

**ORDINANCE NUMBER O21-001****AN ORDINANCE OF THE CITY OF SAFFORD, GRAHAM COUNTY, ARIZONA AMENDING TITLE 17, ZONING, CHAPTER 17.68 SIZE AND SETBACK REGULATIONS, SECTION 17.68.010 SUMMARY OF ZONING REGULATIONS RELATING TO MAXIMUM LOT COVERAGE**

**WHEREAS**, *Arizona Revised Statute §9-462.01* provides that the legislative body of any municipality by ordinance may in order to conserve and promote the public health, safety, and general welfare regulate the use of buildings, structures and land as between agriculture, residence, industry, business and other purposes; and,

**WHEREAS**, *Arizona Revised Statute §9-462.01* provides that the legislative body of any municipality by ordinance may in order to conserve and promote the public health, safety, and general welfare regulate the location, height, bulk, number of stories and size of buildings and structures, the size and use of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, access to incident solar energy and the intensity of land use; and,

**WHEREAS**, The City of Safford has adopted Title 17, Zoning for the above stated purpose; and,

**WHEREAS**, the Planning & Zoning Commission held a public hearing on November 30, 2020 and voted unanimously to recommend City Council approve the increase in maximum lot coverage to 50%; and,

**WHEREAS**, the City Council desires to amend Title 17, Zoning to increase the maximum lot coverage in residential districts; and,

**WHEREAS**, the effective date of the amendment, dated March 22, 2021 shall be April 22, 2021, or upon completion of publication and posting as provided by law, whichever is later.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Safford, Graham County, Arizona, that Chapter 17.68 Size and Setback Regulations, Section 17.68.010 Summary of Zoning Regulations of the Municipal Code of the City of Safford as contained in Title 17, Zoning, is amended as stated below.

**Zoning Ordinance Chapter 17.68 Size and Setback Regulations, Section 17.68.010 Summary of Zoning Regulations is hereby amended as follows:**

**Chapter 17.68 - SIZE AND SETBACK REGULATIONS****17.68.010 - Summary of zoning regulations.****R1-10 Single-family residential zoning district**

Maximum lot coverage: ~~35%~~ 40%

**R1-6 Single-family residential zoning district**

Maximum lot coverage: 40% 50%

**R-2a Duplex residential zoning district**

Maximum lot coverage: 50%

**R-2 Multiple-family residential zoning district**

Maximum lot coverage: 50%

**A-R Agricultural residential zoning district**

Maximum lot coverage: 40%

**C-MH Conventional and manufactured home zoning district**


Maximum lot coverage: 40% 50%

**MHD Manufactured home zoning district**

Maximum lot coverage: 40% 50%

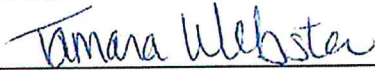
**PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL** of the City of Safford this 22<sup>nd</sup> day of March, 2021, with an effective date of April 22, 2021.

APPROVED:



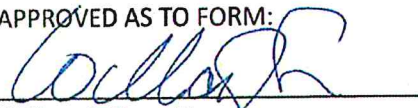
Richard Ortega, Vice Mayor  
City of Safford

ATTEST:



Tamara Webster, CMC  
City Clerk

APPROVED AS TO FORM:

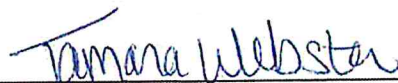


William J. Sims, III  
City Attorney

CERTIFICATION

STATE OF ARIZONA            )  
                                          ) ss  
County of Graham            )

I HEREBY CERTIFY, that the foregoing Ordinance Number O21-001 was duly passed and adopted by the Mayor and City Council of the City of Safford, Graham County, Arizona, at a regular council meeting held March 22, 2021 with an effective date of April 22, 2021. A quorum of the Council was present at the meeting.



Tamara Webster, CMC  
City Clerk

March 22, 2021  
Date: