

COCONINO COUNTY ZONING ORDINANCE AMENDMENTS SINCE 1964 ADOPTION*

CASE NO.	BOARD APPROVAL	SUMMARY & ORDINANCE NUMBER
?	Adopted ? (effective October 6, 1964)	Original Coconino County Zoning Ordinance
?	March 9, 1973	Amendments to Coconino County Zoning Ordinance (Resolutions 229 & 214)
?	June 3, 1974 (effective July 2, 1974)	Amendments to Coconino County Zoning Ordinance
	August 3, 1981 (effective September 2, 1981)	Adopting the Zoning Ordinance of the County of Coconino setting forth new provisions establishing land use classifications; dividing the County into zones; adopting a map of said land use zones; imposing regulations for the promotion of health, safety, morals, convenience and welfare; concerning the use of land for residential and non-residential purposes; regulating and limiting the height and bulk of buildings and other structures; limiting lot occupancy and the size of yards and other open spaces; establishing standards of performance and design; prescribing procedures for changes of zone, conditional use permits, variances, or other permits; prescribing penalties for violations of said ordinances; and, repealing the previous zoning ordinance as adopted June 3, 1974 with all subsequent amendments thereto. Ordinance 81-1.
AM-83-1	May 2, 1983	Permitting guest houses in the General and Agricultural Residential Zones (Section 9) under certain conditions and with specified standards.
AM-83-2	November 7, 1983	Amending the floodplain management overlay zone section (Section 13.6).
AM-83-3	January 3, 1984	Adding the RMH (Residential Mobile Home) zoning classification which permits both site built residences and mobile homes (Section 13).
AM-84-1	January 21, 1985	Amending the floodplain management overlay zone (Section 13.6) and adding relevant definitions (Section 8).
AM-86-1	February 18, 1986	Permitting bed and breakfasts with a use permit in certain residential zones and establishing performance standards (Sections 9, 10 and 14.3).
AM-86-2	July 21, 1986	Amending the Mobile Home Park section (13.1) requiring additional application submittals and establishing procedure for amendments.
AM-86-3	October 20, 1986	Amending guest house provisions and requiring a use permit and establishing standards (Section 9);

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		providing for appeal of temporary use permit denials (Section 14); prohibiting off-premise and portable signs (Section 16); adding conditional zoning (Section 18.4); and providing for lapse of use permits with inactivity (Section 18.2).
AM-86-5	January 19, 1987	Amending the enforcement section (Section 7) to allow use of hearing officer, and establishing procedures.
AM-87-1	April 6, 1987	Amending the floodplain management overlay zone (Section 13.6) and moving floodplain definitions from Section 8 to Section 13.
AM-87-3	January 18, 1988	Permitting mobile homes in certain RM zones (multiple family residential) with a use permit (Section 10.2).
AM-87-4	February 16, 1988	Amending the temporary use permit section (14.1) adding performance standards and requiring a TUP for RV's in the G and AR zones (Section 9.3).
AM-88-1	May 2, 1988	Deleting Section 5, Clarification of Ambiguity.
AM-88-3	November 7, 1988	Amending the Mobile Home Park Zone (Section 13.1) to add property development standards and to delineate permitted and conditional uses.
AM-88-4	March 6, 1989	Addition of new Section (17) pertaining to Lighting, establishing zones and setting limits on total amount of light.
AM-89-1	May 15, 1989	Amending certain definitions (Section 8) and adding new ones in conjunction with amendments to Sections 9 and 11 below.
AM-89-2	May 15, 1989	Amending the General and Agricultural Residential Zones Section (9) to modify permitted and conditional uses, to change performance standards, and to increase allowed outdoor storage.
AM-89-3	April 3, 1989	Clarification of permitted and conditional uses in Commercial Zones (Section 11), deletion of OP-10,000 Zone, increase in front setback, height limitations, and restriction on use of mobile homes.
AM-89-4	April 3, 1989	Complete rewrite of Nonconforming Situations (Section 18).
AM-89-7	July 17, 1989	Re-number Section 18 (Administration) and 19 (General Plan) to 19 and 20.
AM-90-1	April 2, 1990	Creation of new zoning classification called RR (Rural Residential) to be included in Section 9 and to add group home language; minor amendments to Sections 4, 7, 16 & 19.
AM-90-2	August 20, 1990	Establishment of new performance standards for residential zones (Section 10); updating and amending numerous definitions (Section 8); minor changes to Sections 7 and 19.
AM-91-1	July 15, 1991	Allowing modulars in RR Zone; amending height

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		limits in RM-10/A and M-2-6,000 Zones; allowing cottage industries with a use permit; other minor amendments to Sections 7, 8, 9, 10, 11, 12, 13.1, 13.11, 14, 16, 18 and 19.
AM-91-2	December 2, 1991	Amending Sections 9.1.B and 10.1.I.B regarding the 100-foot requirement for the keeping of animals.
AM-92-1	May 18, 1992	Establishing a zoning violation fine schedule in Section 7; amending horse boarding requirements; allowing guest houses in large acreage RS Zones; updating parking and temporary use sections; other minor changes to Sections 7, 8, 9, 10, 16, and 19.
AM-92-3	September 21, 1992 October 5, 1992	Permitting guest houses and accessory living quarters in G, AR, RR and RS Zones subject to a number of conditions.
AM-93-1	September 20, 1993	Amending Section 19 (Administration) of the Zoning Ordinance to reflect changes in state statutes. The petition process for rezoning would be eliminated and the protest provisions amended.
AM-94-3	January 3, 1995	Amending Sections 9.3, 10.2, 11.2, 12.2 and 13.11-3 to require 30 foot easements.
AM-94-4	February 27, 1995	Amending the definitions of guest house and dormitory.
AM-95-1	September 18, 1995	Amending Section 19.7-5 requiring an additional finding to grant an Administrative Adjustment allowing a reduction in minimum site area.
AM-96-1	May 6, 1996	Amending Section 13.2 to allow guest houses and accessory living quarters in the Planned Residential Development Zone.
AM-97-1	December 15, 1997	Amending Section 17 to add Roden Crater as the center of an astronomical zone (Section 17.0.C added, Section 17.4.A amended).
AM-00-01	June 5, 2000	Amending Sections 8, 9, 13.1 & 13.11 to prohibit pre-HUD mobile homes unless they are rehabilitated; Section 7 to change the civil penalty amounts; Sections 8, 9, 10, 11, 12, 13.1 & 13.11 to reflect current administration of the Ordinance and to standardize text; Sections 9, 10, 11, 12, 13.1, 13.2, 13.3, 13.7, 13.9 & 13.11 to make building without a building permit a zoning violation; Section 9, to make the permanent use of a travel trailer a conditional use; Sections 9, 13.1 & 14 to allow the temporary occupancy of a travel trailer or RV for 100 days; Section 10 to add cottage industries as a conditional use in the RS-36,000 Zone; Sections 11 & 12 to add solid waste hauler's yards as a conditional use; Sections 13.1.& 13.11 to add day care centers as a permitted use; Section 13.2 to add several permitted and conditional uses; Section 13.10

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		to clarify what types of development require approval; Section 19.4 to clarify the amendment approval process; and minor grammatical and administrative revisions to various sections.
AM-00-03	December 4, 2000	Amending Section 13.6, Floodplain Management Overlay, to reflect changes in state and federal law.
AM-01-02	April 16, 2001	Amending Section 19 to add the requirement of citizen participation to the public hearing process (new Section 19.2); to move variance procedures from Section 19.3 to Section 19.7; to move administrative adjustments from Section 19.7 to Section 19.8; and to move animal husbandry activities from Section 19.7-7 to new Section 19.9.
AM-00-04	April 16, 2001	Adding new Section 14.5, Wireless Telecommunications Facilities; a corresponding amendment to Section 9.1.D.2; and the corresponding addition of Sections 11.1.B.42, 12.1.C.28, 13.2-2.L, 13.3-2.F, 13.4-2.R, 13.5-2.K, 13.7-2.F, 13.8-2.C and 13.9-2.J.
AM-01-04	August 20, 2001	Adding a definition for Large Retail Establishments (Section 8), and listing such establishments as a conditional use in the CG-10,000 and CH-10,000 zones (Section 11.1.B.24).
AM-01-03	December 18, 2001	Various amendments to Section 17, Lighting.
AM-01-05	December 18, 2001	Various amendments to Section 16, Signs.
AM-01-06	March 5, 2002	Addition of new Section 18, Landscaping; associated amendments (renumbering, etc.) to various other Sections.
AM-02-01	August 20, 2002	Amending Section 13.2-3.D.7 to delete the two story building height limit; amending Section 17.6.C to add a note regarding lights under a building overhang, eave, or balcony.
AM-02-02	May 20, 2003	Adding definitions of Off Highway Vehicle and Off-Highway Vehicle Facility (Section 8); adding Off-Highway Vehicle Facility as a conditional use in the General Zone (Section 9).
AM-03-01	November 18, 2003	Amending Section 16.4 to allow off-premise Open House signs with certain limitations.
AM-04-01	March 23, 2004	Amending Section 20.9 to add additional criteria for animal husbandry activities and projects.
AM-05-01	August 16, 2005	Amending Sections 8, 9, 10 and 14 to add criteria for group homes for the handicapped.
AM-07-02	October 16, 2007	Amending Section 20.3-6 to clarify that the Planning and Zoning Commission can grant waivers (not variances) from property development standards and performance standards.
AM-07-01	December 18, 2007	Amending Sections 9, 10, 11, 12 and 14 to allow metal storage containers under certain conditions.

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AM-07-03	June 17, 2008	Amending Sections 14 to allow accessory wind energy systems under certain conditions.
AM-08-01	December 16, 2008	Amending Sections 10.5.C, 13.1-8.C and 13.11-6.C for accessory structures less than 120 square feet.
AM-10-01	August 10, 2010	Amending Sections 20.4-13 and 20.4-14 pertaining to conditional zoning and change of zone accompanied by a preliminary plat.
AM-10-02	February 15, 2011	Amending Sections 11.1.B, 12.1.E and 13.3-2 and adding Section 14.9 to provide for medical marijuana dispensaries and off-site cultivation and infusion facilities.
AM-12-02	September 17, 2013	Amendments to the County Zoning Ordinance, clarifying, updating, and renumbering sections, including the deletion and addition of some uses (e.g. deletion of uses which are antiquated or are included under other uses and the addition of uses which have been addressed in previous actions by the Commission), and including addition of definitions.
AM-14-01	February 18, 2014	Amending Section 16, Enforcement, for clarity and for consistency with Arizona Revised Statutes.
AM-14-02	May 19, 2015	Amending Section 24, Special Uses and Conditions, to establish criteria, process, rules and standards for vacation rentals. Ordinance 2015-05
AM-15-01	January, 2015 (P&Z)	Adoption of amendments to Commission Operating Rules and Regulations
AM-15-01	March 6, 2015	Amending Sections 1-15, 17, 24 and 30 of the zoning ordinance including a new use for the processing of forest materials and changes to the renewals of conditional use permits. Ordinance 2015-02
AM-15-02	March 29, 2016	Amending the Coconino County Zoning Ordinance by adding a section for community agriculture, correcting general formatting and amending all sections pertaining to accessory dwelling units and projections into side yards. Ordinance 2016-02.
AM-15-02	April 19, 2016	Amending Section 3.3C, Section 2, establishing performance standards for the keeping of animals. Ordinance 2016-05.
AM-17-001	April 18, 2017 (effective May 17, 2017)	Amending the Coconino County Zoning Ordinance to conform with State and Federal regulations regarding Vacation Rentals, Group Homes for the Handicapped, Wireless Telecommunication Facilities, Floodplain Management Overlay and reference to State Statutes. Ordinance 2017-04.
AM-19-003	November 12, 2019 (effective December 11, 2019)	A major update to and amendment of the Coconino County Zoning Ordinance, by adding new sections to Chapter 1 for short title and authority, Planning and Zoning Commission, Board of Adjustment, and Board

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		of Supervisor powers and duties; changing some conditional uses to permitted uses, adding new conditional and permitted land uses to several zoning districts, condensing and combining land uses, consolidating land use tables, and adding the Bellemont Area Plan to the Design Review Overlay section in Chapter 2; reorganizing several sections, and adding new special uses and conditions for recreational facilities (outdoor), animal shelters and kennels (commercial), recreational vehicles as a permanent residence, and campgrounds and RV parks to Chapter 3; updating and expanding performance standards for parking, landscaping, performance standards between zones, and other organizational changes in Chapter 4; reorganizing the citizen participation section, adding to the types of and criteria for administrative adjustments, expanding the types of conditional use permit conditions, adding Planning Commission findings for granting waivers, updating variance case findings, and adding a process for amending the Comprehensive Plan to Chapter 5; adding new and updating existing definitions in Chapter 6; other minor changes throughout the Ordinance; and adopting a newly stylized document with numbering corrections, new and updated graphics, colors, labeled headers and footers, and electronic document links. Ordinance 2019-14.
PZ-AM-20-003	May 10, 2022 (effective June 9, 2022)	Amending Chapter 3, Special Uses and Conditions, to include a new section 3.19 that provides performance standards and application requirements for developing utility scale renewable energy projects including wind, solar, and biomass projects and, amending Chapter 5, Administration, Section 5.7.B.4.B, to add additional waivers that the Planning Commission may grant for utility scale renewable energy projects to include Performance Standards Between Zones, audible noise, underground placement of collection lines, and Shadow Flicker and, amending Chapter 6, Definitions, to include new terms associated with utility scale renewable energy projects. Ordinance 2022-01
PZ-AM-21-002	May 10, 2022 (effective June 9, 2022)	Amendment to the Coconino County Zoning Ordinance, by amending Section 1.5.B.1, Zoning Districts Table 1-1 to remove Floodplain Management Overlay Zone from the table and, adding Section 1.6.A.5 to Chapter 1, General Provision, Application of Provisions to refer to a separate ordinance titled the Coconino County Floodplain Regulations and, amending Chapter 2, Zoning Districts, Section 2.16.B,

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		Floodplain Management Overlay Zone to conform to state standards and suggestions of the Arizona Department of Water Resources (ADWR) to remove the Floodplain Management Overlay Zone from the Zoning Ordinance and to establish it as a separate ordinance under jurisdiction of the Flood Control District titled the Coconino County Floodplain Regulations and, amending Chapter 6, Section 6.3, Definitions, to remove terms associated with Floodplain Management Definitions. Ordinance 2022-02

* Note that all amendments are effective 30 days after the Board of Supervisor approval date.