



**ORDINANCE 2007 A345**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF  
THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA  
AMENDING SECTION 109 OF THE ZONING ORDINANCE ADDING LANGUAGE FOR THE  
ALLOWANCE OF LOCATING GOVERNMENT FACILITIES AND FACILITIES REQUIRED FOR THE  
PROVISION OF UTILITIES AND PUBLIC SERVICES IN RESIDENTIAL ZONING DISTRICTS  
THROUGH A USE PERMIT.**

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

**WHEREAS**, Section 108 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 as the following:

**A. R1L DISTRICT (single family limited)**

**1. DISTRICT PROVISIONS:** Supplementary or supplanting General Provisions (Section 108).

a. Where no Density District has been combined, then all provisions of the D8 District shall prevail.

b. Any use permitted subject to securing a use permit indicated thus: (UP)

**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.~~

**Government facilities and facilities required for the provision of utilities and public services**

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 See Section 108D Livestock allowances and limitations
- 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.

**B. R1 DISTRICT (single family and cluster dwellings)**

**1. DISTRICT STIPULATIONS:** Supplementary or supplanting General Provisions (Section 108).

- a. Where no Density District has been combined, then all provisions of the D10 District shall prevail.
- b. Any use permitted subject to securing a Use-Permit: (UP)

**2. PERMITTED USES AND STRUCTURES:**

- a. All principle and accessory uses and structures permitted in RIL District.
- b. Dwelling unit for one family on any one lot.

(UP) **c. Government facilities and facilities required for the provision of utilities and public services**

- (UP) **c.d.** 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.e.** 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.
- (2) Roomers or boarders (not to exceed two such for any one dwelling unit).
- (3) Farm animals See Section 108D Livestock allowances and limitations.

**e.f.** 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)**

**1. DISTRICT PROVISIONS:** Supplementary or supplanting General Provisions (Section 108).

- a. Where no Density District has been combined, then all provisions of D3 District shall prevail.
- b. Any use permitted subject to securing a use-permit indicated thus: (UP)

**2. PERMITTED USES AND STRUCTURES**

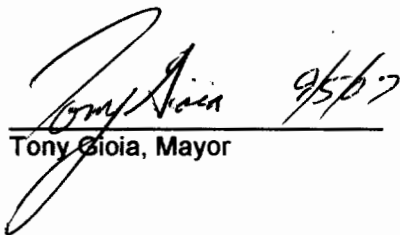
- a. All principle and accessory uses and structures permitted in the R1 and R1L Districts.
  - (1) Where the lot is contiguous to a lower ranking District requirement for securing a use-permit is waived (unless otherwise herein provided).
- b. Multiple dwelling units and apartment hotels in conformity with the Density Formula for the District. (2 hotel rooms equal one dwelling unit when figuring Density Formula)
- (UP) c. Offering of personal services with enclosed buildings (such as, but not limited to beauty and barber, massage, photography, group instruction, tailoring and small appliance repair.)
- b. Hospital, clinics, sanitariums, orphanages, homes for the aged and nursing homes for the care of humans.
- c. Offices wherein only professional, administrative, clerical or sales services are conducted.
- f. Mobile/manufactured home parks.
- (UP) g. Private clubs and lodges operated solely for the benefit of bona fide members.
  - (1). Including outdoor recreation or assembly facilities.
- (UP) h. Day care centers
- (UP) i. Transmitter stations and towers for automatic transmitting.
- j. 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.
- (UP) **k. Government facilities and facilities required for the provision of utilities and public services.**

**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.

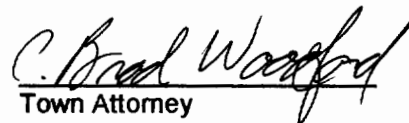
**PASSED AND APPROVED** by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 5th day of September 2007.

  
Tony Gioia, Mayor

Date Sept 5, '07

Approved as to form:

Attest:   
Deborah Barber, Town Clerk

  
Town Attorney