

**City of Willcox Newsletter
November 2012**

Willcox Planning & Zoning Commission

**Public Hearing
Title 11- ZONING
City Council Chambers
300 W. Rex Allen Dr.
November 29 and December 12, 2012
7:00 p.m.**

Introduction

Arizona law does not require cities, towns, and counties to have a Comprehensive Plan or Zoning. However, Arizona Revised Statutes 9-462.01 authorizes communities to institute zoning once a Comprehensive Plan/General Plan has been approved and when they believe it is in the communities' best interest. Zoning puts a community's Comprehensive Plan to work. A zoning ordinance has the force of the law, while a Comprehensive Plan does not. A zoning ordinance contains regulations to implement the Comprehensive Plan and includes rules on setbacks, signs, parking, landscaping, environmental restrictions, density, site plans, and more. Also included is a set of local regulations that spell out what a landowner can and cannot do with land and buildings. Land use regulations in a zoning ordinance encourage growth in some places and limit growth in other parts of a community.

What Is Zoning?

Zoning is the most common technique local governments use to influence the location and density of development. A zoning ordinance has two parts: a text and a map. The text describes the different land use zones, density standards, allowable and non-allowable uses, development standards, and the administration of the process. The map shows the location of the various zoning districts. The ordinance is normally drafted by a Community's Planning & Zoning Commission. Once the draft is ready, a public hearing is held. Finally, the plan commission recommends it to the legislative body (City Council), which may reject, amend, or approve the ordinance. Some communities have drafted or amended their zoning ordinances without referring to the Comprehensive Plan. Ignoring the Comprehensive Plan can render the zoning provisions invalid if they are challenged in court. The Comprehensive Plan, the zoning ordinance, and other land-use regulations must work together to achieve orderly growth.

What Zoning Can & Can't Do in a Community

Zoning Can:

- assist economic growth by helping reserve adequate and desirable sites for industrial and commercial users.

- protect property from inconsistent or harmful use.
- protect individual property owners from harmful or undesirable uses of adjacent property.
- provide orderly and systematic transition in land use that benefits all land uses through public hearings and local decisions.
- make the community more attractive by assisting the preservation of open space, unique natural resources, and natural terrain features.
- inform residents where industry will be allowed to develop in an orderly fashion.
- protect a community's historic
- provide standards for population density and traffic circulation.

Zoning Cannot:

- change or correct land uses already in existence.
- establish higher development standards than the community desires.
- guarantee that industrial, commercial, or tourism development will take place.
- assure that land uses will be permanently retained as assigned under the zoning resolution. (Rezoning is possible in response to changing conditions and unanticipated opportunities.)
- replace a building code.
- assure the proper administration of the zoning ordinance.

How well a zoning ordinance works depends upon beneficial public discussion and the decisions the Planning & Zoning Commission, the Zoning Administrator, and the elected legislative officials make in responding to development proposals and proposed changes to the zoning text and map. These everyday decisions have far-reaching effects that can be felt for many years. Planners and Plan & Zoning Commission members must work wisely to best meet future needs of residents.

The Willcox Planning and Zoning Commission have been working on the new zoning laws for the City of Willcox the last two (2) years and have completed its revisions. We would like to invite all public to come share there opinion on these new revisions. There is a draft copy that you may download from the City website or you can stop by Development Services Dept. (300 W. Rex Allen Dr.) and pick a copy up for fifteen (\$15.00) dollars. **We would like your opinion on this document this is your City.**

Thanks,

Willcox Planning & Zoning Commission

Your Used Christmas Tree

Dave Bonner, Director, Public Services & Works

When you are finished with your Christmas tree (assuming you did not buy a live tree for replanting or have a reusable tree) you may disposal of the tree by taking it to the City's "Green Site". The Green Site is located near the Golf Course; take Rex Allen **Jr.** Drive toward the Golf course; just before the Driving Range, turn right on the dirt road; about a ¼ mile on the left is a large area for **green** waste (**not** for garbage, old sofas, concrete, or lumber). If you leave your tree there, the City will mulch it up. The mulch is free to anyone who would like to pick it up and use it. If you have a hard time getting to the Green Site, **for Christmas only**, you can drop off your used Christmas tree across the street from the Public Works yard on the railroad frontage at Delos and Railroad Ave. Please have a Safe and Happy Holiday Season.

**The Mayor and Council, the City of Willcox,
And All of It's Committees and Commission,
Wish All of the Residents of Our Community
The Safest and Most Wonderful Holiday Season!**

From the Office of the City Clerk...

Virginia A. Mefford, City Clerk

City Council Meetings

Monday
Dec 3, 2012

&

Monday
Dec 17, 2012

7:00 p.m.

City Council Chambers
300 W. Rex Allen Drive

Reminder: Except for Emergency Services, All City Offices will be CLOSED at NOON, Monday, Dec 24, and Tuesday, Dec 25 for the Christmas Holiday; and also at NOON, Dec 31, and Tuesday, Jan 1, 2013 for the New Year's Holiday.