



ORDINANCE 2015-A414

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA FOR A TEXT AMENDMENT TO THE TOWN OF CAMP VERDE PLANNING & ZONING ORDINANCE AMENDING THE REQUIREMENTS OF PART TWO – ZONING CLASSIFICATIONS, SECTION 203 – USE DISTRICT, SUBSECTION D. R-R DISTRICT (RESIDENTIAL-RURAL), (FORMERLY RCU), ITEM 3F. “AGRI-TOURISM”, AND PART TWO – ZONING CLASSIFICATIONS, SECTION 203 – USE DISTRICTS, SUBSECTION N. AG DISTRICT, ITEM 3A. “AGRI-TOURISM”.

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

WHEREAS, Part Six, Section 600, Subsection C, Item 1. of the Planning & 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:

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 Six, Section 600, Subsection C, Item 1. of the Planning & Zoning Ordinance. This Text Amendment was initiated by the Planning & Zoning Commission.
- B. The Text Amendment was reviewed by the Planning & Zoning Commission on December 3, 2015 in a public hearing that was advertised and posted according to state law.
- C. The proposed Text Amendment will not constitute a threat to the health, safety, welfare, or convenience to the general public, and should be approved.

Section 2. The following requirements for information and procedures for Agri-Tourism with a Use Permit shall be amended in Section 203, Subsection D, Item 3f. “Agri-Tourism” under (Uses and Structures Subject to Use Permit) of the Camp Verde Planning & Zoning Ordinance to read:

f. Agri-Tourism. Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:

- 1) ~~Multiple~~ Adequate points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) Ample ~~improved~~ on-site parking for normal business activity and provisions ~~on site~~ for special event overflow parking;
- 3) Adequate separation distance, limitation of hours of operation, and/or additional ~~impact mitigation to ameliorate~~ measures to mitigate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
- 4) Provision for patrons' health, safety and comfort including but not limited to ~~such as~~ shade, first aid and water stations, sanitary facilities, food and

beverages, trash receptacles/removal, ~~security for persons and property~~ and appropriate security.

- 5) A full two (2) acre (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism.

Section 3. The following requirements for information and procedures for Agri-Tourism with a Use Permit shall be amended in Section 203, Subsection N, Item 3a. "Agri-Tourism" under (Uses and Structures Subject to Use Permit) of the Camp Verde Planning & Zoning Ordinance to read:

a. Agri-Tourism. Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:

- 1) ~~Multiple~~ Adequate points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) Ample ~~improved~~ on-site parking for normal business activity and provisions ~~on site~~ for special event overflow parking;
- 3) Adequate separation distance, limitation of hours of operation, and/or additional ~~impact mitigation to ameliorate~~ measures to mitigate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
- 4) Provision for patrons' health, safety and comfort including but not limited to ~~such as shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, security for persons and property~~ and appropriate security.

Section 4. 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 5. 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 6. 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 ADOPTED by a majority vote of the Town Council in an Open Meeting by the Town Council, Town of Camp Verde, Yavapai County, Arizona, this 16 day of December, 2015.



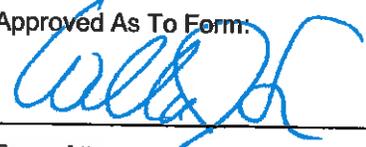
Charles C. German, Mayor

12-17-2015

Date

Attest:


Virginia Jones, Town Clerk

Approved As To Form:


Town Attorney