

ORDINANCE 17-12

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, APPROVING THE REVISED CANYON SIDE LOT ORDINANCE.

WHEREAS, the Mayor and Council of the Town of Fountain Hills (the "Town Council") approved Ordinance No. 17-12 on September 5, 2017 approving the Canyon Side Lot Ordinance (the "Ordinance"); and

WHEREAS, the Town Council desires to revise the Ordinance to correct scrivener's errors in Zoning Sections 1.12.A and 10.09 footnote f (the "Revised Ordinance").

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Fountain Hills Zoning Ordinance Chapter 1, Section 1.12.A is hereby amended as follows:

A. Canyon-side Lot: Within a single-family residential zoning district, any lot or parcel with slopes equal to or greater than 30% (~~1:3~~) as determined using the methods described in Section 5.10 of this Zoning Ordinance.

SECTION 3. The Fountain Hills Zoning Ordinance Chapter 10, Section 10.09 footnote f is hereby amended as follows:

f. Lots on which the house footprint has an average natural slope ~~in excess of~~ equal to or greater than 30% are permitted to utilize the modified front setback and height standards for canyon-side lot, as determine pursuant to section 5.10.

SECTION 4. The Revised Canyon Side Lot Ordinance shall be effective as of November 17, 2017.

SECTION 5. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Fountain Hills, October 17, 2017.

FOR THE TOWN OF FOUNTAIN HILLS:



Linda M. Kavanagh, Mayor

ATTESTED TO:



Bevelyn J. Bender, Town Clerk

REVIEWED BY:



Grady E. Miller, Town Manager

APPROVED AS TO FORM:



Town Attorney