

ORDINANCE 2003 A 246

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF
THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA
AMENDING SECTION 109 OF THE ZONING ORDINANCE ALLOWING HOME
OCCUPATIONS IN RESIDENTIAL USE DISTRICTS.**

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987, and

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning text regulations of the Planning and Zoning Ordinance by the Town Council, and

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE AS FOLLOWS:

Section 1. Section 109 of the Zoning Code is hereby amended to modify the following:

A. R1L DISTRICT (single family limited)

2. PERMITTED USES AND STRUCTURES

- a. Dwelling unit for one family on any one lot (except pre-fab dwellings).
- b. Religious institutions (in permanent buildings).
- c. Educational institutions (including private schools, provided they offer a curriculum of general instruction comparable to similar public schools).
- (UP) d. Community parks, playgrounds or centers.
- (UP) e. Public utility facilities (but not business offices nor repair or storage facilities) when necessary for serving the surrounding territory.
- f. Golf courses with accessory uses such as pro shops, shelters, rest rooms, etc. (but not commercial driving ranges or miniature putting courses).
- g. Farm animals (except swine) on lots of no less than 70,000 square feet for the convenience and pleasure of the lot owner or occupant (not to exceed two such animals per acre). Stables, barns, or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit.
- h. Accessory uses and structures (located on the same lot with the principle uses and structures and including the following):
 - (1) Swimming pools in other than the front yard.
 - (2) Quarters for servants and/or non-paying guests attached to the dwelling (prohibited facilities for preparation of food).
 - (3) Temporary offices and construction sheds and yards incidental to a recorded subdivision development or other construction project for a period not exceeding twelve (12) months (prohibited closer to lot boundary than is allowed for a principle building in the District).
 - (4) Open land confectionery and recreation facilities accessory to religious or educational institutions (confined to same lot).
 - (5) Household pets.

- (6) Fences and free standing walls.
- (7) Appurtenant signs (See Section 118).
- (8) Parking facilities to meet no less than the minimum requirements as provided under the General Provisions.
- (9) Home Occupations.
 - (a). Signs per Section 118, Non-Commercial signs.

- i. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the twelve (12) months period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing. Fees for temporary dwelling permits shall be determined by the Town Council.

~~(UP) j. Home Occupations.~~

B. R1 DISTRICT (single family and cluster dwellings)

2. PERMITTED USES AND STRUCTURES:

- a. All principle and accessory uses and structures permitted in R1L District.
- b. Dwelling unit for one family on any one lot.
- (UP) c. A group of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management (the maximum number of such units allowed on a lot shall not exceed the number of times the gross area of such is divisible by the minimum lot area allowed for the District).
 - (1) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- d. Additional accessory uses and structures (located on the same lot with the principle uses and structures and including the following).
 - (1) Home Occupations
 - (a). Signs per Section 118, Non-Commercial signs.
~~for members of the recognized professions and artists.~~
 - (a) ~~Name plate may identify such use.~~
 - (b) ~~One non-resident nurse may be employed by a doctor or dentist.~~
 - (2) Roomers or boarders (not to exceed two such for any one dwelling unit).
 - (3) Farm animals (except swine) on lots of no less than 35,000 square feet for the convenience and pleasure of the lot occupants (not to exceed two such animals per acre). Stables, barns or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit.
- e. Provided that any new dwelling units built or placed upon the site are built in accordance with the Uniform Building Code as adopted, or built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act and bearing a label certifying it complies with the Federal Manufactured Housing Construction and Safety Standards Act.

C. R2 DISTRICT (multiple dwelling units)

2. PERMITTED USES AND STRUCTURES

- a. All principle and accessory uses and structures permitted in the R1 and R1L Districts.

- b. Multiple dwelling units and apartment hotels in conformity with the Density Formula for the District.
- c. Lots abutting an arterial highway permitted following:
 - (1) ~~Home occupations~~
 - (2) Rooming and boarding houses
 - (3) Fraternity and sorority houses
 - (4) Orphanages and homes for aged
- d. Provided that any new dwelling units built or placed upon the site are built in accordance with the Uniform Building Code as adopted, or built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, and bearing a label certifying it complies with the Federal Manufactured Housing Construction and Safety Standards Act.
- e. Home Occupations
 - (1). Signs per Section 118, Non-Commercial signs.

D. RCU DISTRICT (Residential-Rural)

- 2. Uses Permitted
 - a. All uses allowed in the R1L, R1, and R2 Districts.
 - b. Uses allowed with a (UP) in the R1L, R1, and R2 Districts, unless otherwise noted.
 - c. Home Occupations
 - (1) Signs per Section 118, Non-Commercial signs.
 - (UP) d. Expanded uses with a valid Use Permit
 - (1). Signs per Section 118, Non-Commercial signs.
 - e. All uses with a valid use permit in effect as of November 18, 2001 will retain all rights associated with the use permit for the term of that use permit. Said use permit may be extended for additional terms at the sole discretion of, and as may be modified by, the Town Council.

E. RS DISTRICT (Residential and Services)

- 2. PERMITTED USES AND STRUCTURES
 - a. All principle and accessory uses and structures permitted in any higher-ranking District.
 - (1) Where the lot is contiguous to a lower ranking District requirement for securing a use-permit is waived (unless otherwise herein provided).
 - (2) Swimming pools may be located in a required front yard.
 - (UP) (UP) b. Offering of personal services within enclosed buildings (such as, but not limited to beauty and barber, massage, photography, group instruction, tailoring and small appliance repair).
 - (1) Such operations shall not include the offering of materials or equipment for sale.
 - c. Hospitals, clinics, sanitariums and nursing homes for the care of humans.
 - d. Offices wherein only professional, administrative, clerical or sales services are conducted.
 - (UP) e. Mobile/manufactured home parks.
 - f. Private clubs and lodges operated solely for the benefit of bona fide members.
 - (1) Including outdoor recreation or assembly facilities.
 - (UP) (UP) g. Nursery schools.
 - h. Transmitter stations and towers for automatic transmitting.

- h. Revival tents and similar temporary operations.
- i. Sign allowances (See Section 118).
- j. Home Occupations
 - (1). Signs per Section 118, Non-Commercial signs.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance 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 4. This ordinance is effective upon completion of publication and any posting as required by law.

PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 26th day of February 2003.

Brenda Hauser
Mayor

Date 2/27/03

Attest: Deborah Barber
Town Clerk

Approved as to form:

Julie Kuegel
Town Attorney

Publish 3-5-03 & 3-12-03

Effective Date 4-5-03