

ORDINANCE NUMBER 021-008

AN ORDINANCE OF THE CITY OF SAFFORD, GRAHAM COUNTY, ARIZONA AMENDING TITLE 17, ZONING, CHAPTER 17.52 C-2 HIGHWAY COMMERCIAL, SECTION 17.52.030 SPECIFIC REQUIREMENTS OF THE CITY OF SAFFORD MUNICIPAL CODE RELATING TO CUSTOMARY HOUSEHOLD PETS

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 April 19, 2021 and voted unanimously to recommend City Council approve adding a provision for customary household pets for nonconforming single-family dwellings and uses in the C-2 Highway Commercial District; and,

WHEREAS, the City Council desires to amend Title 17, Zoning to add a provision for customary household pets for nonconforming single-family dwellings and uses in the C-2 Highway Commercial District; and,

WHEREAS, the effective date of the amendment, dated May 24, 2021 shall be June 24, 2021, or upon completion of publication and posting as provided by law, whichever is later.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Safford Graham County, Arizona, that Chapter 17.52 C-2 Highway Commercial District of the Municipal Code of the City of Safford as contained in Title 17, Zoning, is amended as follows:

Chapter 17.52 C-2 Highway Commercial District, Section 17.52.030 Specific Requirements is hereby amended as follows.

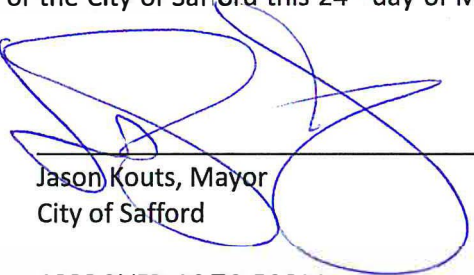
17.52.030 - Specific requirements.

- A. The maximum building height shall be forty-five (45) feet.
- B. There shall be no minimum lot area.
- C. All outdoor lighting shall be hooded or shielded to deflect source of light away from residential districts and shall comply with all of the requirements of the outdoor lighting code which is [chapter 15.32](#).
- D. Nonconforming single-family dwellings, uses, and accessory buildings shall be allowed to be increased or expanded provided that the R-2 Multiple-Family Residential District requirements pertaining to setbacks, maximum lot coverage, building height in feet and building height in stories are followed.

~~E. Any new commercial development on property adjoining a residential zone shall provide a sight-obscuring fence, five (5) to six (6) feet in height or other satisfactory buffer to protect the neighboring residential zone. The buffer which the developer proposes shall be clearly indicated on the building permit application.~~ **NONCONFORMING SINGLE-FAMILY DWELLINGS AND USES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 17.28.020 FOR ANIMALS WHICH ARE CONSIDERED CUSTOMARY HOUSEHOLD PETS.**


F. ANY NEW COMMERCIAL DEVELOPMENT ON PROPERTY ADJOINING A RESIDENTIAL ZONE SHALL PROVIDE A SIGHT-OBSCURING FENCE, FIVE (5) TO SIX (6) FEET IN HEIGHT OR OTHER SATISFACTORY BUFFER TO PROTECT THE NEIGHBORING RESIDENTIAL ZONE. THE BUFFER WHICH THE DEVELOPER PROPOSES SHALL BE CLEARLY INDICATED ON THE BUILDING PERMIT APPLICATION.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL of the City of Safford this 24th day of May, 2021, with an effective date of June 24, 2021.



Jason Kouts, Mayor
City of Safford

ATTEST:



Tamara Webster, CMC
City Clerk

APPROVED AS TO FORM:

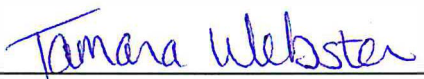


William J. Sims, III
City Attorney

CERTIFICATION

STATE OF ARIZONA)
) ss
County of Graham)

I HEREBY CERTIFY that the foregoing Ordinance Number O21-008 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 May 24, 2021 with an effective date of June 24, 2021. A quorum of the Council was present at the meeting.



Tamara Webster, CMC
City Clerk

May 24, 2021
Date: