



**ORDINANCE NO. 2017-A428**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING BY REFERENCE A CERTAIN DOCUMENT FILED WITH THE TOWN CLERK ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATION DATED NOVEMBER 1, 2017", AMENDING SECTION 102B, NON-CONFORMING USES AND STRUCTURES; SECTION 103, DEFINITION OF TERMS; SECTION 203, USE DISTRICTS; SECTION 204, USE DISTRICT REGULATORY CRITERIA; SECTION 301, EXCEPTIONS TO YARD AND HEIGHT REQUIREMENTS; SECTION 303, HOME OCCUPATIONS; SECTION 306, MOBILE/MANUFACTURED HOME PARKS (MHP & RV PARKS); SECTION 312, SHIPPING CONTAINERS; SECTION 403, OFF-STREET PARKING AND LOADING; AND SECTION 405, OUTDOOR LIGHTING. " OF THE TOWN OF CAMP PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.**

**WHEREAS**, The Town of Camp Verde "Planning and Zoning Ordinances and Subdivision Regulations", was adopted by the Town of Camp Verde Mayor and Common Council by Ordinance 2011-A374 on May 25, 2011; and

**WHEREAS**, from time to time, due to changing trends and conditions of development, it is necessary to amend the "Planning and Zoning Ordinances and Subdivision Regulations"; and

**WHEREAS**, certain amendments to the "Planning and Zoning Ordinances and Subdivision Regulations" are now needed in order to reflect those changing trends and conditions; and

**WHEREAS**, Part Six, Section 600, Subsection C, Item 1. of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning text regulations of the Planning and Zoning Ordinance by the Town Council after a public hearing and report by the Planning and Zoning Commission, and;

**WHEREAS**, the Town of Camp Verde Planning and Zoning Commission held a public hearing on the proposed revisions at its regular meeting held October 5, 2017, and voted thereafter to forward the same to the Town Council with a recommendation of approval; 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 and text amendments;

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

**Section 1:** That certain document known as "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATION DATED NOVEMBER 1, 2017", which is **Exhibit A** and was made public record by

**Resolution No. 2017-990**, three copies of which are on file in the Town Clerk's office located at 473 S. Main St. Suite 102, Camp Verde, Arizona, 86322, is hereby referred to, adopted and made part hereof as if fully set out in this ordinance.

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, as of the effective date of this ordinance.

Section 3. This ordinance is effective upon the expiration of a thirty (30) day period following the adoption hereof and upon completion of publication and any posting as required by law.

Section 4. 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.

**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 1st day of November 2017.

  
Charles C. German, Mayor      Date: 11-9-17

Attest:

  
Judith Morgan, Town Clerk      Date: 11-9-17

Approved As To Form:

  
Town Attorney