



## ORDINANCE 2012-A384

### AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA:

**A Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance Part 2, Section 203 (Use Districts) 203.G (C2), 203.H (C3), 203.J (M1) and 203.K (M2). This amendment will add language under “Permitted Uses and Structures” to include Microbreweries and Wineries.**

**WHEREAS**, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

**WHEREAS**, Part 6, Section 601 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning text regulation of the Planning & 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 & Zoning Ordinance by including permitted uses and structures.

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

#### **Section 1.**

Under Part Two, Zoning Classifications, Section 203 Use Districts, item G, C2 District, (Commercial : General sales and services), item 1, Permitted Uses and Structures; add the following Permitted Use:

**ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:**

**1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.**

**2. A Microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.**

**3. A Winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.**

Under Part Two, Zoning Classifications, Section 203, Use Districts, item H, C3 District (Commercial; heavy commercial), item 2, Permitted Uses and Structures; add the following Permitted Use:

**zz. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:**

**1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for the manufacture – processing. Products ready for shipping must be stored within a closed building.**

**2. A Microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.**

**3. A Winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.**

Under part Two, Zoning Classifications, Section 203, Use Districts, item J, M1 District (Industrial: General), item 1 Permitted Uses and Structures; add the following Permitted Use:

**cc: Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for wholesale distribution.**

Under Part Two, Zoning Classifications, Section 203, Use Districts, item K, M2 District (Industrial; Heavy), item 2 Permitted Uses and Structures; add the following Permitted Use:

**bb. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for wholesale distribution.**

**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.

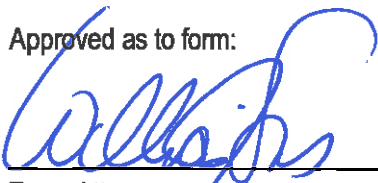
**Section 4.** This ordinance is effective upon completion of publication and any posting as required by law.

**PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 27<sup>th</sup> day of June 2012.**

  
\_\_\_\_\_  
Bob Burnside, Mayor

Date: 6-3-12

Approved as to form:

  
\_\_\_\_\_  
Town Attorney

Attest:   
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Deborah Barber, Town Clerk