

ORDINANCE NO. 18-04

AN ORDINANCE OF THE CITY OF COOLIDGE, ARIZONA, AMENDING SECTION 1003(A)(3) AND SECTION 1003(A)(4) OF THE ZONING CODE TO AMEND THE REQUIREMENTS FOR ACCESSORY BUILDINGS AND GARAGES ON PARCELS IN THE AGRICULTURAL ZONE HAVING A MINIMUM SIZE OF ONE (1) ACRE.

WHEREAS, the City of Coolidge Zoning Code provides land use regulations for property within the City of Coolidge to protect the public health, safety and general welfare of the community and the people of Coolidge; and

WHEREAS, the Mayor and City Council of the City of Coolidge, Arizona, believe, after consultation with its staff, that amending the City of Coolidge Zoning Code as set forth herein to be in the best interest of the City of Coolidge.

NOW THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Coolidge, Arizona as follows:

SECTION 1. Section 1003(A)(3) and Section (A)(4) of the City of Coolidge Zoning Code shall be deleted in their entirety and replaced with the following Section 1003(A)(3) and Section 1003(A)(4):

3. Accessory buildings and garages in residential districts shall not exceed the height of the principal structure and shall not be located within a utility easement, except that accessory buildings and garages on lots or parcels located in the AG (Agriculture) Zoning District and having a minimum size of one (1) acre may have a maximum height as outlined in Section 501, Table F of this code.
4. No accessory building or garage for single-family homes shall occupy more than twenty- five percent (25%) of a rear yard nor exceed eight hundred (800) square feet of floor area, except that garages which exceed the aforesaid maximum may be allowed with a Conditional Use Permit, and except that lots or parcels located in the AG (Agriculture) Zoning District and having a minimum size of one (1) acre do not require a Conditional Use Permit for accessory structures exceeding eight hundred (800) square feet.

SECTION 2. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

SECTION 3. 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 remaining portions thereof.

SECTION 4. This Ordinance shall become immediately effective thirty (30) days from the date of its passage and adoption by the City Council of the City of Coolidge.

PASSED AND ADOPTED by the Mayor and City Council of the City of Coolidge this 29th day of May, 2018.

Mayor

APPROVED

City Attorney

ATTEST

City Clerk