



ORDINANCE 2015 A407

**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) H., C3 District (Commercial: Heavy Commercial), I. PM (Performance Industrial), J. M1 District (Industrial: General) and K. M2 (Industrial: Heavy) to allow for Automobile Repair (Heavy). Adding a definition for Automobile Repair (Heavy) to Part 1, Section 103 Definition of Terms (see Exhibit "A" attached).

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

WHEREAS, Part 6, Section 600,C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning text regulations 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 definitions and text amendments.

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

Section 1.

The Town Council hereby finds as follows:

A. Text Amendments may be initiated by the Planning & Zoning Commission, the Town Council itself or by application of a property owner per Part 6, Section 600, C.1 of the Planning and Zoning Ordinance. This Text Amendment was initiated by the Planning & Zoning Commission.

B. The Text Amendment was reviewed by the Planning & Zoning Commission on June 04, 2015 in a public hearing that was advertised and posted according to state law. (See Exhibit "A", attached)

C. The proposed Text Amendment will not constitute a threat to the health, safety, welfare or convenience of the general public and should be approved.

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 the expiration of a thirty (30) day period following the adoption hereof and 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 June 2015.



Charles German - Mayor

Date: 6-25-2015

Approved as to form:



Bill Sims - Town Attorney

Attest: 
Virginia Jones, Town Clerk

Exhibit "A"

DEFINITION AS ADDED TO PART 1, SECTION 103 (DEFINITION OF TERMS) OF THE TOWN OF CAMP VERDE PLANNING & ZONING ORDINANCE.

"Automobile Repair (Heavy): Heavy repair of automobiles, light & heavy trucks, recreational vehicles, cycles, and stationary or portable machinery entirely within enclosed buildings including the following:

- **Any fabrication by means or welding, cutting, heating, bending, molding, forging, grinding, milling, or machining.**
- **Vehicle frame repair.**

The following items are not allowed:

- **Any unscreened outside storage of parts, materials, or disabled vehicles;**
- **Any drainage or dumping of oil, fuel, grease, cleaning fluids or hazardous materials on the pavement, gravel, ground, drainage system or in any other unauthorized place or method.**
- **Any hours of operation between ten p.m. and six a.m. is prohibited if the business property is within 300 feet from any parcel zoned or used for residential purposes.**