

NO.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE SAN LUIS CITY CODE CHAPTER 152 ZONING REGULATIONS SECTION 152.078(E)-TABLE NO. 3 DEVELOPMENT STANDARDS TO AMEND THE PROVISIONS FOR SIDE YARD SETBACKS FOR R1-6 ZONING DISTRICT; AMENDING SUBSECTIONS 152.091(A) AND (B)(1) TO CLARIFY APPLICABILITY OF DESIGN AND DEVELOPMENT STANDARDS FOR SINGLE DETACHED RESIDENCE DEWELLING LOTS CREATED PRIOR TO MARCH 1, 2016; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona as follows:

SECTION 1: Subsection 152.078(E) Design Standards Table 3 Development Standards for Single Family Zoning Districts is hereby amended to read as follows:

TABLE No. 3
Development Standards – Single Residence Zoning Districts

Zoning District	Minimum Lot Size (ac./sq ft)	Minimum Lot Width (feet)	Maximum Bldg. Height (feet)	Minimum Yard Setback (feet)					Maximum Lot Coverage
				Front	Garage Entrance	Side	Street Side	Rear	
"RA-10"	10 acres	330	35(b)	50	40	30 & 30	50	50	10%
"SR-5"	5 acres	220	35(b)	40	40	30 & 30	40	40	15%
"SR-2"	2 acres	120	35(b)	30	30	30 & 30	30	40	20%
"R1-35"	35,000 sf	100	30	30	30	15 & 15	30	40	30%
"R1-20"	20,000 sf	100	30	25	20	10 & 10(c)	15	30(c)	40%
"R1-12"	12,000 sf	80(a)	30	20	18	7 & 7(c)	10	25(c)	45%
"R1-8"	8,000 sf	70(a)	30	20	18	7 & 7(c)	10	20(c)	50%
"R1-6"	6,000 sf	60(a)	30	20	18	7 & 7(c) & 5 (d)	10	10(c)	50%
"R1-5"	5,000 sf	50(a)	20	15	18	5 & 5(c)	10	10(c)	50%

- (a) Lot width on corner lots shall be increased by five feet.
- (b) Accessory agricultural buildings may be permitted additional height in accordance with regulations in §§ 152.210 through 152.226.
- (c) Increased setbacks for institutional uses allowed by C.U.P. shall be increased one foot for every two foot of building height, but in no case less than 20 feet.
- (d) 5 foot setbacks shall be permitted in a R1-6 District where the projections beyond a 7 foot setback are constructed with no less than 2 hour fire resistive construction.

SECTION 2: S Subsections 152.091.A and 152.091.B.1 are hereby amended to clarify that both the design standards and the development standards for an “R1-6” zoning district apply to single detached residence dwelling units created prior to March 1, 2016 and shall read as follows:

§ 152.091 “R-2” MEDIUM-HIGH DENSITY RESIDENTIAL ZONING DISTRICT.

(A) Purpose. The purpose of this zoning district is to allow for a variety of building types, including duplex, townhouses, and apartments with varied project amenities. The “R-2” shall provide a balance of housing opportunities to serve the needs of the residents of San Luis. The intent of this district is to permit higher density urban development with a mixture of uses of a similar intensity. Dwelling units shall be a multiple residences dwelling. No detached single residence dwelling unit shall be permitted from and after March 1, 2016. For all lots created for single detached residence dwelling units prior to March 1, 2016, all such single detached dwelling units shall be developed to the design and development standards of an "R1-6" zoning district.

(B) Permitted uses - “R-2” Zoning District.

(1) Attached or detached single residence dwellings, including townhouses, provided the maximum density does not exceed ten dwelling units per acre. No single detached residence dwelling units shall be permitted effective as of March 1, 2016. For lots for single detached residence units created prior to March 1, 2016 in a multiple residence zoning district, all single detached dwelling units shall be developed to the design and development standards of an "R1-6" zoning district.

SECTION 3: In the event of a conflict between the provisions of this Ordinance and any other ordinance, resolution, regulation, code, or policy of the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this Ordinance shall govern.

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 final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Mayor and Council of City of San Luis, Arizona, on this _____ day of _____, 2017.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney