



YAVAPAI COUNTY ZONING & SUBDIVISION CODE UPDATES

November 14, 2025

Project Overview

Yavapai County started a three-year project in March 2025 to update the County’s Zoning Ordinance and Subdivision Regulations. The current Zoning Ordinance was first adopted in 1968 and has been amended numerous times which means the regulations are now antiquated, inconsistent, disorganized, and hard-to-use. The Subdivision Regulations, last updated in 2012, are also in need of comprehensive updates.

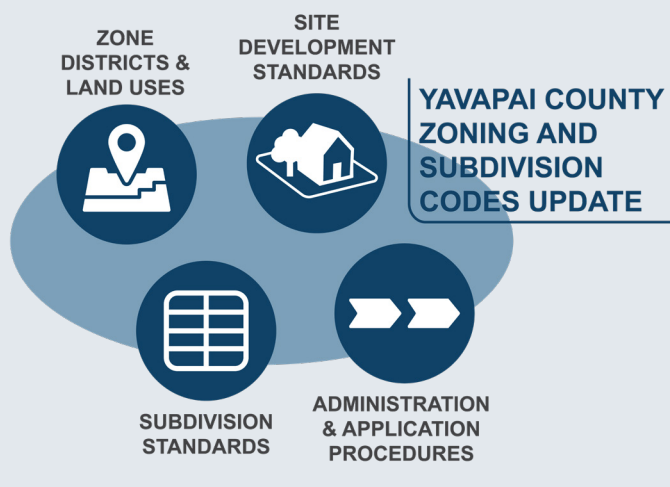
Since the initial adoption of these Codes, the County has grown, a new Comprehensive Plan was adopted in 2023, and the County’s needs have changed. A comprehensive Housing Needs Assessment has been completed which identifies ideas for enabling more affordable housing.

What is the Zoning Ordinance?

The County’s Zoning Ordinance (Zoning Regulations or Code) establishes regulations for property within the County in accordance with the 2032 Comprehensive Plan to promote the public health, safety, and general welfare by regulating land use.

What are the Subdivision Regulations?

The County’s Subdivision Regulations define how land can be divided and developed based on the area standards established in the Zoning Ordinance to ensure the orderly and appropriate division of land, safe road access, and the provision of essential infrastructure and emergency services.



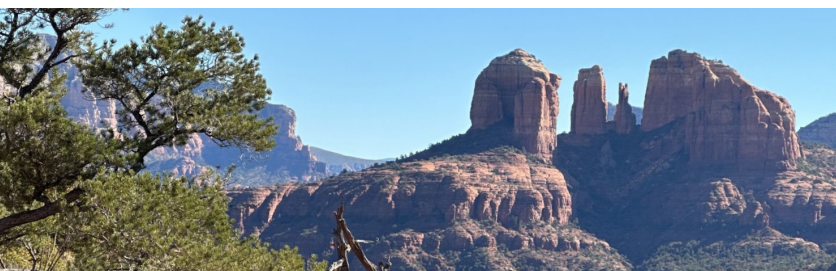


Project Highlights

- Phase I, Foundation, with kick-off meetings, the launch of the website, completion of the Public Outreach Strategy, and stakeholder interviews is now complete.
- Development Services staff and the consultant team continue to attend in-person or virtual town halls and community meetings hosted by District Supervisors across the County.
- Phase 2, Assessment, is also complete. The Zoning Code and Subdivision Regulations Assessment Report is finalized and is posted on the Code Update webpage (see link below). This report was presented at a joint work session of the Board of Supervisors and Planning Commission on November 13th.
- Elliott D. Pollack & Co. have finalized the Housing Needs Assessment and Market Analysis Report which was also presented at the November 13th joint work session. This report showed that approximately 11,000 households across the unincorporated area of the County are burdened by housing costs or about 27% of all households.
- Completing amendments to the County's Subdivision Regulations is the next major task. These amendments will include process improvements, new provisions for clustering development to preserve open space, and updated tables and illustrations.

Schedule:

We are drafting amendments to the Subdivision Regulations and will soon be hosting stakeholder meetings and open houses so that an updated draft will be ready for adoption in the summer of 2026.



Learn more!



Use the QR Code or web link below to learn more about the Code update, access links to past meetings, and sign up to stay informed. Please email your questions and comments to: zoningcodeupdate@yavapaiaz.gov