



OFFICE OF THE
MAYOR
CITY OF SOMERTON

Ordinance

No. 2017-005

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL, AMENDING PORTIONS PERTAINING TO RELIGIOUS ASSEMBLY USES IN SECTIONS 2, 3, AND 4 OF THE 2015 SOMERTON ZONING ORDINANCE; AND SEVERABILITY.

WHEREAS, the City of Somerton City Council adopted Ordinance No. 2015-002, CITY OF SOMERTON ZONING AND SUBDIVISION ORDINANCE, on March, 3, 2015; and,

WHEREAS, the City Council may from time to time consider changes to the Somerton Zoning Code to correct scrivener's errors and omissions and to maintain it more up to date.

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

SECTION ONE: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING ORDINANCE, Tables 2.2-1, 2.3-1, 2.4-1, 2.5-1, 2.6-1, 2.7-1 are hereby amended by including Religious Assembly Uses in the Public and Semi-Public Use Category as a Permitted Use.

SECTION TWO: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING ORDINANCE Section 2.4.5. Mixed-Use Architectural Guidelines and Standards, Sub-Section E.5 is hereby removed in its entirety.

SECTION THREE: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING ORDINANCE Section 3.1.4 Public and Semi-Public Use Category, Sub-Section A is hereby removed in its entirety.

SECTION FOUR: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING ORDINANCE Section 4.3.4 Number of Parking Spaces Required, Sub-Section E is hereby amended by inserting a new sub-title to read Additional Requirements for Significant Traffic and Parking Impacts and amending the wording of the Sub-Section to read In addition to the requirements of 4.3.4, high traffic and parking generating uses that are likely to create "significant" levels of vehicular traffic or parking demand (e.g. due to shipping, receiving and/or customer traffic) in any District, may be required to prepare a traffic impact and/or parking

analysis by a qualified professional. "Significant" traffic or parking levels means that the average number of daily trips or the average number of peak hour trips, on any existing street would increase by ten (10) percent or more as result of the use, or if the use has a capacity of over three hundred (300) persons, or the use will have activities during peak times that could create traffic and/or parking conflicts with other uses in the vicinity. The analysis shall propose mitigation measures as warranted. And change current item "E" to "F"

SECTION FIVE: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING ORDINANCE Section 4.3.5, Required Parking in Mixed Use District is hereby amended by inserting the words "on-site parking and" immediately preceding the words "off-street parking" throughout this Section.

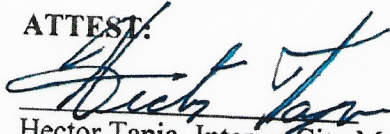
SECTION SIX: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING ORDINANCE Section 4.3.10.b Access to Parking is hereby amended by inserting as item number 2. "Vehicular access to non-residential parking areas located in residential districts shall be provided along Collector or above roadway classifications. Exceptions may be granted when a traffic analysis is completed by a qualified professional, at the applicants cost, that demonstrates minimal impact to local traffic conditions as a result of use of a lower roadway classification for access." And change current Item "2" to "3" and Item "3" to "4"

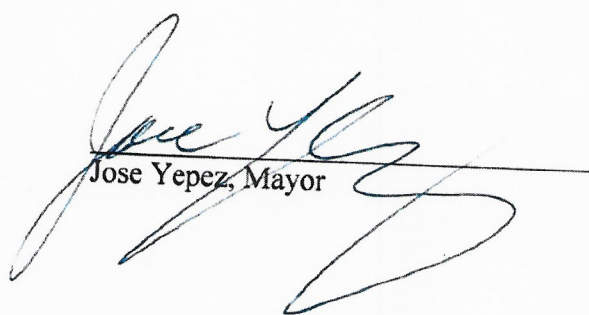
SECTION SEVEN: That all amendments described in Sections One through Five above are set forth in their entirety in that public record entitled "SOMERTON ZONING AND SUBDIVISION ORDINANCE" and are incorporated by reference in their entirety in this Ordinance as adopted by Resolution No. 2015-004.

SECTION EIGHT 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.

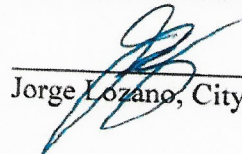
PASSED AND ORDAINED by Mayor and Council of the City of Somerton Arizona
this 17 day of October, 2017.

ATTEST:


Hector Tapia, Interim City Manager


Jose Yepez, Mayor

APPROVED AS TO FORM:


Jorge Lozano, City Attorney