

Exhibit "A"

Text to be added/amended in the Phoenix Development Code:

New Text = **Bold**

Deleted Text = ~~Strikethrough~~

## **Chapter 2.11 – Holding Zone (H-Z)**

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#### **2.11.1 – Purpose**

Purpose. The primary purpose of this zoning district is to provide a zoning designation for properties annexed to the City that have not yet been tested for facility adequacy to allow development of urban level densities and intensities. Properties will receive the City zoning designation which most closely matches existing Jackson County zoning upon annexation. Where no generally equivalent zoning exists (e.g., Exclusive Farm Use (EFU) properties), properties will be assigned the Holding Zone designation upon annexation unless a concurrent application for Land Use District Map Amendment (zone change), meeting the standards of Chapter 4.7, is submitted and approved.

#### **2.11.2 – Permitted Uses**

~~Properties in this zoning district are allowed one dwelling unit meeting the development standards of the R-1 zone and one accessory dwelling.~~

**Development and improvements within an H-Z zoning district shall be restricted to:**

- **New construction or remodeling of one single-family dwelling and accessory dwelling unit per existing parcel.**
- **The construction/installation of public and private facilities (including municipal water, sanitary sewer, public roads, and franchise utilities) necessary to facilitate future urban development.**
- **Agricultural buildings and other improvements directly related to farming when the Exclusive Agricultural (E-A) Overlay is also applied.**

#### **2.11.3 – Land Division Prohibited**

Except for portions of existing lots or parcels that have received zoning by meeting the standards of Chapter 4.7, no new parcels or lots may be created in the Holding Zone. This section does not preclude the adjustment of existing property lines.

## **2.12 – Exclusive Agriculture (E-A) Overlay**

### **Sections**

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#### **2.12.1 – Purpose**

The E-A overlay district is intended to provide a land use classification within an urban area that allows for the preservation of agriculture and agricultural uses through zoning.

#### **2.12.2 – Criterion for Application of E-A**

At the request of the property owner, the City may apply the E-A overlay to a parcel(s) if the use on the parcel(s) is agriculture, as defined herein.

#### **2.12.3 – Criterion for Removal of E-A**

The E-A overlay may be removed utilizing the Land Use District Map Amendment (zone change) procedures of Chapter 4.7. For removal of the E-A overlay, the property owner must certify that all agriculture and agriculture-related uses not otherwise permitted by the underlying zoning district have been terminated by the date of application for removal of the E-A overlay, and shall not be considered legal nonconformities.

#### **2.12.4 – Permitted Uses and Development, E-A**

Development and improvements within an E-A overlay district shall be restricted to:

- **Agricultural buildings and other improvements directly related to farming.**
- **Property line adjustments.**
- **New construction or remodeling of one single-family dwelling and accessory dwelling unit per existing parcel.**
- **The construction/installation of public and private facilities (including municipal water, sanitary sewer, public roads, and franchise utilities) necessary to facilitate future urban development.**