

## SAHUARITA ORDINANCE NO. 2025-191

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AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF SAHUARITA, PIMA COUNTY, ARIZONA, DECLARING THE DOCUMENT ENTITLED “TOWN OF SAHUARITA AMENDING TITLE 18 ZONING, CHAPTER 18.05 ZONES, MAPS AND BOUNDARIES, AND SECTION 18.05.010 ZONES” AS A PUBLIC RECORD; ADOPTING THE “TOWN OF SAHUARITA AMENDING TITLE 18 ZONING, CHAPTER 18.05 ZONES, MAPS AND BOUNDARIES, SECTION 18.05.010 ZONES” BY REFERENCE; BY AMENDING TITLE 18 ZONING, CHAPTER 18.05 ZONES, MAPS AND BOUNDARIES, SECTION 18.05.010 ZONES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTIES AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Sahuarita has determined it is in the Town’s best interest to revise the Town Code Title 18 Zoning by amending Chapter 18.05 Zones, Maps and Boundaries, Section 18.05.010 Zones; and

WHEREAS, that certain document attached hereto as Exhibit A, entitled “TOWN OF SAHUARITA AMENDING TITLE 18 ZONING, CHAPTER 18.05 ZONES, MAPS AND BOUNDARIES, SECTION 18.05.010 ZONES”, at least three paper copies, or one paper copy and one electronic copy are on file in the office of the Town Clerk for the Town of Sahuarita in compliance with A.R.S. §9-802, is hereby declared to be a public record and said copies are hereby ordered to remain on file with the Town Clerk.

WHEREAS, in accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance before adopting this ordinance.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Sahuarita, Arizona, as follows:

**Section 1.** The Code of Sahuarita, Arizona, is hereby amended by amending Title 18 Zoning, by amending Chapter 18.05 Zones, Maps and Boundaries, Section 18.05.010 Zones to read as set forth in the attached Exhibit A entitled “TOWN OF SAHUARITA AMENDING TITLE 18 ZONING, CHAPTER 18.05 ZONES, MAPS AND BOUNDARIES, SECTION 18.05.010 ZONES”, which document is hereby adopted and incorporated by reference.

**Section 2.** The various Town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

**Section 3.** All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

**Section 4.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or any part of the Code adopted herein by reference is, 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.

**Section 5.** As stated in Chapter 18.95, Section 18.95.040 Penalties and remedies, as follows:

A. Penalties.

1. Penalties are determined by ruling of the town magistrate.
2. Each day's continuance of a zoning violation shall be deemed a separate offense.
3. The maximum penalty for each offense shall be:
  - a. Seven hundred fifty dollars for an individual; or
  - b. Ten thousand dollars for any corporation, association, labor union or other legal entity.

B. Remedies.

1. All remedies provided in this code shall be cumulative and not exclusive.
2. The imposition of penalties on any person under this code shall not relieve such person from the responsibility of correcting prohibited conditions or removing prohibited structures or improvements and shall not prevent the enforced correction or removal of such violations.
3. If any structure is erected, constructed, reconstructed, altered, maintained, or used, or any land is used, in violation of this code, the town council, the town attorney, the zoning administrator or any adjacent or neighboring property owner who is specially damaged by the violation may institute injunction, mandamus, abatement or any other appropriate action or proceedings to prevent, abate or remove the violation.

**Section 6.** Pursuant to A.R.S. § 19-142, this Ordinance shall become operative 30 days after its passage.

[SIGNATURES ON THE FOLLOWING PAGE.]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

PASSED AND ADOPTED by the Mayor and Council of the Town of Sahuarita, Arizona, this 8th day of December, 2025.

*Tom Murphy*

\_\_\_\_\_  
Mayor Tom Murphy

**CERTIFICATION OF RECORDING OFFICER**

State of Arizona        )  
County of Pima        ) ss.

I, the undersigned, Lisa Cole, MMC, being the duly appointed, qualified Town Clerk of the Town of Sahuarita, Pima County, Arizona, certify that the foregoing Ordinance is a true, correct, and accurate copy of Ordinance No. 2025-191, passed and adopted at a Voting Meeting of the Council of the Town of Sahuarita, Pima County, Arizona, held on the 8th day of December 2025, at which a quorum was present and by 7-0 vote, all voted in favor of the said ordinance.

Given under my hand and sealed this 8th day of December.

SEAL:



*Lisa Cole*

\_\_\_\_\_  
Lisa Cole, MMC  
Town Clerk

APPROVED AS TO FORM:

*Jon M. Paladini*

\_\_\_\_\_  
Jon Paladini, Town Attorney

[Exhibit on File at Town of Sahuarita,  
Town Clerk’s Office, 375 West Sahuarita Center Way, Sahuarita, Arizona 85269]

EXHIBIT A

**TOWN OF SAHUARITA AMENDING TITLE 18 ZONING,  
CHAPTER 18.05 ZONES, MAPS AND BOUNDARIES, SECTION 18.05.010 ZONES**

The Town of Sahuarita Municipal Code Title 18 Zoning by amending Chapter 18.05 Zones, Maps and Boundaries, Section 18.05.010 Zones is hereby amended to read as follows (deletions in strikethrough):

**Chapter 18.05  
ZONES, MAPS AND BOUNDARIES**

\* \* \*

**18.05.010 Zones.**

A. Establishment. For the purpose of this code, the following types of zones are hereby established:

- |                 |                 |  |
|-----------------|-----------------|--|
| 1. Rural:       | RH              | Rural Homestead Zone;                              |
|                 | GR-1            | Rural Residential Zone;                            |
|                 | SR              | Suburban Ranch Zone;                               |
| -               | <del>SR-2</del> | <del>Suburban Ranch Estate Zone</del>              |
| -               | <del>SH</del>   | <del>Suburban Homestead Zone</del>                 |
| 2. Residential: | <del>TH</del>   | <del>Trailer Homesite Zone;</del>                  |
|                 | R-1             | Single Residence Zone;                             |
|                 | R-2             | Single Residence Zone;                             |
|                 | R-3             | Single Residence Zone;                             |
|                 | R-4             | Mixed-Dwelling Type Zone;                          |
|                 | R-5             | Multiple Residence Zone;                           |
|                 | MH-1            | Manufactured <del>and Mobile</del><br>Home-1 Zone; |
|                 | MH-2            | Manufactured <del>and Mobile</del><br>Home-2 Zone  |
| 3. Businesses:  | MR              | Major Resort Zone;                                 |

- NC Neighborhood Commercial Zone;
- B-1 Local Business Zone;
- B-2 General Business Zone;
- MX Mixed-Use Zone;
- 4. Industrial: CPI Campus Park Industrial Zone;
- I-1 Light Industrial/Warehousing Zone;
- I-2 General Industrial Zone;
- 5. Overlay: AE Airport Environs and Facilities;
- GC Golf Course Zone;

6. Specific plan zones.

B. Restrictiveness. The following zones are given the following values, from most to least restrictive:

- 1. GC Golf Course Zone;
- SR Suburban Ranch Zone;
- 2. RH Rural Homestead Zone;
- ~~SR-2 Suburban Ranch Estate Zone;~~
- 3. R-1 Single Residence Zone;
- 4. GR-1 Rural Residential Zone;
- 5. R-2 Single Residence Zone;
- 6. R-3 Single Residence Zone;
- 7. ~~SH Suburban Homestead Zone;~~
- 87. R-4 Mixed-Dwelling Type Zone;
- 98. R-5 Multiple Residence Zone;
- 109. ~~MH-4 Manufactured and Mobile Home-4~~  
Zone;

- ~~11.~~ MH-2    ~~Manufactured and Mobile Home-2 Zone;~~
- ~~12.~~ TH      ~~Trailer Homesite Zone;~~
- ~~103.~~ MR     Major Resort Zone;
- ~~114.~~ NC     Neighborhood Commercial Zone;
- ~~125.~~ MX     Mixed-Use Zone;
- B-1     Local Business Zone;
- ~~136.~~ B-2     General Business Zone;
- ~~147.~~ CPI     Campus Park Industrial Zone;
- ~~158.~~ I-1     Light Industrial/Warehousing Zone;
- ~~169.~~ I-2     General Industrial Zone.

C. Zones without Values of Restriction. The following zones are not given values of restrictiveness:

- 1. AE      Airport Environs and Facilities;
- 2. SP      Specific Plan Zones.

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