

# **TOWN OF COLORADO CITY**

## **MEETING NOTICE**

Notice is hereby given to the members of the Town of Colorado City Planning Commission and to the general public that the Planning Commission will hold a Citizen Review Work Session open to the public on Wednesday August 2, 2023, at 5:00 p.m. at the Colorado City Town Hall located at 25 South Central Street, Colorado City, Arizona.

### **AGENDA:**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Work Session on Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.
5. Adjournment

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the City attorney(s) on any item contained in this agenda. One or more Commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should contact the Town Clerk at 928-875-2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.

**Town of Colorado City**  
**PLANNING COMMISSION MEETING**  
**Citizen Review Session**  
**STAFF SUMMARY REPORT**  
**Wednesday August 2, 2023**

**5:00 p.m.**

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**4. Work Session on Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.**

The Town has had several requests to allow modify the Zoning Code to permit multi-level Accessory Dwelling Units in the Town.

Some language has been drafted for the Citizen Review and Planning Commission work session.

After the work session a Public Hearing will be held at the regular Planning Commission meeting scheduled for Monday August 7, 2023.

The Town's zoning code requires a citizen review session at a Planning Commission work session at least 5 days prior to the public hearing to consider the proposed text amendments.

Presented here for discussion and citizen review are some proposed text amendments to the Town's zoning code.

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**5. Adjournment**

ORDINANCE NO. 2023-\_\_

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN CODE TITLE XV CHAPTER 152 ZONING CODE

WHEREAS, on \_\_\_\_, 2023, this document entitled "Ordinance No. 2023-18" adopting amendments to "Town Code Title XV, Chapter 152 Zoning Code had a first reading by title: and

WHEREAS, on \_\_\_\_, 2023, this document was read by title a second time; and

WHEREAS, the Mayor and Council deem it necessary to amend the Zoning provisions of the Town Code to clarify and establish development standards;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, as follows:

**Section 1:** That Town Code Title XV, Chapter 152, Zoning Code, Section 152.046(F)(1) Accessory dwelling unit be amended as follows:

(F) *Additional standards for specific accessory buildings, structures and uses.*

(1) *Accessory dwelling unit.*

(a) No more than one accessory dwelling unit may be located on any lot.

(b) ~~For~~ residential uses, an accessory dwelling unit shall be permitted only on a lot having 12,000 square feet or more in area. The accessory dwelling unit shall have an architectural design and exterior building materials that are compatible with the principal building.

(c) Accessory dwelling units shall be single level and not exceed 50% of the size of the primary dwelling with a maximum size of 900 square feet on 12,000 square foot lots.

~~(d) \_\_\_\_\_ and~~ Accessory dwelling units may be multi-level on RE1A or larger residential zones on a lot with a minimum size of 32,000 sq ft. and may not exceed 50% of the primary dwelling with a maximum size of 1,200 square feet. ~~feet on lots larger than 12,000 square feet. Accessory dwelling units that are multi-level must meet the same height and set back requirements from the property line as the primary dwelling. Lots with a multi-level accessory dwelling may not be further subdivided in a manner that would create a non-conforming accessory dwelling unit.~~

~~(de)~~ Mobile homes, and recreational vehicles shall not be used as accessory dwelling units.

~~(ef)~~ The accessory dwelling unit and the principal residence shall share utilities. Separate utility meters shall not be allowed.

~~(fg)~~ At least one off-street parking space shall be provided for each accessory dwelling unit.

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**Section 2:** If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to the Town of Colorado City Zoning Code adopted herein by reference 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 3:** The provisions of this ordinance and the public record adopted herein shall be effective from and after thirty (30) days from adoption.

**PASSED AND ADOPTED** by the Town Council of Colorado City, Arizona this \_\_<sup>th</sup> day of \_\_\_\_ 2023.

**ATTEST:**

**TOWN OF COLORADO CITY**

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

**APPROVED AS TO FORM:**

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Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney