



ORDINANCE NO. 2018-A430

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT THE TOWN OF CAMP VERDE PLANNING & ZONING ORDINANCE SECTION 103, DEFINITION OF TERMS; SECTION 301, EXCEPTIONS TO YARD AND HEIGHT REQUIREMENTS; AND SECTION 405, OUTDOOR LIGHTING.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, 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 January 11, 2018, 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. 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 January 11, 2018 in a public hearing that was advertised and posted according to state law and forwarded a recommendation for approval to the Town Council.

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:

A. The following definition will be amended (underline) in Part One, Section 103-
Definition of Terms:

"MOBILE/MANUFACTURED HOME PARK: A parcel of land used (or designed) for the location of more than one Mobile/Manufactured Home that are or intended to be occupied as dwellings, upon lots which are not conveyable, but no Accessory Dwelling Unit (ADU) authorized per Section 311 shall be deemed a Mobile/Manufactured Home Park."

B. The following fence requirement will be added (underline) to Section 301-Exceptions to Yard and Height Requirements B.2.b.6):

"6) Fences or free standing walls, not to exceed a height of six (6) feet in any required front yard, with at least the top two (2) feet open fencing, not opaque or solid and not to exceed six (6) feet elsewhere on residentially zoned lots. Agricultural fences (may not be opaque or solid) intended for confining livestock are exempt from the height restrictions.

C. The following lighting requirement (underline) will be added to Part Four, Section 405 D.18, of the Planning and Zoning Ordinance of the Camp Verde Planning & Zoning Ordinance:

"18. The correlated color temperature of all permanently-installed lighting, except for neon lighting, shall not exceed 3000 K. Temporary lighting installations whose correlated color temperature exceeds 3000 K shall require approval by staff."

Section 3:

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 4:

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.

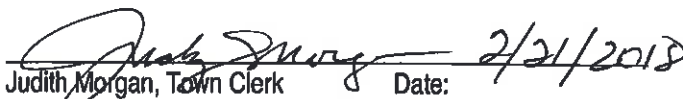
Section 5:

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.

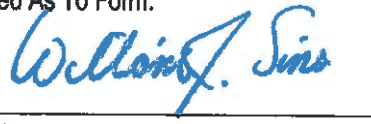
PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Yavapai County, Arizona, this 7th day of February 2018.


Charles C. German, Mayor Date: 2/21/2018

Attest:


Judith Morgan, Town Clerk Date: 2/21/2018

Approved As To Form:


Town Attorney