



## ORDINANCE 2005 A 295

### AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AMENDING SECTION 109 OF THE ZONING ORDINANCE AMENDING C3 ZONING DISTRICT USES.

**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:

#### **SECTION 109.I - C3 DISTRICT Amendments**

##### **I. C3 DISTRICT Commercial and minor industrial**

- 1. DISTRICT STIPULATIONS:** Supplementary or supplanting General Provisions (Section 108).
  - a. Where no Density District has been combined, then the provisions of the D1 District shall prevail for hotels and motels.
  - b. Any use permitted subject to securing a use-permit indicated thus: (UP).
- 2. PERMITTED USES AND STRUCTURES:**
  - a. All principal and accessory uses and structures permitted in any higher ranking District (except dwelling units and mobile home courts); and providing further that unless specifically provided to the contrary the following are ***waived***:
    - (1) Requirements for use-permits (except for lots contiguous to Residential Districts).
    - (2) Area limitations for uses and buildings.
    - (3) Limitations on hours of operation.
    - (4) Confining of uses to closed (or partially closed) buildings **unless specifically required**.
  - b. **Exceptions:** One living quarters is allowed to be located with the commercial structure for a caretaker or security person employed by the primary use of the property. The quarters must be built to commercial building standards and meet all current building and zoning regulations.
  - c. Sales facilities (retail and wholesale).
  - d. Lumber yards (prohibiting ~~milling and planing~~ **sawmill** operations).
  - e. Custom warehouses within closed building ~~and not including animals (limited to 15,000 square feet of floor area)~~.

- f. Craft shops and work, storage and equipment yards in connection therewith ~~(limited to 15,000 square feet of floor area).~~
- (UP) g. Cemeteries for human or animal interment.
- h. Pet shops within closed building.
- i. Small animal hospitals for diagnosis, treatment or boarding ~~(limited to 5,000 square feet of floor area entirely within a closed building).~~
- (UP) (1) Outdoor runs, pens and cages if located within 100 feet of a residential zoning district, and/or larger building ~~(no less than 100 feet from any Residential District for such outdoor use), with special consideration to the neighborhood reaction to the use permit application; type and number of day and night animal guests; whether to restrict to diagnosis and treatment, or to permit boarding; the extent of outdoor activity; total lot and use area; limitations on permit duration.~~
- j. Transportation terminal and transfer facilities within closed building ~~(limited to 15,000 square feet of floor area).~~
- k. Cleaning and dyeing plants within closed building ~~(limited to 15,000 square feet of floor area).~~
- l. Body and fender shops including a paint booth within closed building.
- m. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- n. Public auction facilities within closed building and not including livestock sales.
- o. Bottling plants confined to closed building ~~(limited to 15,000 square feet of floor area).~~
- p. Custom tire recapping.
- q. Signs (See Section 118).
- r. The following activities will be allowed if confined to a closed building: Machining, tooling, assembly, molding, decorating, cleaning, equipping, repairing, servicing, printing, publishing, milling, planing, and meat packing (but not slaughter houses).
- (UP) s. Public stables, livestock breeding, boarding and sales.

- 3. **YARDS REQUIREMENTS:** Same as for C1 and C2 Districts.
- 4. **HEIGHT OF BUILDINGS:** See Section 108 – G and E.
- 5. **BUILDING DENSITY:** See Section 108 – G.

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**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 January 2005.

Mitch Dickson  
Mayor

Date, JAN 28, 2005

Approved as to form:

Attest: Deborah Barber  
Town Clerk

C. Brad Wray  
Town Attorney