of this ordinance as if fully set out.

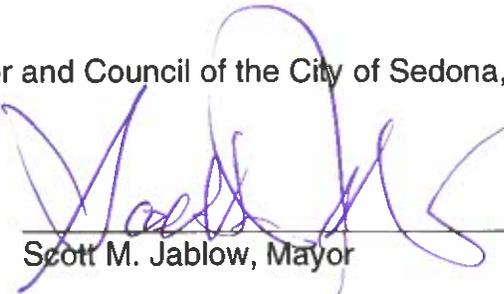
Section 2. Savings Clause

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance.

Section 3. Repeal

All other Code provisions, ordinances, parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict as of the effective date hereof.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 13th day of August, 2024.



Scott M. Jablow, Mayor

ATTEST:



JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:



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, lodging , 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, lodging , and commercial uses and incidental or accessory uses...
Article 3 – Use Regulations:		
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) 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.
<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 120 <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 six feet in height within the side or rear setback areas and shall not exceed eight feet in height outside the setback areas. <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 15 <u>20</u> feet from side and rear property lines...