



OFFICE OF THE
MAYOR
CITY OF SOMERTON

Ordinance

No. 2026-001

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL, AMENDING SECTIONS 10.2 AND 10.3 OF THE 2025 SOMERTON SUBDIVISION ORDINANCE TO COMPLY WITH ARIZONA REVISED STATUTES, AND AMENDING SECTION 2.3 (RESIDENTIAL DEVELOPMENT STANDARDS) OF THE 2025 SOMERTON ZONING ORDINANCE REGARDING INCREASING MAXIMUM LOT COVERAGE FOR ACCESSORY SHADE STRUCTURES AND ELIMINATING ROOFTOP HVAC SCREENING REQUIREMENTS.

WHEREAS, the City of Somerton City Council adopted Ordinance No. 2024-006, CITY OF SOMERTON ZONING AND SUBDIVISION ORDINANCE, on November 19, 2024; and,

WHEREAS, the City Council may from time to time consider changes to the Somerton Zoning Code to comply with changes to state law; and,

WHEREAS, Arizona House Bill 2447 (2026) establishes requirements related to subdivision platting, including provisions governing the review, approval, and processing of plats by local jurisdictions; and,

WHEREAS, the City Council desires to facilitate new residential development in the City of Somerton by removing burdensome requirements in the zoning ordinance; and,

WHEREAS, the City Council desires to provide additional flexibility to property owners wishing to construct accessory shade structures; and,

WHEREAS, the City Council desires to create guidelines to ensure quality development and design standards as specified in the adopted 2020 General Plan;

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

Section 1: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING AND SUBDIVISION ORDINANCE, Section 10.2 (Subdivision Administration) is hereby amended as shown in EXHIBIT A, attached hereto this ordinance.

Section 2: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING AND SUBDIVISION ORDINANCE, Section 10.3 (Platting Procedures and Requirements) is hereby amended as shown in EXHIBIT A, attached hereto this ordinance.

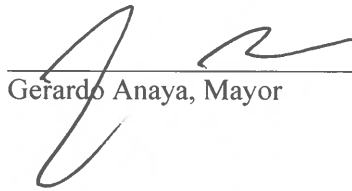
Section 3: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING AND SUBDIVISION ORDINANCE Table 2.3-2 (Residential Development Standards) is hereby amended as shown in EXHIBIT B, attached hereto this ordinance.

Section 4: That the Somerton City Code, Article 2-7-1, SOMERTON ZONING AND SUBDIVISION ORDINANCE Section 2.3.5 (Residential Architectural Guidelines and Standards) is hereby amended, as shown in EXHIBIT B, attached hereto this ordinance.

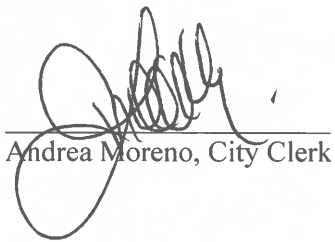
Section 5: That all amendments described in Sections One through Four above are set forth in their entirety in that public record entitled "SOMERTON ZONING AND SUBDIVISION ORDINANCE" and are incorporated by reference in their entirety in this Ordinance.

Section 6: That 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 2 day of June, 2026.


Gerardo Anaya, Mayor

ATTEST:


Andrea Moreno, City Clerk

APPROVED AS TO FORM:


Trish Stuhan, City Attorney

Exhibits on file at the Community Development Department, 143 N State Avenue, Somerton AZ 85350