

DEVELOPMENT CODE

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**Section 151.22.001**

**Establishment of Districts**

In order to classify, regulate, restrict, and separate the use of land, buildings, and structures, and to regulate and limit the type, height, and bulk of buildings and structures in the various districts; and to regulate the area of yards and other open areas abutting buildings and structures and to regulate the density of population, the City of Sierra Vista is hereby divided into the following districts:

<u>District Name</u>	<u>District Abbreviations</u>
A. Residential Districts	
Urban Ranch	UR
Single Family Residence	SFR36
Single Family Residence	SFR18
Single Family Residence	SFR12
Single Family Residence	SFR10
Single Family Residence	SFR8
Single Family Residence	SFR6
Multi-Family Residence	MFR
Manufactured Home Residence	MHR
Recreational Vehicle	RV

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Commercial  
Districts

Districts  
Abbreviations

B.

Neighborhood Convenience	NC
Light Commercial	LC
Office Professional	OP
General Commercial	GC

C. Industrial Districts

Industrial Park	IP
Light Industry	LI
Heavy Industry	HI

D. Open Space/Public Facilities

Open Space/Public Facilities	OS/PF
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E. Airport Airspace

Airport Airspace	AA
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F. Flood Hazard

Flood Hazard	FH
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G. Specific Plan

Specific Plan	SP
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**Section 15122.002**  
**Required Conformity to District Regulations**

The regulations set by this Code within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied, erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

- B. No building or other structure shall hereafter be erected or altered:

1. To exceed the height or bulk;
2. To accommodate or house a greater number of families;
3. To occupy a greater percentage of lot area;
4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Code.

- C. No part of a yard, or other open space, or off-street parking or loading space required in connection with any building for the purpose of complying with this Code, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building, except as hereinafter provided.

- D. No yard or lot existing at the time of passing of this Code shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Code shall meet at least the minimum requirements established by this Code.

**Section 151.22.003**  
**Classification of Annexed Areas**

All territory which may hereafter be annexed to the City of Sierra Vista shall, at the time of annexation, be assigned temporary City zoning equivalent to the County classifications as shown on the official zoning map of Cochise County. This temporary zoning shall be in effect for six months unless sooner rezoned by the Council.

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Six months after the annexation is final, the Council shall, after proper notice and a public hearing as required by Article 151.31 of this Code, officially zone all the annexed property with City zoning classifications.

Within this six month period, any owner of land included within the annexed area may apply for a rezoning of his property utilizing the procedures set forth in Article 151.31 of this Code.

### **Section 151.22.004**

#### **Classification of Vacated Streets**

Whenever a public street or other public right-of-way is vacated by official action of the Council, the zoning districts adjoining each side of such street, alley or right-of-way shall automatically be extended to the center line thereof, and all land area thus vacated shall then and henceforth be subject to all regulations of the extended districts.

### **Section 151.22.005**

#### **Official Zoning Map**

- A. Establishment. The areas and boundaries of zoning districts are hereby established as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Code.
- B. Identification. The Official Zoning Map shall be identified by the signature of the Mayor and attested by the City Clerk. Regardless of the existence of purported copies of the Official Zoning Map which may, from time to time be made or published, the Official Zoning Map located in the Office of the City Clerk shall be the final authority as to the current zoning status of land areas, buildings and other structures in the City.
- C. Changes. If, in accordance with the provisions

of this Code, changes are made in district boundaries or in other matters portrayed on the Official Zoning Map, such changes shall be made by the Director of Community Development on said map promptly after the amendment has been approved by the City Council, together with an entry signed by the City Clerk certifying to the accuracy and date. No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the provisions of this Code. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Code and punishable as hereinafter provided in Article 151.32.

- D. Replacement. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature of the number of changes and additions, the Council may, by ordinance, adopt a new Official Zoning Map which shall supersede the prior map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, and be attested by the City Clerk, under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of Ordinance No. \_\_\_\_ of the City of Sierra Vista, Arizona"
- E. Interpretation. Where, due to scale, lack of detail, or illegibility of the Official Zoning Map, there is an uncertainty, contradiction or conflict as to the intended location of any district boundary shown thereof, the exact location of such

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boundary shall be determined by the Director of Community Development. In reaching his determination, he shall apply the following standards:

1. Zoning district boundary lines are intended to follow lot lines or be parallel or perpendicular thereto, or along the center lines of streets, alleys or rights-of-way, unless otherwise fixed by dimensions shown on the Official Zoning Map.
2. In subdivided property or where a zoning district boundary divides a lot, the exact

location of such boundary unless same is indicated by dimensions shown on the Official Zoning Map, shall be determined by use of the map scale shown thereon.

3. If, after application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Zoning Administrator shall determine and fix the location of said line in accordance with the purposes and intent of this Code.