



ORDINANCE 2006 A 322

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF
THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA
AMENDING SECTION 108 OF THE ZONING ORDINANCE AMENDING
THE HEIGHT LIMITS AND SET BACK REQUIREMENTS.

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 108 E.3. of the Zoning Code is hereby amended to modify the following:

SECTION 108

E. **HEIGHT LIMITS:**

3. **Buildings:**

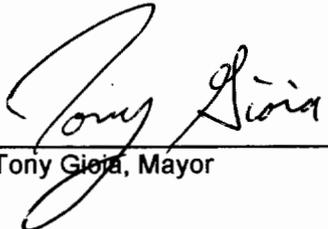
- a. No portion of any building exceeding 4' shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.
- b. * **Commercial/Industrial** Buildings may exceed the height limitation noted in Table 4 – Density Regulations to a maximum of 50', **if the parcel is more than 75 feet from an existing residential development and/or platted residential subdivision. Additional setback distances will be required if setbacks are required by subsection G.2.b.** The additional setback requirements will be figured by adding one foot for every foot of building over the maximum building height allowed, to the required setbacks for the density district ~~unless waived by subsection G.2.b.~~ **Commercial/Industrial Buildings on parcels closer than 75 feet to a residential development may apply for an exception to the Design Review Board which may grant this exception based upon topographical and/or other consideration.**
- i. **Application will be made to the Community Development Department and reviewed by the Design Review Board. Appeal of the Board's decision may be made to the Town Council.**

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 24th day of May 2006.



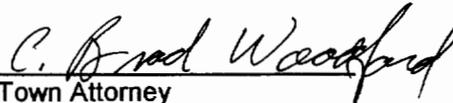
Tony Gioia, Mayor

Date 5/24/06

Approved as to form:

Attest: 

Deborah Barber, Town Clerk



Town Attorney