



Town of Camp Verde
DEVELOPMENT GUIDANCE SYSTEM UPDATE
Zoning Ordinance Revision Committee
Zoning Technical Advisory Committee
Meeting Agenda

July 22, 2010 • 6:00 p.m.
Town of Camp Verde Marshal's Office
646 South First Street Camp Verde, Arizona

- I. WELCOME**
Introductions
 - ZORC and ZTAC Members, Staff and Consultant Team
 - Citizen Participants**Purpose of Meeting & Overview of Agenda**
- II. DEVELOPMENT GUIDANCE SYSTEM PROJECT STATUS**
Background & Process to Date
- III. CODE DRAFTS FOR DISCUSSION:**
Part Two. Zoning Classifications
Part Three. General Regulations/Provisions
Part Four. Development Standards
- V. CONCLUDING REMARKS**
Participants' Comments/Questions and Answers
Next Steps & Continued Involvement
- VI. ADJOURN**

**CAMP VERDE DEVELOPMENT GUIDANCE SYSTEM UPDATE
ZORC/ZTAC MEETING JULY 22, 2010**

**DRAFT
PARTS TWO, THREE AND FOUR**

TABLE OF CONTENTS

PART TWO. ZONING CLASSIFICATIONS

- Section 200 Zoning Classifications
 - Introduction and Purpose
 - Applicability
- Section 201 Establishment of Districts (*Sec 106*)
- Section 202 Zoning Map (*Sec 107*)
 - District Boundary Determination
 - Abandoned Rights-of-Way
- Section 203 Use Districts (*Sec 109*)
- Section 204 Use District Development Criteria (*Sec 108G*)

PART THREE. GENERAL REGULATIONS/PROVISIONS

- 300 General Provisions Introduction
 - Introduction and Purpose
 - Applicability
- 301 Exceptions to Yard and Height Requirements (*Sec 108J*)
 - Yards and Courts
 - Height Limits
- 302 Detrimental Property Conditions (*Sec 108A & 108H*)
 - Nuisance and hazards
 - Outside Storage
- 303 Home Occupations
- 304 Animals (*Sec 108D*)
- 305 Mobile/Manufactured Home Parks (*Sec108 O*)
- 306 Golf Course Development Environmental Standards (*Sec108 Q*)
- 307 Cemeteries (*Sec 108P*)

PART FOUR. DEVELOPMENT STANDARDS

- Section 400 Introduction/Purpose, Applicability and Process
 - Introduction and Purpose
 - Applicability
 - Process
 - Submittals
- Section 401 Site Standards:
 - Building, Access, Parking Orientation
 - Grading/Drainage/Detention (*Sec 108S*)
- Section 402 Development Compatibility, Protection & Appearance:
 - Protective Screens/Buffers (*Sec 108B*)
 - Protective Landscaping (*part Sec108M*)
 - Appearance Compatibility
 - Historic Preservation (*Sec 108T*)
- Section 403 Off-Street Parking & Loading (*Sec108M*)
- Section 404 Signs (*Sec 118*)
- Section 405 Outdoor Lighting (*Sec 108C & 120*)

Note: existing sections of Zoning Code are referenced by (italics)

Part Two. Zoning Classifications

The first three Sections of Part Two set the stage for the Town's zoning provisions. Introduction and Purpose are covered in Section 200; establishment of Districts, Section 201; and reference to the Zoning Map, Section 202. (These subjects are addressed in the current zoning code as Sections 100-02, 104, 106-07.)

Use Districts, formerly Section 109, are detailed in a reorganized presentation of the Town's basic zoning classifications. Listings for each District (Sect 203 A-O) address: permitted uses and structures, as well as those which may be considered by Use Permit, supplementary stipulations and other considerations pertaining to the specific district classification are covered.

Extraneous districts (carried over from the County but not currently applicable in Camp Verde) have been deleted (e.g., Mixed Use-Low and -High, Parking as a separate district). PAD and PUD are combined into one classification, Planned Unit Development. In keeping with citizen views expressed at public workshops, the Agricultural District (AG), has been expanded to encourage Agritourism businesses, subject to obtaining Use Permit approval, to promote the Town's rural heritage and economic development in appropriate locations.

A simplified, tabular-format Use District Regulatory Criteria, Section 204, offers convenient comparisons among all Districts' development standards. As mentioned, "Density District" references are eliminated. Instead, each zoning classification allows variations in the minimum lot area required for each dwelling unit. These gradations are indicated by "suffix districts" (i.e., R1-12 would require a 12,000 square foot minimum lot size). This is a more common practice among municipalities in Arizona.

There are numerous clarifications through Part Two. For example, comparisons among districts are referred to as "most to least restrictive" (lowest density Residential being "most restrictive" and Heavy Industrial or Agricultural being "least restrictive") instead of "higher to lower". Ordinance language has become more standardized.

Changes in some standards (such as measurements) that have been recommended as improvements by citizens, Town Staff or consultants have been introduced.

PART TWO. ZONING CLASSIFICATIONS	Draft 7/14/2010
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Section 200 Zoning Classifications

- Introduction and Purpose
- Applicability

Section 201 Establishment of Districts**Section 202 Zoning Map**

- District Boundary Determination
- Abandoned Rights-of-Way

Section 203 Use Districts**Section 204 Use District Development Criteria**

The following sections provide for the location and distribution of various land use types and intensities which may be developed in the Town of Camp Verde. These designations are intended further to be regulated by the criteria set forth in Part Three, General Regulations/Provisions and Part Four, Development Standards.

SECTION 200 ZONING CLASSIFICATIONS INTRODUCTION AND PURPOSE**A. Introduction and Purpose**

Maintaining desired community character is made possible through measures that assure land use compatibility. Identifying appropriate locations, intensities, mixtures and standards for minimizing negative impacts on nearby property is the fundamental principle of municipal development regulation.

Part Two categorizes appropriate development, in accord with the adopted Town of Camp Verde General Plan, that is both beneficial to the owners of land and to the community's planning vision. In addition to uses permitted in each District as a matter of right, accessory structures or uses are specified, as well as types of activity that may be considered pursuant to obtaining a Use Permit from the Town.

B. Applicability.

Zoning District Classifications apply to and differentiate the type and intensity of use of all property in the Town of Camp Verde.

SECTION 201 ESTABLISHMENT OF DISTRICTS*Formerly Section 106 - ESTABLISHMENT OF DISTRICTS*

In conformity with the Purpose and Effect of this Ordinance USE DISTRICTS are hereby established in order to classify, regulate, restrict and separate: uses of land and structures; lot dimensions and areas; yard widths and depths, percent of lot coverage and open spaces; permitted density, height and bulk of structures, and related building considerations. Any reference to a "Use" shall be deemed to include "principal and accessory uses and structures".

SECTION 202 ZONING MAP*Formerly Section 107 - ZONING MAP*

An officially adopted map delineating the locations and boundaries of the various Use Districts within any portion of the incorporated area of the Town of Camp Verde, together with subsequent supplementary maps, shall be known collectively as the Zoning Map for Camp Verde, Arizona, and becomes an official record, as part of this Zoning Ordinance as if the matters and information set forth by said map were fully described herein.

Lands annexed into the Town shall temporarily carry the pre-existing Yavapai County zoning designation until such time as Town zoning is adopted for the annexed area. In the event, however, that no such specific zoning redesignation has been adopted within six months from the effective annexation date, the subject property shall be assigned the Town's closest compatible designation by the Community Development Director.

A. District Boundary Determination:

District boundaries on the Zoning Map are intended to follow lot lines, subdivision lines, section lines or center lines of streets, alleys, or other right-of-ways (or extensions thereof), unless otherwise referenced by specific dimensions.

- 1) District boundaries may be established by designation subsequent to annexation of land into the Town and may be amended as a result of rezoning approval or other Town Council action. Boundary changes are in force as of the Council action's effective date and shall be recorded on a supplemental map until such time as a comprehensive Zoning Map update is approved.
- 2) Uncertainty of the location of a district boundary shall be determined by the Board of Adjustment unless same can be resolved, to the satisfaction of the Inspector and persons of interest, by using the scale of the map. Where such boundary scales to within 25 feet of a common division line or a right-of-way, then it shall be deemed as following such division line or the center of the right-of-way, as the case may be.

B. Abandoned Rights-of-Way:

Where a public street or alley or other right-of-way is officially abandoned, any abutting district boundary shall be adjusted to extend to the centerline of the former right-of-way.

SECTION 203 USE DISTRICTS

Formerly Section 109 -USE DISTRICTS

All incorporated areas of Camp Verde, subject to the provisions of this Ordinance are hereby divided into Use Districts which, together with the General Regulations/Provisions (where applicable), control the operation of uses and placement of structures. Any use or structure not specifically permitted by (or analogous to) District Provisions shall be deemed prohibited and unlawful as a principal or an accessory use or structure for the District.

Use District Development Criteria (Sec 204) are applicable to each respective District as minimum requirements necessary to maintain compatible parcel areas, dimensions, density, height, building bulk, setback, and related standards among the District's uses.

Use Districts and their order (from most to least restrictive) in applying the use provisions of the Ordinance are as follows:

- A. R1L DISTRICT** (Residential: single family limited)
- B. R1 DISTRICT** (Residential: single family and cluster units)
- C. R2 DISTRICT** (Residential: multiple dwelling units)
- D. RCU DISTRICT** (Residential/Conditional Use)
- E. RS DISTRICT** (Residential and Services)
- F. C1 DISTRICT** (Commercial: neighborhood sales and services)
- G. C2 DISTRICT** (Commercial: general sales and services)
- H. C3 DISTRICT** (Commercial: heavy commercial)

- I. **PM DISTRICT** (Performance Industrial)
- J. **MI DISTRICT** (Industrial: general limited)
- K. **M2 DISTRICT** (Industrial: heavy)
- L. **PUD DISTRICT** (Planned Unit Development)
- M. **OS DISTRICT** (Open Space resource conservation zone)
- N. **RCD DISTRICT** (Residential Camping District)
- O. **AG DISTRICT** (Agricultural)

A. R1L DISTRICT (single family limited)

1. Purpose:

The R1L District is intended for site-built single-family residential living.

2. Permitted Uses and Structures:

- a. Dwelling unit, site-built, for one family on any one lot.
- b. Government facilities and facilities required for the provision of utilities and public services.
- c. Religious institutions (in permanent site-built buildings).
- d. Educational institutions (including private schools, provided they offer a curriculum of general instruction comparable to similar public schools).
- e. Golf courses with accessory uses such as pro shops, shelters, rest rooms (but not commercial driving ranges or miniature putting courses).
- f. Keeping of farm animals, limited (See Section 304).
- g. Accessory uses and structures (located on the same lot with the principal structure)
 - (1) Swimming pools in other than the front yard.
 - (2) Quarters for servants and/or non-paying guests; separate facilities for preparation of food are prohibited.
 - (3) Temporary offices, construction sheds and yards incidental to a recorded subdivision development or other construction project for a period not exceeding twelve (12) months (subject to District setbacks).
 - (4) Open land refreshment and recreation facilities accessory to religious or educational institutions (confined to same lot).
 - (5) Household pets.
 - (6) Fences and free standing walls.
 - (7) Appurtenant signs (See Section 404).
 - (8) Parking facilities to meet no less than the minimum requirements as provided under Section 403.
 - (9) Home Occupations (See Section 303).
 - (10) Signs (See Section 404, Residential District signs).

3. Uses and Structures Subject to Use Permit

- a. Community parks, playgrounds or centers.
- b. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the twelve (12) months period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing. Fees for temporary dwelling permits shall be determined by the Town Council.
- c. Additional Accessory uses and structures may be permitted subject to stipulations.

B. R1 DISTRICT (single family and cluster dwellings)

1. Purpose:

The R1 District is intended for single-family residential living.

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in R1L District.
 - 1) Any future dwelling units built or placed on the site shall be built in accordance with the Town's adopted building codes and regulations; or
 - 2) Bear a label certifying compliance with the Federal Manufactured Housing Construction and Safety Standards Act.
- b. Dwelling unit for one family on any one lot.
- c. Accessory uses and structures (located on the same lot with the principal structure)
 - 1) Home Occupations (See Section 303).
 - 2) Signs (See Section 404, Residential District signs).
 - 3) Roomers or boarders.
 - 4) Keeping of farm animals, limited (See Section 304D Livestock allowances).
- d. Government facilities and facilities required for the provision of utilities and public services.

3. Uses and Structures Subject to Use Permit

- a. A group of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
 - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
 - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- b. Additional Accessory uses and structures may be permitted subject to stipulations.

C. R2 DISTRICT (multiple dwelling units)

1. Purpose:

The R2 District is intended to provide for medium-high density residential living including single-family, manufactured housing, multiple-family and group dwelling units.

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in the R1 District.
 - 1) Any future dwelling units built or placed on the site shall be built in accordance with the Town's adopted building codes and regulations; or
 - 2) Bearing a label certifying compliance with the Federal Manufactured Housing Construction and Safety Standards Act.
- b. Multiple dwelling units and apartment hotels in conformity with the minimum lot area requirements per dwelling unit for the District.
- c. Lots abutting an arterial highway are permitted the following uses:
 - 1) Rooming and boarding houses.
 - 2) Fraternity and sorority houses.
 - 3) Orphanages and homes for aged.
- d. Home Occupations (See Section 303).
- e. Signs (See Section 404, Residential District signs).

- f. Government facilities and facilities required for the provision of utilities and public services.

D. RCU DISTRICT (Residential-Rural)

1. Purpose:

The RCU District is intended to provide a zoning classification for portions of the incorporated area of Camp Verde not presently characterized by urban uses, and to provide for rural, large lot residential uses.

2. Permitted Uses and Structures:

- a. All uses allowed in the R2 District.
- b. Accessory uses and structures (located on the same lot with the principal structure).
- c. Uses permitted with a Use Permit in the R2 District, unless otherwise noted.
- d. Home Occupations (See Section 303).
- e. Signs (See Section 404, Residential District signs).

3. Uses and Structures Subject to Use Permit

- a. Expanded uses of those with approved Use Permit.
- b. Additional Accessory uses and structures may be permitted subject to stipulations.

E. RS DISTRICT (Residential and Services)

1. Purpose:

The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units.

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in any more restrictive District.
- b. Hospitals, clinics, sanitariums and nursing homes for the care of humans.
- c. Offices wherein only professional, administrative, clerical or sales services are conducted.
- d. Private clubs and lodges operated solely for the benefit of bona fide members.
- e. Outdoor recreation or assembly facilities may be included, subject to a Use Permit.
- f. Accessory uses and structures (located on the same lot with the principal structure).
- g. Home Occupations (See Section 303).
- h. Signs (See Section 404).

3. Uses and Structures Subject to Use Permit

Where the lot is contiguous to a less restrictive District, the requirement for securing a use permit is waived (unless otherwise herein provided).

- a. Swimming pools located in a required front yard.
- b. Personal services, not including the offering of materials or equipment for sale, within enclosed buildings (such as, but not limited to: beauty and barber, massage, photography, group instruction, tailoring and small appliance repair).
- c. Mobile/manufactured home parks.
- d. Nursery schools.
- e. Transmitter stations and towers for automatic transmitting.
- f. Revival tents and similar temporary operations.
- g. Sign allowances (See Section 404).

h. Additional Accessory uses and structures may be permitted subject to stipulations.

F. C1 DISTRICT (Commercial: Neighborhood sales and services)

1. Purpose:

The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents.

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in any more restrictive District.
- b. Antique Sales.
- c. Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Business offices, banks and similar.
- f. Commercial art galleries.
- g. Custom service and craft shops (not exceeding 3,000 square feet of shop floor area) as follows: barber, beauty, massage, tailor and cleaning pickup; key and gun, photographic, fixit (home appliance, saw, mower, clock, radio, TV and similar); precision and musical instrument; optical.
- h. Dancing, art, music and business schools, (prohibiting public recitals, concerts or dances).
- i. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- j. Restaurants and cafes, except vending from openings in buildings.
- k. Retail sales, except second hand sales.
- l. Parking facilities for employees, customers and other appurtenant parking (but limited to no more than 2 trucks for any one commercial enterprise).
- m. Signs (See Section 404).

3. Uses and Structures Subject to Use Permit

- a. Use-permit requirements in more restrictive Districts, unless specifically provided to the contrary, are waived (except for lots contiguous to Residential Districts).
- b. Mobile/manufactured home parks.

4. District Stipulations: Supplementary to or supplanting General Regulations/Provisions (See Part Three).

- a. Installation, operation and maintenance of the permitted uses and structures shall be compatible with the neighborhood development.
- b. Storage of materials and supplies, displays (other than signs), listings and other non-residential uses are restricted to buildings closed on all sides (except as may otherwise be permitted herein).
- c. Intoxicating beverage sale restricted to that of off-site consumption only (except as is otherwise permitted under any more restrictive District).

H. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in any more restrictive District.
- b. Bars, tap rooms and nightclubs.
- c. Bowling alleys and poolrooms.
- d. Commercial bath and massage.
- e. Commercial parking facilities.
- f. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- g. Custom craft and service shops not exceeding 5,000 square feet of shop floor area.
 - (1) Cleaning and dyeing limited to closed unit machines with self-contained transmission and using solvents, shampoos, detergents and other agents of chlorinated solvent type and having a rating of five or under by Underwriters Laboratories Inc.
 - (2) Water distillation and bottling for retail sales only.
- h. Frozen food lockers.
- i. General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material at least 6 (six) feet in height, but excluding the following:
 - (1) Any fabrication by means of welding, cutting, heating, bending, molding, forging, grinding, milling or machining. (Such operations are permissible as an adjunct to repair only).
 - (2) Vehicle frame repair or major body or fender work;
 - (3) Any work on vehicles outside permitted structures or enclosures, unless on the service apron of a gasoline service station;
 - (4) Any unscreened outside storage of parts, materials, or disabled vehicles;
 - (5) Any draining 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;
 - (6) Any hours of operation between 10 p.m. and 6 a.m. within 200 feet of any parcel zoned or used for residential purposes;
 - (7) Any use or structure failing to comply with applicable local and state fire safety standards.
- j. General sales of new and used automobiles, light trucks, recreational vehicles, travel trailers, mobile homes, boats, boat trailers, utility trailers, motorcycles, ATV's, bicycles and small stationary or portable machinery within enclosed buildings. Outside display of such vehicles or similar merchandise shall be permitted only when meeting the following requirements:
 - (1) A site plan acceptable to the Planning and Zoning Department shall be submitted prior to the creation or expansion of outside display.
 - (2) Where an area of outside display is contiguous to or abuts a street on the side or rear and is contiguous to, a parcel or parcels zoned or used for residential purposes, a setback of the display area of at least twenty (20) feet shall be maintained from the abutting parcels or street right-of-way.
 - (3) Where an area of outside display abuts a public right of way (or a private street used as if it were a public right of way) a set back of the display area shall be maintained meeting the following minimum conditions:
 - (a) Twenty (20) feet from the nearest edge of pavement (or useable road surface); and
 - (b) Six (6) feet from the right of way line.
 - (4) No outside display shall interfere with required parking or maneuvering room for employees and customers, nor with required loading areas, fire lanes to the building(s), pedestrian ways or crosswalks, nor safe sight distance for ingress and egress.
 - (5) Paving of display area shall meet minimum Town road standards.

(6) Landscaping of a six foot strip around the periphery of the display area shall be maintained, except where a zero setback is permitted, such as on internal lot line adjacent to a commercial zone.

(7) Lighting of the display area shall be reduced (to the minimum necessary for security purposes) between hours of operation.

(8) No unscreened outside storage of parts, nor vehicles or accessories not in operating and saleable condition shall take place on the premises.

k. Mortuaries (loading, unloading and automobile stacking confined to mortuary premises).

l. Pet shops within enclosed buildings not exceeding 1,500 square feet for the display and sale of household pets and other small animals (under 100 lbs.) provided that:

(1) The pet shop is either completely sound proofed or is no closer than 300 feet from any contiguous parcel of residential property zoned or used for residential purposes.

(2) No on-site incineration shall be permitted.

m. Sales (retail and wholesale) and rentals.

n. Theaters, auditoriums, banquet and dance halls.

o. Vending for on- or off-site consumption of foods, confections, non-intoxicating drinks and other refreshments through openings in buildings (except not within 300 feet of a public or parochial grade or high school).

p. Veterinary clinics and hospitals for the diagnosis and treatment of household pets and other small animals (under 100 lbs.) entirely within an enclosed building not exceeding 3,000 square feet. Boarding of animals incidental to their diagnoses or treatment shall be permitted provided that:

(1) The boarding area is entirely within the same building as the clinic or hospital and does not exceed 50% of the total floor area;

(2) The boarding area is either completely sound-proofed or is no closer than 300 feet from any contiguous parcel of property; and.

(3) No on-site incineration shall be permitted.

q. Signs (See Section 404).

4. District Stipulations: Supplementary or supplanting General Regulations/Provisions (See Part Three).

a. Storage of materials and supplies, displays (other than signs), listings and other non-residential uses are restricted to buildings closed on sides facing lot perimeter (except as may otherwise be permitted herein).

b. The Use District Development Criteria Chart (See Section 204) shall prevail for dwelling units, hotels and motels in the C2 District.

H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

2. Permitted Uses and Structures:

a. All principal and accessory uses and structures permitted in any more restrictive District (except dwelling units and mobile home courts); and, unless specifically provided to the contrary, the following are waived:

(1) Requirements for use-permits (except for lots contiguous to Residential Districts).

(2) Area limitations for uses and buildings.

(3) Limitations on hours of operation.

(4) Confining of uses to closed (or partially closed) buildings.

b moved to section 3 a

- b. Body and fender shops within closed building.
- c. Bottling plants confined to closed building (limited to 15,000 square feet of floor area).
- d. Cleaning and dyeing plants within closed building (limited to 15,000 square feet of floor area).
- e. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- f. Craft shops and work, storage and equipment yards in connection therewith (limited to 15,000 square feet of floor area).
- g. Custom tire recapping.
- h. Custom warehouses within closed building and not including animals (limited to 15,000 square feet of floor area).
- i. Lumber yards (prohibiting milling and planning operations).
- j. Pet shops within closed building.
- k. Public auction within closed building and not including livestock sales.
- l. Sales facilities (retail and wholesale).
- m. Small animal hospitals for diagnosis, treatment or boarding (limited to 5,000 square feet of floor area entirely within a closed building) except as provided in Section H-3-c.
- n. Transportation terminal and transfer facilities within closed building (limited to 15,000 square feet of floor area).
- o. Signs (See Section 404).

3. Uses and Structures Subject to Use Permit

- a. Use Permit requirements for lots contiguous to Residential Districts remain in effect.
- b. Cemeteries for human or animal internment (See Section 307).
- c. Outdoor runs, pens and cages and/or larger building associated with small animal hospitals (no less than 100 feet from any Residential District for such outdoor use), with special consideration to the neighborhood reaction to the use-permit application considering type and number of day and night animal guests; whether to restrict to diagnosis and treatment, or to permit boarding; the extent of outdoor activity; total lot and use area; limitations on permit duration.

4. District Stipulations: Supplementary to or supplanting General Regulations/Provisions (See Part Three).

- a. One dwelling unit, built to commercial building standards and meeting all current building and zoning regulations, may be located within the commercial structure for a caretaker or security person employed by the primary use of the property.
- b. Notwithstanding permitted outdoor uses, premises shall be maintained in an orderly manner to reduce negative visual impacts.
- c. The Use District Development Criteria Chart (See Section 204) shall prevail for determining dwelling units permitted in hotels and motels.

I. PM DISTRICT (Performance industrial)

1. Purpose:

The PM District is intended to promote the development and operation of certain uses (such as, but not limited to, laboratories, light manufacturing and assembly) in a limited manner to foster residential compatibility in the vicinity of such industries. Restrictions on type of structures and uses, control on height and density, prohibitions against open land uses, mitigation of such nuisances as fumes, odors, noise, glare and vibration, prohibition of general retail sales and service or other uses that cater to the general public, as well as landscaping requirements, are established to protect the use and enjoyment of nearby dwelling units; however, prohibition of residential uses in the District, itself, is intended to reserve the PM zoned land for industrial development.

2. Permitted Uses and Structures: Provided such shall meet the intent and purpose of the District.

- a. All principal and accessory uses and structures permitted in any more restrictive District (except those prohibited herein under the District Stipulations).
- b. In-plant restaurants as an appurtenant use, and including roof or landscaped patio dining facilities.
- c. Manufacturing, machining, tooling, assembly, fabrication, processing, compounding, packaging, mixing, molding; equipping and decorating, glazing, repairing, servicing, cleaning, winding, printing and publishing, binding, weaving, knitting, sewing, baking, cooking, roasting, pickling, brewing, distilling, plating, polishing.
- d. Motion picture productions, radio and television studios.
- e. Warehouses.
- f. Signs (appurtenant) - similar to provisions of the C1 District for such signs.

3. District Stipulations: Supplementary to or supplanting General Regulations/Provisions (See Part Three).

- a. Residential uses are prohibited (including dwelling units, mobile home courts, motels, hotels and similar).
- b. General retail sales and service or other uses that cater to the public, are prohibited.
- c. All uses as provided herein shall be confined to closed buildings (except parking, loading and unloading).
- d. Space for parking shall always be kept available to provide no less than 2 square feet of land area for each square foot of building area.
- e. All development must progress in accordance with a general layout, architectural and landscape plan to assure a development compatible with the intent of the District. Such development plan shall provide a landscaped area 50 feet in depth adjacent to any street and may not contain any other uses or structures except for walks, drives, signs and lighting.

J. M1 DISTRICT (Industrial: General limited)

1. Purpose:

The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in any more restrictive District (except dwelling units, mobile home courts, hotels, motels, rooming and boarding houses and similar); and provided further that unless specifically provided to the contrary the following are waived:
 - (1) Requirements for use-permits (except for lots contiguous to Residential Districts).
 - (2) Area limitations for uses and buildings.
 - (3) Limitations on hours of operations.
 - (4) Confining uses to closed (or partially closed) buildings.
- b. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- c. Manufacturing, machining, tooling, assembly, fabrication, welding, milling, molding, equipping, decorating, glazing, repairing, servicing, cleaning, winding, printing, publishing, pickling, brewing, distilling, salvage (but not wrecking), equipment, material and dead storage yards, plating and polishing, meat packing (no slaughtering except

- rabbits and poultry), animal treating, boarding, breeding and sales, warehousing (including elevators), freight yards, circuses and carnivals, race tracks, and stadiums.
- d. Adult oriented businesses as defined in ARS 11-821G provided that no such adult oriented business shall operate in violation of ARS 13-1422 or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- e. Signs (See Section 404).

3. District Stipulations: Supplementary or supplanting General Regulations/Provisions (See Part Three).

- a. One dwelling unit, built to commercial building standards and meeting all current building and zoning regulations, may be located within the commercial structure for a caretaker or security person employed by the primary use of the property.
- b. The Board of Adjustment shall determine, where uncertainty exists, whether a proposed use or method of operation will comply with the intent of this District (in differentiating between the light and heavy character of the proposed use), and may suggest appropriate mitigation measures to assure compatibility.

K. M2 DISTRICT (Industrial: Heavy)

1. Purpose:

The M2 District is intended for all types of industrial uses except hazards to health and property; with controls to prevent air and water pollution, radiation, fire and explosion dangers.

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in any more restrictive District (except dwelling units, mobile/manufactured home parks, hotels, motels, rooming and boarding houses and similar); and provided further that, unless specifically provided to the contrary, the following are waived:
 - (1) Requirements for use-permits (except for lots contiguous to Residential Districts).
 - (2) Area limitations for uses and buildings.
 - (3) Limitations on hours of operation.
 - (4) Confining of uses to closed (or partially closed) buildings.
 - (5) Prohibitions against livestock and other animals.
- b. All other legal uses except as may pollute the air or water, or present latent radiation, explosion, or fire danger (except as may be modified with stipulations under a use permit).

3. District Stipulations: Supplementary or supplanting General Regulations/Provisions (See Part Three).

- a. The Code Enforcement Officer must deny any proposed use or structure where uncertainty exists as to compliance with intent of the District; or where he finds such use will exhaust or emit air or stream pollutants
- b. The Town may accept an application for a use-permit to operate in some modified manner.

L. PUD (Planned Unit Development)

The Planned Unit Development designation allows the site planner to propose the best use and arrangement of the land, with fewer constraints than those imposed by the existing zoning. Site planners can arrange buildings in any desirable manner, eliminate setbacks to save natural features, reduce the length and width of roads, cluster without side yards, and similar design adjustments.

1. Purpose: A parcel of land planned as a single unit for residential uses rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as commercial centers, industrial complexes, and public or common spaces with single and multifamily housing), with increased flexibility in site regulations (such as setbacks) or land use restrictions (such as mixed residential use). The greater flexibility in locating buildings and combining residential uses make it possible to achieve economies of construction as well as preserving open space.

2. Scope: The Planned Unit Development regulations that follow shall apply generally to the initiation and regulation of all Planned Unit Development Districts.

a. Where there are conflicts between P.U.D. regulations and the general zoning, subdivision or other regulations, these regulations shall apply in P.U.D. Districts unless the Commission shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.

b. Where actions, designs or solutions are not literally in accordance with applicable P.U.D. or general regulations, but the Commission makes a finding in the particular case that the public purposes are satisfied to an equivalent or greater degree, the Commission may make specific modification of the regulations in the particular case (other than area or off-street parking).

c. Except as indicated above, notwithstanding procedures and requirements generally in effect, set forth herein and in guides and standards officially adopted as part of the regulations for particular classes of Planned Unit Development Districts shall apply in Planned Unit Development Districts, to any amendments creating such districts, and to issuance of all permits therein.

d. It is intended to permit establishment of new Planned Unit Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.

e. Within P.U.D. Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.

PLANNED UNIT DEVELOPMENT and PLANNED AREA DEVELOPMENT definitions combined and moved to definitions

3. Permitted Uses and Structures

Buildings, structures, or premises within the Planned Unit Development shall be used only for the following uses:

a. Single family dwelling, two-family, multi-family; detached, semi-detached, and attached.

b. Manufactured home parks and subdivisions in accordance with the provisions of this Ordinance and any additional requirements the Commission or Board may deem necessary to fulfill the intent of the requirements herein.

c. Home occupations when indicated as part of the development plan or when in accordance with the provisions of Section 303.

d. Clubs not operated primarily for commercial purposes.

e. Community facilities, such as schools, parks, and playgrounds.

f. Neighborhood retail uses and other non-residential uses limited to those enumerated in the C1 and C2 districts may be specifically and selectively authorized as to type and size only when integrated by design as an essential element of the development, and only in an area proposed to be appropriately zoned for said use and approved as provided herein.

- g. Industrial uses when designed in accordance with the provisions of the PM District requirements, Section 202-I.
- h. Public utility installations.
- i. Signs when submitted as part of the development plan or otherwise consistent with the general sign provisions.
- j. Accessory uses and structures; such uses and structures may be located in the front one-half of a lot, provided they are not nearer the front lot line than the main building or buildings.

M. OS DISTRICT (Open Space Resource Conservation Zone)

1. Purpose:

The OS District is intended to preserve scenic and recreational areas for public and/or private use.

2. Permitted Uses and Structures

- a. Agriculture and Cultivation.
- b. Flood Control Facilities.
- c. Historical Landmarks.
- d. Public or Private Parks, Golf Courses, Golf Driving Ranges.
- e. Other Outdoor Recreational Facilities.

3. Uses and Structures Subject to Use Permit

- a. Public Utility Installation and Facilities.
- b. Change of Use: Any change in the status of use shall be approved by the Planning and Zoning Commission.

4. District Stipulations:

Two (2) signs, each sign not to exceed 6 square feet of panel area, may be permitted. Signs may utilize indirect illumination.

N. RCD DISTRICT (Residential Camping District)

1. Purpose:

The RCD District is intended to cover the operation of resident camps which are either private, public, religious, organizational or agency camps. Resident camps are not restricted from operating trip camps, schools, travel, outpost, over-night or day camping programs.

2. Permitted Uses and Structures:

- a. All principal and accessory uses and structures permitted in R1L.
- b. Up to 10% of all allowable units may be recreational vehicles spaces.
- c. Meeting, dining and other structures and services required to provide for residents of the camping programs.
- d. Resident camp sleeping or dorm facilities.

3. District Stipulations: Supplementary to or Supplanting General Regulations/Provisions (See Part Three)

- a. Peripheral setback, 60 feet of maintained open space shall not allow parking, maneuvering or storage.
- b. Non-conforming Uses:
 - 1) One-hundred percent expansion of the number of bed units established under an existing nonconforming use within original camp boundary is permitted, subject to limitations of subsections (2) and (3).

2) Where nonresidential uses or structures are included on a conforming lot, then one bed unit shall be deducted for each 800 square feet (or fraction thereof) of nonresidential floor area in determining the number of units allowed.

3) Cumulative structural expansion of **fifty percent 50%** or more shall require full compliance of said expansion with the terms of this Ordinance. Such expansion shall be within original camp boundaries.

O. AG DISTRICT (Agricultural) (Revised 8/7/2002)

1. Purpose:

The AG District is intended to provide for the continuation and preservation of rural living quality on parcels of sufficient area to produce farm crops (and specified compatible principal or accessory uses and structures) including related agricultural business and support uses.

2. Permitted Uses and Structures

a. Dwelling units for one family on any one lot.

b. Activities associated with the growing and sale of crops, trees, plants, vegetation, forage, grasses or other non-animal living organisms intended to be renewable and of beneficial use and recognized by the United States Department of Agriculture as a farm evidenced by a farm number.

c. Owners of property activities not recognized by the United States Department of Agriculture as a farm evidenced by a farm number where such activities are conducted shall never under any pretext be denied or restricted their right to sell and dispose of their products subject to the following restrictions:

1) Sales of other producers of food products may be sold only up to 40% of the total gross sales.

2) Incidental sales of related items are allowed.

3) Aerial application of any substance is prohibited.

4) Processing or packaging activities, storing or loading, limited to products allowed under c. and c.1)

d. Religious institutions in permanent buildings.

e. Accessory uses and structures including the following:

1) Storage and loading facilities for products.

2) Fabrication, storage and repair of equipment used in agricultural activity.

3) Facilities used by the public for the sale of items permitted as identified above.

4) Household pets

5) Fences and free standing walls

6) Appurtenant signs (See Section 404).

7) Temporary housing per construction (See Section 203.A.3.b) or Use Permit (See Section 203.O.3.b).

f. Parking requirements per Section 403 of this Code calculated on the basis of the sales area.

3. Uses and Structures Subject to Use Permit

a. AgriTourism business, intended to maintain and promote the community's agricultural heritage, including facilities for community holiday or seasonal festivals, crop picking, wineries with or without vineyards, retail greenhouses for selling nursery stock and similar economic attractions, which property may provide lodging or camping accommodations on portions of the site in excess of the 10-acre minimum area requirement. Application submission, required information, procedures and review are subject to Planned Unit Development (See Section 203.L) criteria and specific showings of:

- 1) Location with access to a major highway or arterial (e.g., SR260, I-17, General Crook Highway, Finney Flat Road);
 - 2) Multiple points of direct ingress and egress for patron safety and direct emergency vehicle access;
 - 3) Ample improved on-site parking for normal business activity and provision on site for special event overflow parking;
 - 4) Adequate separation distance, limitation of hours of operation, and/or additional impact mitigation to ameliorate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
 - 5) Provision for patrons' health, safety and comfort such as shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, security for persons and property.
- b. Facilities for the temporary housing of agricultural workers employed to work at the location for which the use permit is issued.
 - c. Schools and training facilities for the purpose of teaching agriculture.
 - d. Museums, displays, demonstration projects and research facilities associated with agriculture.
 - e. Activities otherwise restricted by 2-c. (1), (2), (3) or (4)
 - f. Activities associated with the raising of animals and livestock per the requirements of Section 304 of this code with the following restrictions:
 - 1) On site sales limited to those animals produced on site or raised on the property for at least one year.
 - 2) No processing or packaging for sale activities permitted.
 - g. Activities in excess of the requirements of Section 304 or the restrictions contained in f. (1) or (2).
 - h. Parks, playgrounds, recreation areas, government facilities and facilities required for the provision of utilities and public services.
4. District Stipulations: Supplementary to or supplanting General Regulations/Provisions (See Part Three)
- a. The AG District is presumed to be compatible with all adjacent zoning districts.
 - b. The Use District Development Criteria Chart (See Section 204) details minimum requirements for this District, including minimum lot area of 10 acres.

Section 204 Use District Regulatory Criteria

Use district regulations establish the specifications for building construction on parcels within each designated zone classification. Variations among the several districts differentiate the appropriate parcel sizes and structure spacing necessary to maintain compatibility of land uses, densities and intensities throughout the Town of Camp Verde.

District standards are key determinants for implementing the Town's desired rural, western atmosphere with a range of residential living options, places for commerce, employment, agriculture and open space activities. Zoning district regulations offer basic development distinctions appropriate for a small community -- without becoming unnecessarily complex.

Parcel development standards pertain to the minimum permitted lot areas and dimensions; the height, coverage, placement (including setbacks from property lines) of structures on the parcel. These criteria are further refined, where applicable, by the additional development standards covering siting arrangements, appearance compatibility, parking, signage and outdoor lighting contained in Part Four, Development Standards.

A. Suffix District Lot Area Variations

Minimum lot area requirements may be increased for reasons of density compatibility, variations in terrain or soils, drainage conditions, infrastructure capacity, and other factors relating to the size, spacing and type of structure and/or use to be placed on a lot within a portion of a given zoning district classification. In such district sub-areas, a suffix notation indicating a revised, increased minimum lot area requirements, expressed in thousands of square feet, shall be placed on the Zoning Map to acknowledge the variation in lot area standard. (Example: R1L-12 denoted a minimum 12,000 square foot lot.)

B. Use District Development Criteria

For ease in comparing Camp Verde's district regulations, required measurements for development in each land use category are illustrated in tabular form:

DISTRICT	★ MINIMUM LOT AREA (sq.ft.)	MINIMUM LOT AREA PER DWELLING (sq.ft.)	MIN WIDTH/ DEPTH (feet)	MAX BLDG HT (story)	MAX BLDG HT (feet)	MAX LOT COVER AGE	MIN FEET BETWEEN BUILDINGS	FRONT YARD (feet)	REAR YARD (feet)	SIDE (feet)	
										INTERIOR	EXTERIOR
A. R1L (Residential: s-f Limited)	7500 (5000 sq.ft may be allowed with setback adjustments)	1 d.u.	75	2	30	50	10	20	25	7	10
B. R1 (Res: s-f & cluster units)	10,000	1 d.u.	80	2	30	40	10	20	25	7	10
C. R2 (Res: multiple dwelling units)	7,500 (Historic Town Site may have setback adjustments)	3,000	75	3	30	50	10	20 ⁶	25	7	10
D. RCU (Residential & conditional use)	87,120 (2 acres)	87,120 (2 acres)	225	2	30	15	10	50	50	25	30
E. RS (Residential & Services)	7,500	3,000	75	3	30	50	10	20 ⁶	25	7	10
F. C1 (Commercial: neighborhood)	7,500 for dwelling units, hotels and motels	2,000	75	3	40 ¹	50	10	20 ⁶	25 See Note ²	7	10 See Note ²
G. C2 (Commercial: general sales & services)	7,500 for dwelling units, hotels and motels	1,000	75	3	40 ¹	50	10	20 ⁶	25 See Note ²	7	10 See Note ²
H. C3 (Commercial: heavy comml)	7,500 for hotels and motels	1,000:1 caretaker du within the comml. structure	75	3	40 ¹	50	10	20 ⁶	25 See Note ²	7	10 See Note ²
I. PM (Performance Industrial)	70,000	residential prohibited	100' wide; 300' deep; Not to exceed 650' deep ³	2	30	15	10	50 ⁶	50	25	50 ⁴
J. MI (Industrial: gen. limited)	same as Commercial Districts ⁵										
K. M2 (Industrial: heavy)	same as Commercial and MI Districts										
L. PUD (Planned Unit Devt)	2 acre site	areas, dimensions, DENSITY arranged by site plan									
M. OS (Open Space conservation)	TBA										
N. RCD (Res. Camping Dist)	25,000 ³ peripheral setback 60'	25,000	130	2	30	20	20	30	30	10	15
O. AG (Agricultural)	435,600 sq.ft (10 acres)	435,600 sq.ft (10 acres)	500	2	30	5	10	50	50	50	50

★ Suffix designations, in thousands of square feet (e.g., R1-12 = 12,000 sq.ft. minimum area indicate larger lot area required).

Notes:

¹ Height Exception 301.3.b

² 0' minimum rear and side setbacks adjacent C1, C2, C3, M1 or M2

³ Unless it can be shown that the depth will not block projected streets or alleys.

⁴ 50' adjacent to any street, alley or residential; 25' adjacent to other district

⁵ 500' between adult-oriented businesses

⁶ 10' maximum front yard setback may apply; see Sec 401A

Part Three. General Regulations/Provisions

Sections in Part Three address types of use or kinds of activity that require additional specification regarding their fit into the Code and/or the community. Subject matter ranges from structures or uses that are exempt from otherwise applicable standards to added criteria for certain types of structure (such as manufactured housing); or special environmental considerations (i.e., water conservation) for golf course developments.

In the current Zoning Ordinance these matters were addressed in Section 108, General District Provisions. Some of the subsections in these current regulations (such as "Protective Zoning" and "Outdoor Illumination", Sections 108-B and -C; 108-K "Land Division"; 108M "Parking" requirements; and others) have been moved to other Parts of the Code. Other Sections, such as Use Permits, (Section 108-I) and Accessory Uses and Structures (Section 108-F) are being covered in Part 6, Administration and Procedures and Part 1, Introduction. The Density Formulas (Section 108-G) have been replaced in Part 2 (Section 204) with a simplified residential density-regulating system.

The proposed Sections (301-307) in Part Three are:

Exceptions to Yard and Height Requirements (current Section 108-J) is now Section 301.

Section 302, Detrimental Property Conditions, encompasses and reorganizes former Sections 108-A, Nuisance and Hazards, and 108-H, Outside Storage.

A new Section 303, Home Occupations has been created for clarifying allowable accessory business activity in residences.

Animals, Section 304, retains the "point system" (current Section 108-D) in accordance with citizen preferences expressed at previous community meetings.

Manufactured Home Parks (current Section 108-O) is reorganized as Section 305. Mobile home and RV regulations are included.

Section 306, Golf Course Development Environmental Standards, and Section 307, Cemeteries (current 108-Q and 108-P), complete Part Three.

PART THREE. GENERAL REGULATIONS/PROVISIONS	Draft 7/14/2010
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Section 300 Introduction**Section 301 Exceptions to Yard and Height requirements (Sec 108J)**

- Yards and Courts
- Height Limits

Section 302 Detrimental Property Conditions

- Nuisances and Hazards (Sec 108 A)
- Outside Storage (Sec 108H)

Section 303 Home Occupations**Section 304 Animals (Sec 108D)****Section 305 Manufactured Home Parks (Sec 108 O)****Section 306 Golf Course Development Environmental Standards (Sec 108Q)****Section 307 Cemeteries (Sec 108P)**

SECTION 300 GENERAL PROVISIONS INTRODUCTION AND PURPOSE, APPLICABILITY AND PROCEDURES

A. Introduction and Purpose

It is necessary to consider the community's health, safety and welfare as well as the protection of private property rights in accord with the implementation of the Town of Camp Verde General Plan and this Development Code. The purpose of General Provisions is to clarify ways that certain activities may be conducted in accord with the Town's unique character.

Part Three addresses those situations or types of land use that may require additional regulatory guidance in any District where the particular condition and/or use occurs. Supplementary criteria for developing, utilizing and maintaining property allow flexible options for the landowner or tenant in some instances. In other cases, provisions guard against practices that could be detrimental to other persons or properties.

B. Applicability

General Provisions shall apply to:

1. Property in any District in which the specified use or condition may occur; and
2. Circumstances that may require flexibility for the property owner or tenant fully to utilize the site; or
3. Mitigate deleterious conditions that impact the community or neighboring properties.

SECTION 301 EXCEPTIONS TO YARD AND HEIGHT REQUIREMENTS

Formerly Subsection 108. J

A. Yards and Courts

The required setback for a structure on any property is the minimum yard allowed. No structures other than fences, free standing walls, swimming pools, signs and other structures or projections cited in this section shall be permitted in the required setback. No lot shall be divided or diminished so that the setback and lot coverage requirements can not be met. Structures on different lots shall not share the same yard to meet setback requirements.

In calculating setbacks, through lots (fronting on two streets) shall be considered as having two front yards. No door, window or other device, when opened, extended or otherwise in operation, shall protrude beyond a lot boundary.

1. **Yard Adjustments:** (Where the minimum length or width requirements can be met):
 - a. Side Yard Deviations
 - 1) Any Residentially- zoned interior lot lacking rear access shall provide a side yard measuring no less than 9 feet to provide access to any rear parking.
 - 2) On a reverse corner lot backing to the adjoining lot, no structure exceeding a four foot height may be located adjacent to the side street

within a triangular area formed by a line connecting the street intersection with the required front setback line of the adjoining lot.

- b. **Nonconforming Lots – All yards:**
Structures located on legal, non-conforming lots shall meet the district setback requirements notwithstanding the substandard size of the lot.

2. Encroachment Into Yards (where not in conflict with future width lines): No structure (other than fences, free standing walls or signs) shall be located so as to encroach upon or reduce any open space, yard, setback requirement, lot area or parking area as is designated under these provisions or under the provisions of the District in which it is located, except that:

- a. **All Yard Encroachments:**
 - 1) Cornices, eaves, coolers and open balconies, fire escapes, stairways or fire towers may project no more than five feet into any required yard or court (but no closer than two feet from any lot boundary).
 - 2) Chimneys may project two feet into any required yard or court.
- b. **Front Yard Encroachments:**
 - 1) A bay window or entrance way less than ten feet wide may project three feet into any required front yard.
 - 2) An attached open porch, balcony or carport may project no more than 6 feet into any front yard.
- c. **Rear Yard Encroachments:**
 - 1) A bay window or entrance way less than ten feet wide may project three feet into any required rear yard.
 - 2) An attached open porch, balcony or carport may project no more than 10 feet into any required rear yard (but no closer than 10 feet from any common lot boundary).
 - 3) A detached accessory structure may be placed in a required rear yard provided it does not:
 - a) Encroach upon the end quarter of a through lot.
 - b) Be nearer the side property line of the front half of any adjacent lot than the required side yard of such lot.
 - c) No portion of an accessory building to be used for dwelling or sleeping purposes shall be nearer any property line than is allowed for a principal building.
 - d) Except that none of these provisions for detached accessory buildings shall prohibit them from construction in a location farther than 75 feet from any lot boundary.
 - 4) Swimming pool setbacks from any lot boundary shall be no less than ten feet for any outdoor private pool and twenty-five feet for any outdoor public pool.

B. Height Limits:

- 1. **Exceptions to Height Limits:** The district height limitations for buildings are not applicable to spires, cupolas, chimneys, flues, vents, poles, beacons or towers; nor to any bulkhead, elevator, tank (or similar) extending above a room when same occupies no more than 25 percent of such roof area. Any such structure must be so located on a lot

that its length (in case of collapse) would be contained within the bounds of the lot unless based on safety engineering data that demonstrates the proposed structure would satisfy this requirement.

2. Fences and Free Standing Walls:

- a. The maximum height of a fence or freestanding wall is determined by measuring from the finished grade at the base of the fence or wall.
- b. Fences and freestanding walls within the required yards or setbacks shall maintain the following maximum heights:
 - 1) Three feet within the triangular area formed by measuring 15 feet along the boundary of roadways and drives from their intersection. This three-foot limit includes hedges and other plantings but may include open fencing above three feet to otherwise permitted height.
 - 2) Four feet in front yard and six feet in side or rear yards on any residentially-zoned lot (or that portion of other adjoining lots).
 - 3) On commercial and industrial zoned lots: eight feet.
 - 4) Where a fence or wall is required as a screening or other protection for residentially-zoned lots, it shall comply with the height limits for fences on residentially-zoned lots.

3. Buildings:

- a. No portion of any building exceeding four feet shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.
- b. Commercial/Industrial buildings may exceed the height limitation noted in Section 203 to a maximum of 50 feet, if the parcel is more than 75 feet from an existing residential development and/or platted residential subdivision.
 - 1) Additional setback distances are required, calculated by adding one foot for every foot of building above the maximum building height allowed, to the otherwise required setbacks.
 - 2) Commercial/industrial buildings on parcels closer than 75 feet to a residential development may apply for an exception based upon topographical and/or other consideration.

4. Approvals

- a. Application will be made to the Community Development Director and appeal to the Board of Adjustment.
- b. Appeal of the Board's decision may be made to the Town Council.

SECTION 302 DETRIMENTAL PROPERTY CONDITIONS

Formerly Subsection 108. A

A. Nuisance and Hazards: No use or structure shall be operated or maintained in such a manner as to be an explosion or fire hazard; nor cause smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, toxic fumes or other negative impact on the community to be emitted into the atmosphere any to such an extent as to constitute a nuisance; contribute to neighborhood deterioration; nor divert I water-carried waste or pollutants into any open water course or groundwater supply.

- 1. **Disposing of Materials:** Trash and garbage must be kept contained prior to off-site disposal so as not to be a nuisance.

- a. Open garbage must not be stored in any residential or commercial lot for more than seven days.
 - b. Commercial dumpsters must be kept clean, emptied regularly, kept in good repair, and continuously covered.
 - c. The Town will notify the property owner of any violations of the above and take enforcement action, if necessary.
- 2. Fire Hazard:** In order to ensure the safety of its residents and protect property, the Town will enforce fire hazard codes.
- a. Dry grasses and weeds exceeding six inches in height AND deemed to constitute a fire hazard by the Fire Marshal or the Zoning Inspector. The property owner will be held responsible for the removal of this hazard.
 - 1) The Town shall, in writing, notify the property owner, providing a maximum of 30 days to remove the hazard. Notice will be made by certified mail, personal service or posting of the property.
 - 2) Failing to remove the fire hazard within the time limit, will result in the Town removing the hazard and billing the property owner for the cost of removal; and/or issuance of a civil complaint which could result in monetary sanctions.
 - b. The dispensing, handling, or disposal of fuels, paint thinner, or similar explosion or fire-producing materials shall comply with Underwriters Laboratories, Inc. standards or better.
 - c. The Town will notify the property owner of any violations of the above and take enforcement action, if necessary.
- 3. Graffiti:** To avoid negative impact on the community, and to prevent the spread of gang activity, this nuisance must be removed immediately.
- a. The Town shall notify the owner of the property of the appearance of graffiti on their property, providing five days to remove it. The property owner may exercise one of the following options to resolve the problem and avoid citation:
 - 1) Allow the Town to have access to the property to clean up the graffiti and return the defaced property to its approximate original state at the Town's expense within five days of the notice.
 - 2) Remove the graffiti within five days and the Town will pay the material costs to restore the defaced property to its approximate original state.
 - b. Failing to remove the graffiti within the time limit will result in the Town removing the graffiti and billing the property owner for the cost of removal; and/or issuance of a civil complaint which could result in monetary sanctions.
 - c. The Town will notify the property owner of any violations of the above and take enforcement action, if necessary.

- 4. Unclaimed Publications:** Unclaimed publications include either depositing the material, or failure to clean it up from the property by removing it.
- a. If the publication is subscribed to, the property owner or tenant shall be responsible for the unclaimed publications.
 - b. If the material is unsolicited, the publisher shall be responsible for the unclaimed publications.
 - c. Upon discovery of the unclaimed publications, the Town shall notify the violator, providing ten days to remove the unclaimed publications. Notification by the Town shall be made in accordance with _____.
 - d. The Town will notify the property owner of any violations of the above and take enforcement action, if necessary.
- 5. Unsafe Dwelling:** All dwellings or portions thereof, that are determined after inspection to be unsafe as defined in this code shall be declared public nuisances.
- a. Unsafe dwellings must be repaired, rehabilitated, demolished, or removed in accordance with the Town's adopted building code.
 - b. The owner of a dwelling that has been determined to be unsafe will post the property as off-limits and erect a barrier around the property.
 - c. The Town will notify the property owner of any violations of the above and take enforcement action, if necessary.

Formerly Subsection 108. H

B. Outside Storage: The outside storage of objects and materials shall be permitted as an accessory use where a primary use has already been established in all zoning districts except C1, C2, C3, M1 and M2, provided the following conditions are met:

- 1. **Materials/Equipment:**
 - a. A property owner or tenant may park or store construction, farming equipment or machinery outside, provided such equipment or machinery is in operable condition and is intended for personal on-site use.
 - b. Construction materials may be stored provided they are stacked no higher than six feet and are for use on-site.
 - c. The outside storage of objects and materials shall be a permitted accessory use in C-1, C-2 and C-3 zones provided that all conditions of this section are met except that "on-site personal use" shall be construed to include those uses incidental to the permitted commercial (as well as personal) uses of the property.
 - d. The outside storage of objects and materials shall be a permitted accessory use in M-1 and M-2 (industrial) zones, provided that screening is provided from non-industrially zoned properties located within 200 feet.
- 2. **Vehicles:**
 - a. A property owner or tenant may park or store any number of personally owned vehicles on residential property where a primary residential use has been

established. All vehicles must be for personal use, have appropriate title and/or registration available, and demonstrably operable under its own power at the request of the Code Enforcement Official. complete and appear to be operable. They are to be parked in an orderly fashion. Those vehicles which do not meet these conditions shall be considered general outside storage and shall be subject to screening standards in Section 302-B-5 below.

- b. Auto repair on more than 2 vehicles at any one time is prohibited in all residential districts.
- c. The offering for sale of more than two vehicles at any one time and no more than six in one year (Per Title 28, Section 28-4301.1 of ARS), is prohibited in all residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Official.
- d. All boats, trailers, motor homes, travel trailers, and recreational vehicles shall be kept in good repair, neatly arranged and operable.

3. Mobile Homes/Recreational Vehicles: Moveable living accommodations may be placed on a lot only under the following circumstances:

- a. No mobile or manufactured homes shall be stored on any residential lot.
- b. Recreational vehicles shall not be used or made suitable for use for long-term occupancy without a temporary dwelling permit or use permit. Evidence of an intention for long term occupancy shall include at least three of the following:
 - 1) being hooked up to power
 - 2) being hooked up to water
 - 3) being hooked up to sewer or septic
 - 4) being raised or leveled by means of jacks or blocks
 - 5) having a mail box
 - 6) having any attached or adjacent structure or improvement which enhances the on-site livability and/or decreases the mobility of the vehicle by removal of wheels or axles or hitches on a vehicle normally fitted with wheels and axles and/or hitches.

4. Other Outside Storage: Anything that is not operable or not part of something that is operable or any other objects which are in disuse, or for use other than on-site shall not be stored outside.

- a. Unlimited amounts of firewood may be stored, provided that the firewood is for on-site, personal use only and is stacked no higher than 6 feet unless against a structure.
- b. A property owner or tenant may place articles of furniture outside, provided such furniture is in good repair and is weather resistant.

5. General Storage Screening Requirements: Any outside storage unable to meet the above exceptions and conditions must not exceed the height restriction for the solid or opaque portion of a fence or wall and be totally screened from the view of any contiguous property, right-of-way or easement.

- a. Screening shall be by means of a solid wall, fence, earth, landscaping, dense live plant material, or depression into the ground, or by any combination achieving the same effect.
- b. Any outside storage not complying with all aspects of this section 302-B is hereby deemed a public nuisance and shall not enjoy any rights to continuation, restoration, exchange of uses, or expansion as if a lawful non-conforming use, and shall be abated.
- c. The Town will notify the property owner of any violations of the above, including findings of public nuisance, and take enforcement action, if necessary.

SECTION 303 HOME OCCUPATIONS

Limited business use in residential premises is permitted as accessory use to the principal living quarters, subject to the following:

A. Allowed Business Activity: Activity incidental to the primary residential use which does not change the character of the neighborhood by detectable lighting, noise, or appearance associated with the activity.

- 1. Home office activities associated with employment conducted elsewhere.
- 2. Practicing an occupation, profession or business that can be conducted without negative impact on the residential neighborhood.
- 3. Personal services, such as beautician or barber; business consultation, such as financial advice, tax preparation, accounting, insurance or real estate; by appointment only.
- 4. Cottage industry carried out within the primary residence or within a separate structure, but not including work on vehicles or large machinery brought from off-premises.

B. Requirements for Home Occupations: Limitations on home businesses include the following:

- 1. Not more than one outside employee (not residing on the premises). An additional employee may be permitted, subject to Use Permit approval.
- 2. Neither sales (retail or wholesale) nor storage of inventory not required for on-site business practice is permitted.
- 3. Floor Area devoted to business use is limited to 25% of the total floor area of structure(s) on the premises in which the home occupation is conducted.
- 4. Appropriate access and parking spaces shall be provided for business invitees and any outside employees in addition to those required for the residence (See Section 404, Parking).

SECTION 304 ANIMALS

Formerly Subsection 108. D

Keeping of domestic animals in appropriate locations and circumstances is regarded as being consistent with the Town's rural character. However, the number, size, type or manner in which animals are maintained on any parcel shall not impair the enjoyment or use of nearby properties or violate other legal restrictions to which the properties are subject. Any lot where the animals are kept must be not less than one-half acre (21,780 sq ft.) in area.

A. Allowed Livestock: Any of the species listed below which are cared for by the property owner or occupant according to the following Animal Points. All livestock activity within the Town limits will be considered an accessory use to the principal use on any parcel except in the Agriculture District.

1. Lots of one-half acre to one acre in area may maintain animals totaling up to 24 points as set forth below.
2. Lots of one acre or more may increase the allowable number of points by an increment of six points for each additional, contiguous quarter acre.

B. Animal Points Allowed per Acreage

The allowable type and number of animals permitted on a particular property is computed by the following allotment table:

SPECIES (or associated types)	POINTS	SPECIES (or associated types)	POINTS
Alpacas:	3 POINTS	Miniature horses, Ponies and Sicilian donkeys:	6 POINTS
Emus:	3 POINTS	Ostriches:	6 POINTS
Pygmy goats:	3 POINTS	Cattle:	12 POINTS
Sheep, Goats:	4 POINTS	Domestic deer:	12 POINTS
Llamas:	6 POINTS	Horses, Mules, and Donkeys	12 POINTS

1. **Prohibited Livestock:** Swine are prohibited within residential zones, unless excepted under paragraph 3c.

2. Exceptions:

- a. Young nursing animals are not counted.
- b. Fowl (chickens, ducks, geese, turkeys and peacocks), rabbits, and guinea pigs which are cared for by the property owner or occupant are limited by management, husbandry, fly and odor situations, not by numbers.
- c. Swine may only be raised on property of an acre or more under the following conditions:
 - 1) 1 pet or butcher pig per parcel.
 - 2) Additional Swine, breeding or reproduction stock requires Use Permit approval in accordance with Section _____.
 - 3) All pens containing swine must meet the setback requirements for the zoning district.
 - 4) Additional 4-H or FFA swine will require a Temporary Youth Organization Use Permit as set forth in Section 304-C-2d below.

C. Additional Requirements for Keeping Animals

1. **Use Permit:** A use permit is required for any of the following:

- a. Any Commercial Livestock Activity that exceeds allowed animal points and defined as raising livestock for sale for pecuniary gain and selling more than one litter, or more than ten animals in one year, other than horses and cattle.
- b. Any Livestock Breeding Activity as defined as an ongoing breeding project that involves two or more reproducing adults, other than horses or cattle. (Swine breeding is addressed in paragraph B.2.c).

- 2. Temporary Youth Organization Use Permit:** The Community Development Director may issue a temporary use permit allowing the following livestock under the following conditions and using reasonable discretion:
- a. Supervised youth livestock market project of one market animal conducted on property less than one-half acre, or for one swine on less than 1 acre, for a period specified by a start and stop date not to exceed 10 months in duration.
 - 1) One additional market swine project will be allowed with each additional one-half acre, not to exceed 5 swine per parcel.
 - 2) Swine will be restricted to one market swine project per youth organization member.
 - b. Supervised youth livestock market project that exceeds the number animals allowed according to the animal points on property greater than one-half acre in size.
 - c. An application for the temporary permit shall be submitted to the Community Development Director, or designee, who shall determine that the application meets the criteria set forth in this Code. There will be no charge for the permit.
 - d. An application shall bear the signature of the local livestock youth advisor acknowledging that the project is a valid youth project, and the signature of at least one parent or guardian, as well as the signature of the youth acknowledging and accepting complete responsibility for the project.
 - e. If the Youth Advisor agrees in writing to accept all enforcement responsibility for his/her members, no review will be required by the Community Development Director.
 - 1) In September the Youth Advisor must register with the Community Development Department agreeing to this commitment.
 - 2) The Youth Advisor will provide the following documentation to the Community Development Department by December 1st.
 - i. A roster with the name, address and project type for all active members under their supervision.
 - ii. Property owner's permission to conduct livestock activity on the subject parcel.
 - iii. Parent's statement of responsibility.
 - iv. Contact information for the Youth Advisor.
 - 3) A sign must be posted on the property where the livestock activity will be conducted, indicating membership in the Youth Livestock Organization, the year in which the project is conducted, and number of livestock.
 - 4) If complaints are received and compliance cannot be met, the Youth Advisor will notify the Code Enforcement Official and will support any action taken by the Town.
 - 5) The ultimate decision on whether the activity is in compliance with the current Town Code will be made by the Community Development Director or designee.
 - f. A decision of the Community Development Director or designee may be appealed to the Town Council pursuant to I. (3) (i) _____.
 - g. The livestock market projects shall be of a limited duration specified by a start and stop date not to exceed ten (10) months in one calendar year, allowing for care, feeding and grooming of such animals to be shown and/or sold annually at such events such as the Verde Valley, Yavapai County and/or Arizona State Fair.
 - h. In the instance that a prize-winning animal is to be entered into competition more than one time, an extension of the permit may be applied for, and after

evaluation by the Community Development Department, conditionally extended.

3. Maintenance of Livestock Facilities.

- a. All structures and pens for animals shall be maintained in a clean and sightly manner so as not to be a nuisance to their neighbors.
- b. Stables, barns, or structures used for housing or feeding animals must observe the same setbacks or yards as the dwelling unit.
- c. Where the keeping of such animals becomes a nuisance, as defined in the current Town Code, the Code Enforcement Official shall have the authority to determine a reduction in the number of and/or removal of the animals as necessary to comply with the current Town Code.
- d. The Code Enforcement Official has the authority to determine that removal of the animals in circumstances where they constitute a health or safety hazard to human beings is necessary to comply with the current Town Code.

SECTION 305 MOBILE/MANUFACTURED HOME PARKS (MHP)

Formerly Subsection 108. O

A. Mobile/Manufactured Home Placement:

1. **Permits:** Permits shall be required for all mobile and/or manufactured homes installed, placed, kept or stored within the limits of Camp Verde (except for unoccupied units on sales lots or authorized storage facilities). Permits shall be issued only for the placement of mobile homes within mobile/manufactured home parks.

- a. Permits shall be required for all building and structures within mobile/manufactured home or RV parks. It shall be unlawful for any person to construct, maintain or operate any mobile/manufactured home park or RV park within the limits of Camp Verde unless they hold a valid permit issued by the Building Department for each specific manufactured home, mobile home, or structure.

The fee for all permits shall be determined by resolution of the Town Council. Issuance of permits shall be made by the Zoning Inspector and shall be contingent upon compliance with all health laws and regulations of the State of Arizona and the County of Yavapai; and this ordinance:

Permit applications shall be received and processed according to the currently-adopted Town Building Code.

- b. Applications for permits to construct or enlarge mobile/manufactured home parks or RV parks shall be made in writing, signed by the applicant who shall file with the application proof of ownership of the premises or of a lease or written permission from the owner. The application shall contain a complete set of plans drawn to scale, showing the location of the proposed mobile/manufactured home park or RV park, and which shall include:
 - 1) The areas and dimensions of the tract of land.
 - 2) The maximum number, location and size of all mobile/manufactured home or RV spaces.
 - 3) The location of any existing buildings and any proposed structures.
 - 4) The location and width of access driveways, roadways, parking areas, walkways, and turn-arounds.

- 5) The location of electrical, water, storm drainage, and sewer lines and the sewage disposal systems.
 - 6) The location and elevation of all flood hazard areas.
 - 7) A contour map showing the proposed grading of the park.
- c. Community use area shall be at least ten percent of the total area. Such land may include all land devoted to recreation and service facilities, landscaping not included in individual mobile/manufactured home spaces, and accessory parking areas. Such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.
- 1) Mobile/manufactured home parks shall provide at least ten percent of their total area for recreation or other open space purposes.
 - 2) Recreational vehicle storage areas:
 - a) if provided, shall be at the minimum ratio of 50 square feet of land for each mobile/manufactured home space and shall be a dust-free surface.
 - b) if no recreational vehicle storage is provided, recreational vehicles shall not be stored at mobile/manufactured home spaces.

2. Use Permit Required for Constructing/Enlarging Park

- a. The use-permit process is required to construct or enlarge a mobile/manufactured home park or RV park by obtaining a recommendation from the Planning and Zoning Commission and approval from the Town Council.
- b. Before a Use Permit may be issued:
 - 1) There must be an approval by the Town Council.
 - 2) The Town Council may require a performance bond from the operator of the park to assure that the park is constructed in a satisfactory manner.
 - 3) The Town Council may require any other improvements and facilities in the interest of public safety, health and welfare. before approving the mobile/manufactured home park or RV park.
 4. The Town Council may accept the proposed plan with recommended changes, or reject the plan.
 - 5) Utility service shall not be provided to any unit or other building until approved by the building official.

B. Mobile/Manufactured Home Park Standards: The following regulations shall apply with respect to mobile/manufactured home parks and all mobile or manufactured homes in a park:

1. Mobile/manufactured home parks shall be developed in accordance with Section 203L (Planned Unit Development), unless otherwise specified in this section.
 - a. Mobile/manufactured home parks shall provide for individual mobile/manufactured home spaces, access driveways, parking and open spaces for recreation.
 - b. Installation permits shall be issued only to those units that qualify as a:
 - 1) Manufactured Home. (Bears HUD label Arizona Office Manufactured Housing)
 - 2) Park models for placement in RV parks.

- 3) Factory built building used as a dwelling unit.
 - 4) Mobile home. (Pre 1976 must have rehab certification issued from Building Department.)
 - 5) A current valid construction permit is required before installation or placement on a lot.
 - 6) Permanent piers, blocks, or foundations are required.
 - 7) Connections to utilities must be made.
 - 8) The exterior elements shall be maintained in good condition.
 - a) For the purpose of this section, skirting and retaining walls shall have an eighteen-inch by twenty-four inch (18" x 24") access.
 - b) All under floor areas shall be accessible by way of such access hole.
 - c) Ventilation for all under floor areas shall be provided in accordance with the International Building Code (IBC).
 - d) Materials for such skirting may be wood, metal, concrete, plastic, or masonry. Wood in contact with soil is to be treated lumber or redwood in accordance with the IBC.
 - 9) Skirting shall be installed around the entire perimeter of the unit within 90 days of occupancy according to and in compliance with the Arizona Office of Manufactured Housing's Rules and Regulations for skirting.
- c. A minimum of two vehicular entrances shall be provided for each mobile/manufactured home park. One entrance may be kept closed to the general public if provision is made for emergency access.
 - d. All utility lines, cable TV, and electrical transmission lines shall be placed underground. Each mobile/manufactured home lot shall be provided with water, sanitary facilities, electric lines, telephone lines and fire hydrants installed by the developer in compliance with applicable Town Ordinances.
 - e. Refuse collection areas shall be centrally located and screened from public view.
 - f. Street lighting shall be provided along the park streets for the safety of pedestrians.
 - g. A strip of land at least twenty feet in width shall be maintained as landscaped area abutting all mobile/manufactured home park property lines.

2. Mobile/Manufactured Homes: Installation and Maintenance Standards

- a. Mobile/manufactured homes shall be installed according to and be in compliance with the standards prescribed by the Arizona Department of Building and Fire Safety, Office of Manufactured Housing, for either ground level installation; installation of a fully skirted mobile/manufactured home or installation on a fully enclosed, permanent site-built foundation.
- b. No mobile home may be moved into the Town of Camp Verde unless it has been completely rehabilitated pursuant to a rehabilitation permit for the rehabilitation issued by the Town. Upon completion of all rehabilitation work the owner must submit for a certificate of rehabilitation issued or approved by the Town certifying that the mobile/manufactured home was inspected on (date) by (qualified inspector named) and found to comply fully with mobile

home rehabilitation standards prescribed by the Arizona Department of Manufactured Housing and Town of Camp Verde.

- c. Mobile/manufactured homes shall be used as dwelling units only.
 - 1) No mobile/manufactured home or park model shall be placed on a property for use as an accessory structure or storage unit, nor shall be stored on the property unless zoned for such use.
 - 2) Permits shall be required for the installation, alteration or repair of accessory structures, additions and service equipment in a mobile/manufactured home park.
 - 3) If the Town building official finds that the work described in the permit application conforms to the Town's codes and that the fees have been paid, a permit shall be issued to the applicant.

- d. All existing and new mobile/manufactured units, and all parts thereof shall be maintained in a safe and sanitary condition.
 - 1) All devices or safeguards (including but not limited to smoke alarms and skirting) which are required by applicable codes or by the manufactured home standards to which it was installed shall be maintained in a safe and sanitary condition.
 - 2) The exterior of homes including the exterior elements (including, but not limited to, eaves, awnings, stairs, porches, skirting, and heating and cooling units) of the unit shall be painted and maintained in good condition.

3. Parking Requirements:

- a. A minimum of two off-street parking spaces shall be provided for each mobile/manufactured home. The spaces and the drive shall be dust-proofed and surfaced with crushed rock or similar material.

- b. Guest automobile parking shall be provided at a minimum ratio of one and one-half parking spaces for each five mobile/manufactured home spaces.

4. Certificate of Compliance and Business Licenses:

- a. No certificate of compliance or business license for the park shall be issued unless and until thirty percent of the mobile/manufactured home spaces planned in any park, or ten such mobile/manufactured home spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.

- b. No certificate shall be issued unless and until a like portion of the mobile/manufactured home park's community facilities such as driveways, laundry facilities, bath, wash and toilet rooms shall have been completely prepared, constructed and equipped for use in all respects.

C. Recreational Vehicle Park Standards: The following regulations shall apply to all Recreational Vehicle Parks.

- 1. Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking.

- 2. Each recreational vehicle space shall be at least 1500 square feet in area, and at least thirty feet in width and have a compacted gravel surface at least ten feet in width and twenty feet in depth.

3. A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.

D. Non-Conforming Uses:

1. Existing mobile/manufactured or recreational vehicle home parks may be exempted from the requirements of this Ordinance, except in the expansion of said mobile/manufactured home parks, areas of expansion shall be in conformance with the requirements of this Ordinance.
2. Any expansion greater than the expansion allowed under the non-conforming use provisions of this ordinance (See Part One. Section 102.B.4) shall result in the full compliance of the existing mobile/manufactured home park with the provisions of this Ordinance.
3. Existing mobile/manufactured home parks shall be subject to this Ordinance for permits and permit issuance.

**SECTION 306 GOLF COURSE DEVELOPMENT ENVIRONMENTAL STANDARDS
(Sec108 Q)**

Formerly Subsection 108. Q

Every golf course in the Town of Camp Verde shall be developed and managed with consideration for the unique conditions of the ecosystem of which it is a part and, specifically, to ensure that no depletions to the aquifer occur from the irrigation of golf courses and to encourage the use or reuse of effluent.

A. Golf Course Water Conservation Requirements:

The following requirements shall apply to the planning and development and processing of golf courses in conjunction with a Planned Unit Development proposal or any other golf course development:

1. Applicant shall submit plans that demonstrate that the proposed project meets the standards set by the Arizona Department of Water Resource for golf courses in the Active Management Areas including limiting water usage to no more than 5 irrigated acres per hole times the turf water allotment presented in the water allotment table (Contact the Town of Camp Verde Community Development Department for Water Allotment information).
2. Applicant to obtain a report from the Arizona Department of Water Resources of physical availability of water demonstrating an adequate water supply for the entire development including the golf course prior to recording the Final Plat/Final Site Plan and prior to construction of the golf course.
3. Applicant shall demonstrate that the proposed development will be of an appropriate size and scale for a given area to generate sufficient effluent or re-use water to meet the entire irrigation needs of the golf course or demonstrate that an alternative supply of effluent or other renewable source of water will be available.
4. Applicant shall submit a water balance study to demonstrate that sufficient water supply other than groundwater will be available for use on the golf course. The format and standard assumptions and criteria will be used as a guide to complete the water balance study.

- a. Applicant shall conduct a monitoring program as it pertains to surface water and groundwater quality and quantity. The monitoring program will be developed in concert with the appropriate approval authorities.
- b. The monitoring program shall evaluate the performance of the wastewater treatment plant effluent discharge quality and quantity for review and approval by the Planning and Building staff or other appropriate agencies.

B. Design and Construction Standards:

Applicant shall submit plans demonstrating that the golf course is designed, constructed and maintained in accordance with environmental practices as set out in Environmental Principles for Golf Courses in the United States and which meet the following conditions:

1. Irrigation, drainage and storm water retention systems that provide for the efficient use of water should be engineered to provide for both the short and long-term irrigation needs of the maintained turf and the un-maintained areas of the course.
 - a. Storm water retention systems may require an appropriate surface water right from the Arizona Department of Water Resources.
 - b. The course shall be designed with strategies that are environmentally responsible, with efficient and cost-effective, sustainable maintenance in mind. The design shall incorporate resource conservation.
2. Conceptual grading, drainage, irrigation, clearing and landscaping plans will be required as part of the Final Site Plan application and in conjunction with a development plan. Plans must have sufficient detail to demonstrate that the design, construction and maintenance will incorporate environmental principles and meet the intent of the water use standards for golf courses specified in this document.

C. Water Balance Study

The applicant shall conduct a water balance study to demonstrate that the development has a sufficient supply of water other than groundwater to meet the water requirements of the golf course. The water balance demonstration criteria are listed in the "Water Balance Study/Water Allotments" brochure available from the Community Development Department.

SECTION 307 CEMETERIES

Formerly Section 108 P. CEMETERIES

Cemeteries are to be treated as subdivisions and subject to plat recording after review and approval together with recording a declaration of dedication exclusively for cemetery purposes. When a cemetery comes under the jurisdiction of the Arizona State Real Estate Department, copies of the application and such pertinent data submitted to the State Real Estate Department shall be made available. Prior to any approval under the requirements of this Ordinance, copies of the State report shall be submitted to the Town.

Part Four. Development Standards

Part Four consolidates regulations pertaining to development standards. It is primarily a new section which addresses aspects of site and building design; grading and drainage; screening, buffering and landscaping; parking and loading; signs and outdoor lighting. Part Four is a primary implementation tool for achieving the General Plan Vision of maintaining the western, rural, small-town character of Camp Verde.

While the regulations apply to all non-residential and multi-family developments, the section on Appearance Compatibility applies only to those projects within the Historic Town Site and along major corridors and gateway areas. The process for review of development plans is intended to be a one-step administrative procedure with appeals to Commission and Council. Authorities for administrative approval of allowances where undue physical site constraints exist are included to promote an expeditious process.

Several portions of the existing Zoning Ordinance Section 108 General District Provisions have been updated, reorganized and relocated into Part Four. They include Sec 108 B –screening, 108 C- illumination, 108 M -landscaping, off-street parking and loading, 108 S – grading, and 108 T- historic preservation. Section 118 Sign Regulations has been moved into Part Four and has been simplified and shortened through the addition of tables replacing lengthy text. Additionally the relocation of Section 120 Outdoor Lighting completes Part Four.

New Section 401 Site Standards is intended to mitigate impact of high traffic corridors through building-parking site orientation and to provide requirements safe access and for drainage analysis/detention complying with Town and County standards and codes. Allowance for difficult physical site constraints by administrative review is added.

New Section 402 Development Compatibility, Protection and Appearance adds buffering of non-compatible uses or districts with specified screening methods and materials; it also contains administrative review for allowances due to severe terrain elevation differences or circumstances. This new section augments former provisions for landscaping with the intention of providing shade and screening and the use of drought tolerant vegetation. Compatible building appearance regulations are divided into specific design elements with graphic and photographic examples, intending to achieve compatibility with the Town's small town western appearance.

Section 403 Off-Street Parking and Loading is augmented with graphics of parking space and aisle sizing, additional use-parking space listings and reference to requirements for handicapped parking. Loading regulations are adjusted for smaller delivery vehicles.

Section 404 Signs is largely based on former Sec 118 but reorganized for easier use and greatly shortened by creating a series of tables for various types of signs; regulations for illuminated signs are added. Former subsections on non-conforming, maintenance and removal, violations and penalties, exceptions and use permits are relocated to other parts of proposed new code.

PART FOUR. DEVELOPMENT STANDARDS

Draft 7-14-10

Section 400 Introduction/Purpose, Applicability, Process and Submittals**Section 401 Site Standards:**

- Building, Access, Parking Orientation
- Grading/Drainage/Detention(sec108S+)

Section 402 Development Compatibility, Protection & Appearance:

- Protective Screens/Buffers (sec108B)
- Protective Landscaping (part sec108M)

- Appearance Compatibility (height, scale & proportion, profiles & features, bldg surfaces)
- Historic Preservation (sec 108T)

Section 403 Off-Street Parking & Loading(sec108M)**Section 404 Signs (sec 118)****Section 405 Outdoor Lighting (sec108C & 120)****SECTION 400 DEVELOPMENT STANDARDS INTRODUCTION & PURPOSE, APPLICABILITY AND PROCESS****A. Introduction and Purpose**

In the Town of Camp Verde's General Plan, the Vision Statement notes that: "*Camp Verde will maintain its western, rural, friendly and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing.*" #Part Four, Development Standards' purpose is to maintain "*the western/rural character of the town and its visual attractiveness*" while growth and development occurs.

Part Four is intended to encourage site designs and building appearances along major roadways and gateways into Camp Verde that are compatible with other buildings, and to encourage compatibility with historic and older buildings within the Historic Town Site area, and which appeal to the small-town, western/rural environment. It is also the intent of these standards to mitigate impact of non-compatible adjacent uses through screening, outside lighting control and other regulatory considerations.

The small-town, western/rural identity of Camp Verde is best maintained by encouraging new non-residential construction to be oriented for pedestrians in the Historic Town Site area; and by safe vehicular access for usage by both pedestrians and motorists throughout the Town. The small-town character is best maintained when buildings are placed so as to visually soften the major arterial and state route corridors rather than visually expand the highway widths. This is achieved through techniques such as locating parking lots so as not to dominate frontage areas; and maintaining the low-profile, western appearance of buildings with attached front shade structures such as awnings, and by screening and buffering for enhancement.

B. Applicability

The Development Standards of this Section shall apply to:

1. All new multi-family and nonresidential development; and,
2. Any change of use and/or change of zoning designation to multi-family residential or to any non-residential use where Town approvals are required;
3. Any major addition to, or expansion, remodeling, and renovation of an existing building or buildings on a lot or parcel;
4. Exemptions: single-family residences; and buildings used in the production or raising of agricultural products are exempted; except that buildings, structures and parcels used solely for the sale of agricultural products shall comply with these regulations.

C. Process

1. Administrative Review – the intent is for expeditious one-step review by the Zoning Administrator when submittals are complete and in compliance with these regulations; some larger or special developments may require additional review by the Planning &

Zoning Commission and Council; the Zoning Administrator and/or other designated official's decision may be appealed to the Planning & Zoning Commission and Council.

- a. A Pre-Application meeting is required prior to submittal of complete project plans with the Zoning Administrator and/or other designated official for consideration of development standards and other regulations.
- b. Submittal documents listed in subsection D. must be complete and filed with the application and appropriate fees for review; the Zoning Administrator may request additional documents for further clarification of the proposed development elements.
- c. The Zoning Administrator and/or other designated officials shall review the application and project documents; upon findings that the submittals are in compliance with these and other regulations of the Town, the project plans will be approved by the Zoning Administrator.
- d. If minor modifications from the requirements of these regulations are requested due to physical site constraints, the Zoning Administrator shall have the authority to approve the minor modifications when deemed necessary for the orderly development of the project; examples of physical site constraints are: difficult topography, soil conditions, drainage and other existing physical features.
 - 1) A written approval by the Zoning Administrator of his/her decision stating the reasons justifying the approval of a modification is required;
 - 2) The Zoning Administrator's approval of a modification shall not be effective and shall not permit commencement of construction for at least thirty (30) days after approval to allow for appeal of the Zoning Administrator's decision.

2. Legislative Reviews and Appeals

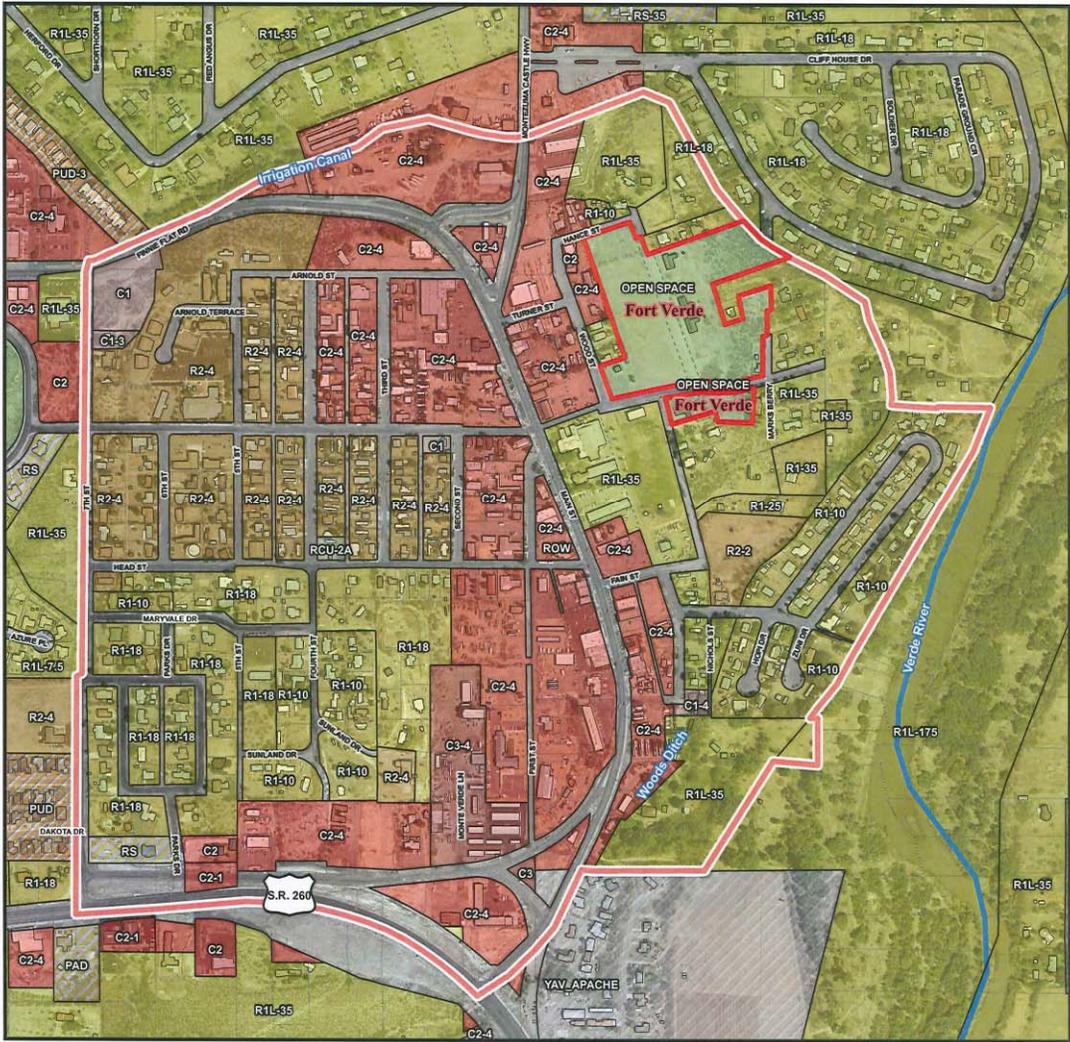
- a. Any development project with potentially significant impact on surrounding properties (such as due to large development area, building size or height, high generation of traffic, or intensity of uses) may be required to obtain Legislative Review by the Planning and Zoning Commission and Town Council for decision and action after full submittal documents are received by the Zoning Administrator.
- b. Decisions of the Zoning Administrator may be appealed in writing, specifying the reasons for the appeal, or against a requested modification, and filed in the Community Development Department;
- c. Legislative Reviews and Appeals shall comply with the procedures described in Part Six of this Ordinance, for public hearings conducted by the Planning & Zoning Commission and the Town Council.

D. Submittals

All new construction and development, major expansion, remodeling or renovation of existing buildings shall submit an application, filing fees and the following documents for review and approval.

1. Site Plan drawn to scale and fully dimensioned, including:
 - Property boundary lines
 - Adjacent streets, alleys, sidewalks or trails
 - Existing and/or proposed points of vehicular access
 - Existing major terrain features and topographic contours and proposed grading changes
 - Existing and/or proposed drainage ways and detention areas as needed
 - Existing and/or proposed easements for utility lines, drainage, ingress and egress or other
 - Locations of existing and proposed buildings, signs, light posts, fences, walls and other structures, all fully dimensioned and with dimensions between structures and to lot lines
 - Location and layout of on-site parking spaces and driveways, and loading areas and access

- Locations, dimensions and materials planned for walkways, landscaping and other outdoor amenities
 - Locations, types and sizes of devices proposed for screening of refuse collection areas, outdoor mechanical equipment and storage, parking and loading areas
 - Locations, types and sizes of materials or structures for buffering of adjacent residential uses
 - North arrow and scale of drawing
 - Notations showing: proposed primary and accessory uses; owner/ developer's name, address and contact data; engineer, architect, planner or other preparer of the site plan
 - Other materials as may be requested by the Zoning Administrator
2. Appearance Compatibility Drawings are required for non-residential and multi-family developments located within the Historic Town Site of Camp Verde (see Historic Town Site Zoning Map) and for developments fronting gateway areas (I-17/General Crook Trail; I-17/SR 260; I-17/Middle Verde Road/Montezuma Castle Hwy) and/or major corridors such as SR 260, General Crook Trail and I-17. Appearance Compatibility Drawings include the following:
- Dimensioned, scaled elevations of any building facade facing a street in the Historic Town Site or fronting a major corridor or gateway area
 - Dimensioned, scaled elevation and plan drawings of outdoor lighting structures and signs
 - Dimensioned, scaled landscape and irrigation plans depicting the locations, size and type of plant and irrigation materials to be installed in the following areas:
 - Areas along or between sidewalks and streets, and within parking areas
 - Landscaping used as screening materials between non-residential and residential uses, and/or to screen non-residential parking areas from adjoining residential uses
 - Descriptions of the proposed buildings/structures compatibility with the character of buildings in the vicinity (i.e. adjacent on the sides or across the street frontage, other than across I-17), and with the western/rural small-town image of Camp Verde; compatibility descriptions may be written or graphic (photographs of existing comparison buildings are recommended), and shall address the following features:
 - height, scale, proportion and profile
 - building façade patterns and architectural details
 - surface texture, materials and color



Camp Verde P & Z Ordinance

Historic Town Site Zoning (July 2010)

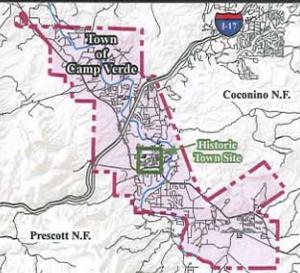
- General Plan Special Planning District
- Fort Verde State Park
- Existing Buildings (2007)



0 200 400 800
Feet

1 inch = 600 feet

Source: Yavapai County, Town of Camp Verde, USGS, U.S. Forest Service, and Arizona State Land.
 Map Author: Matt Morris
 Revision Date: July 1, 2010
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A. Building, Access and Parking Orientation

1. To sustain the western/rural small-town image of the Town of Camp Verde, the impact of major high traffic, vehicular corridors should be mitigated through the site orientation of buildings and parking areas as follows:
 - a. Unless undue difficulty exists due to steep terrain or other existing natural features of the site, all buildings shall be located at or within ten feet (10') of the front property line; and,
 - b. buildings shall be oriented to pedestrian access from internal circulation paths connecting to off-site pathways or trails, and to on-site parking areas; and,
 - c. all *ingress, egress and on-site parking and circulation shall be designed to promote both driver and pedestrian safety and convenience; (formerly in Sec 124. J.1.j.)*
 - d. on-site parking areas shall be located to the side or rear of the building; except,
 - e. where difficult terrain exists, the Zoning Administrator has the authority to approve some minimal amount of required parking in the front of the building and modifications to the building setbacks, each not to exceed 25%.
2. The same or similar front yard setbacks for new buildings and additions to existing buildings shall be maintained as those on the same block, except that no new building or addition shall be set back solely for the purpose of locating parking in the front yards where site areas are available for parking to be located in the rear or side yards.
3. Vehicular access to parking and loading areas shall consist of a hard-surfaced, permanent driveway from the street through the side or front of the lot in compliance with driveway and access standards of the Town's Engineering Design Requirements; vehicular access may be from an alley through the rear or side yard where an alley exists or is proposed;
4. The required numbers of parking and loading spaces and layout design specifics are described in Section 403 Off-Street Parking and Loading Regulations.

B. Grading/Drainage/Detention (*revisions/partial Sec108.S –words in italics from existing Zoning Code*)

1. These regulations are intended *to supplement the requirements of the current adopted Uniform Building Code in regulating the grading, excavation and filling of land which is not associated with mining or quarrying or existing agricultural uses located within the Town corporate limits.*
2. *Permits are required for all grading pursuant to the requirements of the current adopted Uniform Building Code, as may be amended by the Town, and in conformance with the further requirements of this Ordinance.*
3. *Any grading on any parcel that disturbs in excess of two acres within any one year period or requiring an engineered grading plan under the current adopted Uniform Building Code, which is not mining or quarrying or agricultural use as defined in Part One, shall obtain a development grading permit;*
 - a. *In addition the applicant is required to obtain a building permit, appropriate zoning or a development agreement associated with the project requiring grading prior to issuance of a development grading permit;*
 - b. *The applicant may be required to post a bond or other surety, in a form and amount, acceptable to the Town to ensure completion of the grading and/or reclamation of the property prior to issuance of a development grading permit;*
 - c. *In the event the area of actual grading is within 1320 feet of any residentially zoned property the Town reserves the right to place operational limits on said grading to protect the health, welfare and safety of the adjacent neighborhoods to include, but not be limited to hours of operation, access, dust control, light control, and noise control;*
 - d. *Development grading permits will expire automatically one year after issuance. Upon expiration an applicant may reapply for a new permit subject to the conditions of this ordinance, as may be amended.*

4. Applications for grading permits shall be accompanied by analyses of on-site and off-site drainage, including calculations and location for on-site detention where necessary;
5. All grading, drainage and detention must comply with the Yavapai County Drainage Criteria Manual and the Town of Camp Verde Engineering Design Requirements;
6. Grading permits shall be processed in accordance with Part Five, Administration and Procedures.

SECTION 402 DEVELOPMENT COMPATIBILITY, PROTECTION AND APPEARANCE

A. Protective Screens/Buffers *(revisions/partial Sec108B –words in italics from existing Zoning Code)*

1. Protective Screening is intended to be a buffer between non-compatible uses or districts and is required where a non-residential use or district abuts any residential use or district, or where a multi-family use or district abuts a single-family use or district.
 - a. While screening devices are intended to protect, it may not be entirely feasible due to differences in ground elevations that may exist between adjoining or nearby properties;
 - b. Under severe terrain elevation differences or circumstances, the Zoning Administrator has the authority to modify the screening requirements.
2. Protective screening devices may be *walls, berms, depressions, fences, vegetative matter and other similar devices designed for the purpose of providing an opaque visual barrier between two properties* containing non-compatible uses as specified above, and,
 - a. where a structural screening device is used, it shall be of materials, finishes and colors similar to that of the site's proposed building, or to that of other properties on the same block;
 - b. *where a non-residential activity is completely contained within a building and does not include outside storage*, the building's walls may serve as a screening device;
 - c. *undeveloped or landscaped portions of a property may be used to buffer a non-residential activity from surrounding properties* when the non-residential activity is located at least 200 feet from a property line adjoining a residential use or residential district and is situated on a parcel of at least ten (10) acres in size.
3. Protective screening devices six feet (6') in height are required to buffer non-residential activities and outdoor storage, mechanical equipment, refuse collection and loading areas; in commercial and industrial zoning districts, screening devices may be a maximum of eight feet (8') in height; *(Sec 108E.2.b. (2))*
 - a. where mechanical equipment is roof-mounted, screens or parapet walls consisting of the same or compatible materials as those of the building's walls shall be installed to provide screening from the street and adjacent properties;
4. Protective screening devices six feet (6') in height are required when parking and maneuvering areas in rear or side yards abut residential uses or districts;
 - a. in commercial and industrial zoning districts, screening devices may be a maximum of eight feet (8') in height; *(Sec108E.2.b.(2))*;
 - b. where portions of parking areas may be located within front yard setbacks, screening devices shall be at least three feet (3') in height.
5. *Screening along a public road may be required as part of a Town Council approved Transportation Corridor Protection Plan. (Sec108 B.3.)*
6. *Screening Deferral: The owner of a property may defer installation of required screening if no residential activity or zoning district exists within 400 feet of the proposed non-residential activity per the following: (Sec108 B.4)*
 - a. *Post a financial assurance with the Town in a form and amount satisfactory to the Town to cover the cost of the screening.*

- b. *Record a notice on the deed indicating the screening has been deferred, an assurance posted and that the property is subject to the screening requirements in the future.*
 - c. *Upon the establishment of a higher zoning district activity within 400 feet of the activity for which the screening has been deferred those responsible for the deferred screening will have one year to install the screening. If at the end of one year the screening has not been installed the Town will cash the financial assurance and have the screening installed. The Town reserves the right to collect any additional funds required for the installation of the screening.*
7. Screening of an existing non-residential use shall not be required if an abutting property is rezoned in the future from a non-residential to a residential zoning district. (Sec108 B.5)

B. Protective Landscaping

1. Landscape materials are intended to provide protection through shade and screening in addition to visual softening effects to the frontages of buildings and to the hard surfaces of paved areas, and are required as follows:
- a. Landscape materials capable of providing shade to pedestrians along or between sidewalks and streets, and to parked vehicles and pavement within parking areas, as follows: (Sec108 M,6.c&d)
 - 1) *where parking areas abut a street on the side or rear contiguous to a rural or residential district, there shall be a landscaped border not less than six feet in width; and,*
 - 2) *a minimum of fifteen percent of all parking lot areas shall be landscaped; calculations shall include entire area of the parking lot;*
 - 3) *landscape materials may include low level shrubbery ((one to three feet in height) in addition to trees that are capable of providing shade at a minimum ground clearance height of 6 feet within 3 years of installation, and inorganic ground covers such as crushed rock or decomposed granite, over weed control fabrics;*
 - 4) *landscaped areas within parking lots shall be located to direct and/or separate vehicular traffic from pedestrian circulation for safety.*
 - b. *Landscape materials capable of achieving opaque screening to a height of six feet (6') measured above the average elevation of the ground level within a five-foot radius of the point of measurement, may be planted or may be used in combination with walls or fences, as screening materials between non-residential activities and residential uses, as per the above regulations of Section 402 A;*
 - c. *Landscape materials capable of achieving opaque screening to a height of three feet (3'), measured above the average elevation of the ground level within a five-foot radius of the point of measurement, may be planted or may be used in combination with walls or fences, to screen non-residential parking areas from adjoining residential uses, as per the above regulations of Section 402 A;*
 - d. *Low level shrubberies (one to three feet in height) shall be planted at or near the foundation of the front of the principal building;*
 - e. *Water conserving irrigation systems such as drip systems shall be installed for the maintenance of all landscaped areas;*
 - f. *Tree and shrubbery species shall be drought tolerant and selected from the Low Water Use Drought Tolerant Plant List of the (? e.g. Arizona Department of Water Resources).*

C. Appearance Compatibility *(italicized wording from Sec 108)*

1. Appearance standards are intended to provide compatibility of non-residential and multi-family buildings and structures and to maintain the western, small town image of Camp

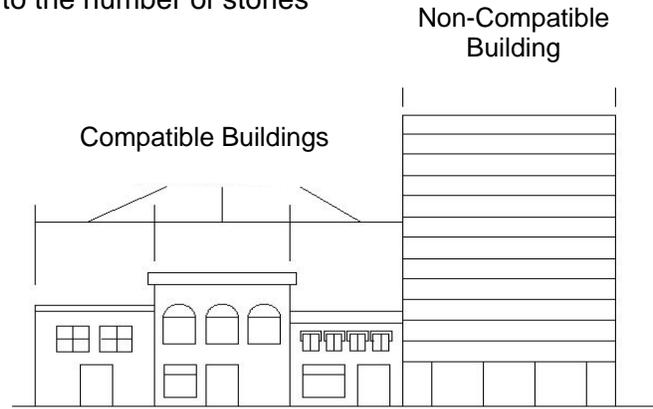
Verde. Appearance compatibility standards regulate development within the Historic Town Site of Camp Verde, and at gateway areas (I-17/General Crook Trail; I-17/SR 260; I-17/Middle Verde Road/Montezuma Castle Hwy), and/or along major corridors including SR 260, General Crook Trail and I-17;

2. Proposed buildings and structures shall be compatible with the character of buildings in the immediate vicinity (i.e. adjacent on the sides or across the street frontage, not including across I-17), and in keeping with the western/rural small-town image of Camp Verde, addressing the following features:

- a. **Height, Scale and Proportion.** For compatibility of appearance, new buildings and additions shall be similar in height, scale and proportion to that of other buildings on the same block or blocks, as described below.

- 1) **Building Height** pertains to both the vertical distance from the ground to the highest point of a building and to the number of stories

- in the building (primarily low profile, one- or two-stories), and shall comply with the height regulations specified in Part Two, Zoning Regulations (*sec108G*) and/or exceptions permitted in Part Three, General Regulations Section ____ (*Sec108E.3*); also refer to the full definition of, and methods for measuring Building Height is in Part One, Section ____ (*Sec103*)



HEIGHT, SCALE AND PROPORTION

- 2) **Scale and Proportion**

- pertain to the relative size (scale) and the ratio of building height to building width (proportion) with emphasis on pedestrian-related scale to maintain a western, small-town image.

Examples of Compatible Building Height, Scale and Proportion



Photos: Town of Camp Verde

- b. **Building Profiles and Features.** For consistency of a western, small-town image that the residents of Camp Verde value, new buildings and additions shall have roof profiles and architectural features similar to existing buildings on the same block or area, as follows:

- 1) similar roof profiles shall be maintained: where existing roof types are primarily pitched roofs, similarity in the roof type and pitch is desired; and, where roof types are flat or parapet, similar types shall be used; combinations of pitched or parapet roofs may be appropriate when height, scale and proportion are compatible; and,
- 2) building entries and doors shall be the focal point of the building's front with protection from weather by either being recessed or by the use of attached porches, small roofs or awnings; and,

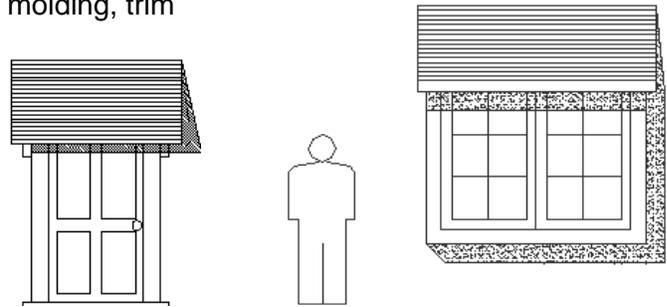
3) where windows front on streets, they shall be designed to relate to pedestrian views on the first story, enhanced by molding, trim boards or other architectural detailing; and display windows shall have continuous awnings or canopies protecting pedestrians from weather;

4) mirrored glass and large glazed wall areas are not permitted, except that merchandise display windows in storefronts are permitted;

5) architectural enhancements such as awnings, canopies, balconies, recessed or relief bands of detailing are encouraged;

6) windows above the first floor in multi-storied non-residential buildings shall be placed so as not to overlook adjacent residential uses; and,

7) attached porches having a minimum depth of 6 feet and running along at least 30% of the front of the building are encouraged on multi-family residential buildings.



DOORS & WINDOWS

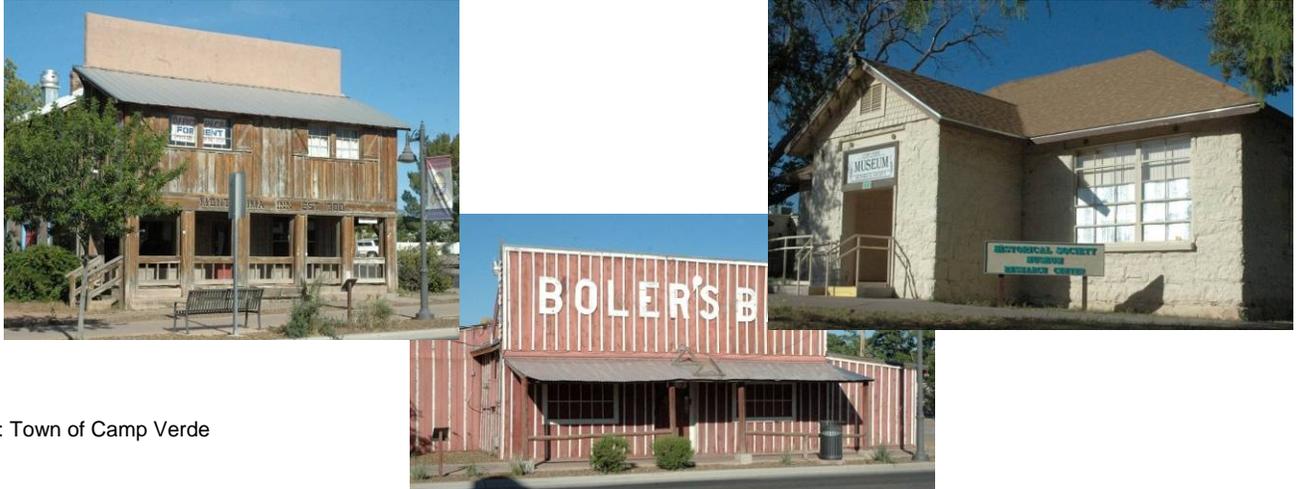


Example of Pedestrian Protection

c. **Building Surfaces.** Intended to maintain the western, small-town character of Camp Verde, buildings shall be of exterior surface materials and coloration compatible with much of the existing stock, especially in the historic areas. The exteriors of Camp Verde buildings which relate to the western, small-town image are largely of stone, masonry, wood or stucco with colors primarily in natural, earth tones and muted shades, with occasional "old barn" reds.

- 1) in addition to trim and accent materials, the primary wall areas of buildings fronting streets shall be limited to no more than two different exterior materials, for example stone, wood or brick;
- 2) the primary wall base color shall be compatible with that of adjacent buildings on the same block; with complementing trim and accent colors; and,
- 3) colors that visually overpower adjacent buildings are not permitted.

Examples of western, small-town building surfaces



Photos: Town of Camp Verde

D. Historic Preservation (Sec 108T)

1. *Applicability: The provisions of this section will apply to any building, structure, appurtenance, right-of-way, utility, irrigation ditch, or physical improvement, which meets the following criteria:*
 - a. *Is subject to any intentional modification requiring the approval of the Town or issuance of a Town permit; and*
 - b. *Is located in a Town recognized or designated historic preservation district; or*
 - c. *Is over 50 years old; or*
 - d. *Has historical significance.*
2. *Application for Approval: Any application for activities requiring Town approval will include a statement, certified by the applicant, that the activity will not impact items identified in 1b and c. The Town reserves the right to require documentation supporting the certification including, but not limited to:*
 - a. *History and current condition of resource*
 - b. *Proposed activity and potential impact on resource*
 - c. *Photographic record of resource*
 - d. *Proposed efforts to mitigate impact on resource.*
3. *Review of Non-Certified Applications: Any application not certified or adequately documented per D. 2 will be subject to the Special Review Provisions of D.4, as follows.*
4. *Special Review Provisions: All applications subject to these provisions will be processed as follows:*
 - a. *Applications, with supporting documentation, will be submitted to the Community Development Director for review.*
 - b. *The Community Development Director, with advice from appropriate staff, consultants and Commissions, will determine if said application is consistent with the preservation of the historic heritage of the community and is approved as submitted or if mitigation pursuant to item 5 as follows is required.*
 - c. *The Community Development Director will transmit the Director's determination, in writing, to the applicant and the department responsible for regulating the activity subject to review. The written determination, with any mitigation provision, will become part of the application file and will be a condition to the issuance of a permit or approval of the activity.*

- d. Any application not acted on within 60 days of submission to the Community Development Director will be considered approved as submitted.
5. *Mitigation Requirements: Mitigation requirements will bear a rational nexus and reasonable financial relationship to the activity proposed and may include, but not be limited to:*
- a. *Suitable construction methods to protect the resource*
 - b. *Suitable design to protect the resource or ensure the activity is compatible with the resource*
 - c. *Documentation, including photographic record, detailing resource*
 - d. *Site plan approval*
 - e. *If resource is to be destroyed or removed, option for first right of refusal acquisition by Town*
6. *Limitation of Section: Nothing in this section will be construed to require the Town to approve any permit, application or request by virtue of compliance with the provisions of this section. The Town reserves the right to use impact on historic resources as a factor in deciding to approve or disapprove any project requiring Town discretionary authority, including requests for rezoning or issuance of use permits. Nothing in this section will be construed to limit the Town authority under Federal, State or local law or limit the Town's right in the exercise of eminent domain.*

SECTION 403 OFF-STREET PARKING AND LOADING

(-words in italics from existing Zoning Code- Sec108M&N)

A. Purpose and Intent

1. Off-street Parking and Loading Regulations are intended to provide for the orderly design of parking areas for safety and convenience of motorists and pedestrians.
2. The maintenance of the western, small-town image of Camp Verde is encouraged through the design of parking area enhancements:
 - a. by reducing frontage parking domination; and,
 - b. by *reducing congestion on public streets*; and
 - c. by reducing dust, gravel and other debris.

B. Applicability

1. *Off-street parking is required as an Accessory Use to any Principal Uses permitted. No building permit shall be issued nor Use operated other than in conformity with such parking requirements.*
2. *The standards for providing off-street parking shall apply at the time of the construction of any main building or when off-street parking is established.*
3. *These standards shall also be complied with when:*
 - a. *an existing building is altered or enlarged by the addition of dwelling units or guest rooms, or*
 - b. *where the use is intensified by a change of occupancy, except as specified in Part One Section___, for legal non-conforming uses, or*
 - c. *by the addition of floor area, seating capacity or seats.*
4. *Off-street automobile parking spaces being maintained in connection with any existing main building or Use shall be maintained so long as the main building or Use remains; this regulation shall not require more automobile parking space than is required for a new building or use.*
5. *Where automobile parking space is provided and maintained in connection with any existing main building or Use, and is insufficient to meet the requirements for the Use with which it is associated, or where no such parking has been provided at the time this Ordinance became effective it shall be considered a legal non-conforming use as described in Part One, Section___; and,*

a. Such building or structure may be expanded or enlarged only if automobile parking spaces are provided for an enlargement, extension or addition to the standards set forth in these regulations;

b. No existing parking may be counted as meeting this requirement unless it exceeds the requirements for the original building and then only the excess portion may be counted.

c. Within the boundaries of the Downtown Parking District, described as that property located between Arnold to General Crook Trail and 4th Street to Woods Street the parking requirements of this section will not apply to any building, which existed on the effective date of this ordinance; such existing building is presumed to have sufficient parking for its existing use and for changes of use, and internal and external remodeling so long as such changes do not increase the square footage of the existing building, and shall be considered a legal non-conforming use as described in Part One, Section__.

C. Location and Sharing of Required Parking Areas

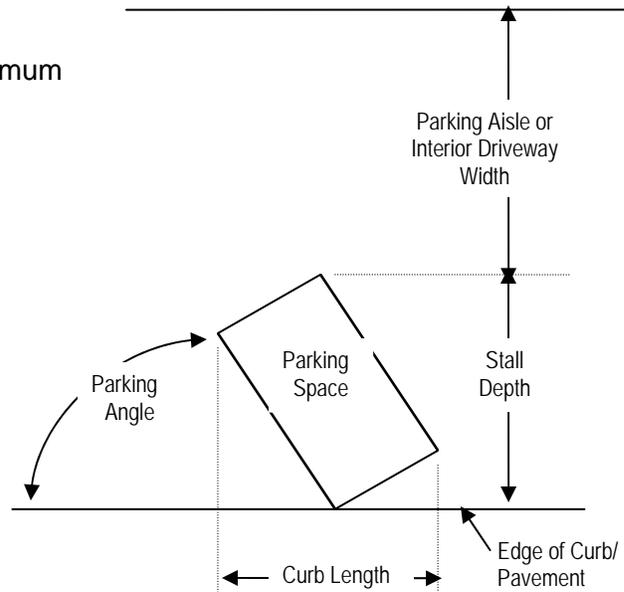
1. Residential off-street parking shall be located on the same lot as the spaces are intended to serve.
2. Off-street parking for non-residential Uses shall be located on the same lot as the Use they are intended to serve, or, within 300 feet of the premises they are intended to serve, as part of a development plan with approval from the Zoning Administrator or from the Planning and Zoning Commission and the Town Council.
3. Off-street parking areas for non-residential and multi-family Uses shall be located to the side or rear of the building; except where difficult terrain exists, in which case the Zoning Administrator has the authority to approve some minimal amount of required parking in the front of the building not to exceed 25%.
4. Where there is a combination of Uses on a lot, the number of automobile parking spaces shall be the sum of the requirements of the various Uses. If the Zoning Administrator determines the uses would not be operated simultaneously, the number of automobile parking spaces shall be determined by the use with the highest parking demand.
5. This Ordinance shall not be construed to prevent the joint use of parking spaces for two (2) or more buildings or uses if the total of such spaces when used together is not less than the sum of spaces required for the various individual buildings or uses computed separately.
6. Provisions shall be made for maintenance of common service areas by a corporation, partnership, trust or other legal entity having the right to access or place a lien upon the individual lot owners for all necessary costs and/or expenses.

D. Improvement and Design Standards for Off-Street Parking

1. Required off-street parking for all uses, except for single family residential, shall be improved and maintained with rolled, dust free, all weather surfaces;
2. Except for single family residential, the parking lot shall be designed so that vehicles exiting from it will not be required to back out across any sidewalk or street;
3. The curb-cut or space utilized for ingress and egress for a parking area shall not exceed forty (40) feet in width measured along the street frontage and shall not constitute more than fifty (50) percent of the total frontage of the parking area;
4. Ingress and egress from parking areas shall not be located less than thirty (30) feet from any intersection;
5. Each required parking space shall be 9' x 20'; except that parallel parking spaces (0 degree) shall each be 8'-6" x 23'.

6. Required off-street parking shall comply with the following design layout depicted and minimum dimensions indicated in the table below.

Parking Angle	Curb Length	Stall Depth	Parking Aisle/ Driveway Width	
			1-Way	2-Way
0°	23'	8'-6"	12'	20'
30°	17'	16'-6"	12'	20'
45°	12'	18'-6"	13'	21'
60°	10'	20'	18'	22'
90°	9'	20'	24'	24'



OFF-STREET PARKING DESIGN LAYOUT

7. Where handicapped accessible parking spaces are required, the number, size, type, location, aisle widths and other design features shall comply with currently adopted Building Codes; such spaces are counted toward the required number of off-street parking spaces listed in Section 403 E.
8. Where public parking areas about a street on the side or rear contiguous to a rural or residential district, there shall be a landscaped border not less than six feet in width.
9. A minimum of fifteen percent of all parking lot areas shall be landscaped; landscaped islands shall be used for directing safe internal traffic circulation as appropriate.

E. Required Off-Street Parking Spaces

1. Off-street parking spaces shall be provided for each specified use in accordance with the schedule below.

RESIDENTIAL/QUASI-RESIDENTIAL USE	SPACES REQUIRED PER DWELLING
Single-Family & Duplex Dwelling Units including Townhouse, Patio Home, Manufactured Home	2 per dwelling unit residence
<u>Multiple Dwelling Units:</u>	
Efficiency Units	2 per dwelling unit
One bedroom units	2 per dwelling unit
Two or more bedroom units	2.3 per dwelling unit
Rooming houses/fraternities, sororities, resident/club	1 per sleeping room or 1 per bed, whichever is greater
Mobile/manufactured home parks	2 per mobile/manufactured home
Elderly housing developments	1.5 per dwelling unit
Resident assisted living or group home: for elderly, disabled or handicapped	0.5 per room or bed plus 1 per employee/shift
Non-resident day care, children or adults	1 per 6 clients
Churches	1 per 5 fixed seats or 1 per 75 sq ft of seating/assembly area

COMMERCIAL	SPACES REQUIRED
Restaurants, bars	1 per 50 sq ft of public floor area plus 1 per employee
Drive-in food or drink places with on-site Consumption	1 per 50 sq ft of public floor area plus 1 per employee
Drive-through food or drink places	1 per 50 sq ft of public floor area plus 1 per employee; plus 5 stacking spaces per window
Mortuaries, funeral homes	1 per three permanent seats or 1 per 20 sq ft of assembly room area, whichever is greater, plus 1 per employee, plus 1 per commercial funeral vehicle
Self-service laundries & dry cleaners	1 per 3 washing machines
Open-air business	1 per 500 sq ft of sales area for first 2000 sq ft, plus 1 per each additional 2000 sq ft
New and Used car lots	1 per 200sq ft office area, plus 1 per each 1000sq ft sales-display area
Theaters, auditoriums, areas, indoor/outdoor stadiums, amusement parks, tracks & similar	1 per 5 seats
Gas service stations, convenience markets	1 per gas pump plus 2 per service bay plus 1 per 200sq ft convenience sales area; plus 2 stacking spaces per pump
Carwash	1 per employee, plus 1 per bay plus 3 stacking spaces per bay
Motor vehicle and machinery sales	1 per 800 sq ft of machinery sales floor area
Shopping centers	Requirements for all uses elsewhere specified under unified control; plus 1 per 200 sq ft of remaining useable floor area
Barber shops, beauty shops, personal care shops	2 per service chair
Furniture & appliance stores, household equipment	1 per 800 sq ft of useable floor area
Retail stores (except where otherwise specified)	1 per 200 sq ft of useable public floor area
Hotel, motels	1 per guestroom or suite plus 1 per 2 employees
Bus depots	1 per 150 sq ft of waiting room space
Skating rinks, dance halls, dance studios	1 per 3 persons of max capacity permitted by fire regulations
Bowling alleys	4 per lane plus 1 per five seats plus 1 per 2 employees
Billiard parlors	1 per 2 billiard table plus 1 per 2 employees
Gymnasiums, health studios	1 per 400 sq ft of useable floor area plus 1 per 2 employees
Private clubs or public tennis, golf and similar uses	1 per 2-member family or individuals, or 2 per court & 4 per hole; plus 1 per employee, plus 1 per 200 sq ft of useable enclosed building area
Wholesales, discount stores	1 per employee plus 1 per 1000 sq ft of floor area
Business offices and services:	1 per employee plus 1 per 200 sq ft of floor area
Banks and drive-through banks	1 per employee plus 1 per 200 sq ft of floor area; plus 3 stacking spaces per teller window
Hospitals, clinics	2 per bed
Schools, higher learning	10 per classroom
Any business not specified herein:	1 per employee plus 1 per 200 sq ft of floor area
MANUFACTURING & INDUSTRIAL	SPACES REQUIRED
All types and warehousing	1 per 500 sq ft of gross floor area or 1 per employee, whichever is greater plus 1 per company vehicle

2. In calculating the total number of required parking spaces:

- a. "area" shall mean the area capable of being devoted to the specified use and does not include such spaces as kitchen, restrooms, hallways, etc; and,
- b. fractional amounts are to be rounded to the nearest whole number (1/2 shall be rounded to the next highest number); and,
- c. the term "seat" shall also include each thirty (30) inches of bench seating when individual seats are not provided.

3. In the event of mixed uses, the total requirement for off-street parking spaces is the sum of the requirements of the various uses computed separately.

F. Off-Street Loading Requirements

- 1. In addition to, and separate from required off-street parking spaces, for every building or part thereof, which is occupied by a non-residential Use receiving or distributing materials or merchandise there shall be provided and maintained on the same premises as the

building or Use, adequate off-street loading space meeting the minimum requirements hereafter specified.

2. Required off-street loading space shall not be permitted in any yard, nor in any required side yard except in a non-residential district where a side yard is bordered by an alley;
 - a. Off-street loading space may occupy all or any part of a required rear yard, except as otherwise provided herein, and may be partially or entirely enclosed within a building;
 - b. Where a building or Use in a non-residential district abuts an alley, such alley may be used as maneuvering space for loading and unloading spaces; provided, however, that no alley abutting any residential district may be so used.
3. Every required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of twenty-five (25) feet, except where off-street loading involves the use of vehicles in excess of 25 feet, then the minimum length shall be fifty-five (55) feet and a minimum height of fourteen (14) feet, exclusive of access aisles and maneuvering space.
4. Required Loading Spaces shall be provided in accordance with the schedule below.

<u>Total Floor Area of Building Required</u>	<u>Number of Loading Spaces</u>
20,000 sq.ft. to 30,000 sq.ft.	1
30,000 sq.ft. to 50,000 sq.ft.	2
For each 100,000 additional sq.ft.	1

SECTION 404 SIGNS

(–words in italics from existing Zoning Code- Sec118)

A. Purpose and Intent

1. *The purpose of the Signs section is to provide fair, comprehensive, and enforceable regulations that will foster a good visual environment for Camp Verde, enhancing it as a place to live and do business. The intent of the Signs section is to improve the effectiveness of signs by preventing their over concentration, improper placement, excessive height, area and bulk, and by limiting their illumination and animation.*

2. *Sign regulations protect property values; provide an improved visual environment for citizens and visitors; promote and aid the tourist industry, protect the general public from damage and injury which may be caused by faulty and uncontrolled construction of signs; protect motorists and pedestrians from possible injury caused by the distractions or obstructions of improperly situated signs; and promote the public safety, welfare, convenience, and enjoyment of travel and the free flow of traffic within the Town.*

B. Applicability, Exemptions and Prohibitions

1. The regulations of the Signs section apply to all signs located or maintained within the Town of Camp Verde, *except for signs which are deemed nonconforming signs per Part One Section____*, and except for the following exemptions.

2. Exemptions from sign regulations:

- a. signs within the interior of buildings, including inside of window areas.
- b. signs directing or pertaining to traffic, parking or loading and street names, or providing warning or safety instructions (e.g. stop engines, no smoking, utility easement/hazard location).
- c. signs not more than two (2) square feet in area for entry, exit or street address purposes, and nameplates as defined in Subsection C. and regulated in Subsection F.

- d. governmental signs, symbols, flags (under 30 ft in height and not used for business advertising purposes), and *official notices*.
 - e. temporary decorations for national and state holidays, and *A-frame signs which temporarily advertise Town sponsored events or approved community-wide events*.
 - f. vehicular signage lettered or attached with magnetic devices on a motor vehicle used for business, but not “advertising vehicle” as defined in subsection C. Definitions and prohibited in subsection B.3; or to signage on licensed taxicabs or transit buses which carry passengers for a fare.
 - g. *Memorial plaques and building cornerstones when cut or carved into masonry surface or when made of noncombustible material and made an integral part of the building or structure.*
 - h. *Commemorative symbols, plaques and historical tablets.*
 - i. *Some temporary signs as specified by and in compliance with regulations of Subsection D.*
3. **Prohibitions:** *it is unlawful for any person to erect or place any sign prohibited by this section, or for any person to maintain, keep, or allow to remain, on property owned or occupied by him, any sign prohibited in the Town of Camp Verde as follows:*
- a. *Unlawful to park a vehicle for the purpose of advertising; such vehicle is termed an “advertising vehicle” as defined in subsection C. Definitions.*
 - b. *Signs located within, on or projecting over any public right-of-way except for businesses immediately adjacent and fronting the right-of-way of Main Street from Arnold Street to General Crook Trail.*
 - c. *Signs located on a roof or those that do not create a parapet or a parapet wall as defined in Subsection C.*
 - d. *Any sign which interferes with or confuses traffic or represents a traffic hazard, and those which imitate or resemble official traffic or government signs or signals.*
 - e. *Signs with flashing or intermittent illumination and those illuminated of such brilliance or position as to blind or dazzle the vision of travelers. (This does not include Christmas lights, during the Xmas season: 11/01-1/15).*
 - f. *An animated sign or a sign that is moving, rotating, or audible in any manner.*
 - g. *Automatic changing signs unless they promote the time and temperature. Only such signs shall change at intervals of three seconds or more.*
 - h. *No sign shall be painted on or affixed to any natural object in its natural location such as a boulder, tree or cliff face.*
 - i. *Abandoned, dangerous, or defective signs.*
 - j. *Signs erected, placed, constructed, or maintained in violation of this ordinance.*
 - k. *Signs which are misleading, erroneous, or provide false information and advertising, words or pictures which are obscene or indecent.*
 - l. *A-Frame signs located within the Town Limits, except as permitted above in Subsection B. 2. e. for temporary advertising of Town-sponsored events or approved community-wide events, and except as permitted on Main Street from Arnold Street to General Crook Trail, as per Subsection G.*
 - m. *Any signs not maintained in a safe and attractive manner, including the replacement of defective parts, painting, repainting, cleaning and other maintenance necessities.*

C. Definitions

The following sign-related words, terms, and phrases, shall have the following meanings when used in this section:

“A-Frame sign” *describes a portable sign, also referred to as a “sandwich board” sign, comprised of two separate panels or faces typically joined at the top with a hinge and widened at the bottom to form a shape similar to the letter “A”.*

“Abandoned sign” *means a sign which no longer correctly advertises an ongoing business, a bona fide lessor or owner, an available product, or activity conducted which*

no longer correctly directs any person to a location where the advertised goods or services are available. A sign shall be deemed abandoned after 120 days.

“Advertising vehicle” means a vehicle or trailer parked on private or public property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity. This is not applicable to any form of vehicular signage lettered on a motor vehicle or attached with magnetic devices or to licensed taxicabs or transit buses which carry passengers for a fare.

“Aggregate signage” shall be the total allowable wall signage calculated plus free-standing or monument signs.

“Alter” or **“alteration”** means the changing in structural components or decrease or increase in size, height or location. It shall also mean any change in content, including the business and/or product advertised. It shall also mean any change in advertising content if such change causes the sign to change in classification from an on-premise sign to an off-premise sign or vice versa.

“Animated sign” means any sign which includes action or motion. This shall include the movement of any light used in connection with any sign such as blinking, traveling, flaring, or changing degree of intensity of any light movement other than burning continuously.

“Balloon” means an inflatable device greater than thirty-six inches in diameter.

“Banner” means any sign of lightweight fabric, plastic, paper or other light pliable material.

“Building directory sign” means a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or institution, or the occupancy of the person.

“Building face” or **“wall”** means the area of a building in one plane or elevation.

“Building frontage” means the linear length of a building face.

“Canopy” or **“marquee”** means a permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as metal, wood, glass, plastic, or canvas.

“Canopy sign” or **“marquee sign”** means any sign attached to or constructed in or on a canopy or marquee.

“Changing sign (automatic,)” means an electronically or electrically controlled public service time and temperature sign, message center or reader board, where different copy changes are shown on the same lamp bank. Such changes shall occur at intervals of three seconds or more.

“Commercial Center/Mall” means a group of three (3) or more commercial operations planned and designed for the site on which it is built, functioning as a unit, with off-street parking as an integral part of the unit. The site may or may not be under common ownership.

“Construction” means the placement or attachment of sign-related materials (e.g. posts, poles, brackets, standards, bolts, screws, lumber, concrete, block, footings, and/or paint) on the ground or on an existing building or other structure.

“Copy” means the wording and graphics on a sign surface.

“Flag” means any sign with or without lettering or symbols, of lightweight fabric, plastic, paper or other light pliable material that is mounted to a pole.

“Free-standing sign” means a sign erected on a free-standing frame, supported by one or more uprights, mast or pole, set in a fixed position in the ground and not attached to any building.

“Freeway sign” means a free-standing sign directing attention to a restaurant, lodging facility, vehicle fuel sales business offered upon the same premises as those upon which the sign is located. Freeway signs are allowed in accordance with the freeway sign criteria as noted.

“Frontage” means the length of the property line of any one premise along a public right-of-way on which it borders.

“Grade” means the average elevation of the ground within a radius of 5 feet from the center point of the sign.

“Ground clearance,” means the distance from the adjacent grade to the bottom surface of the sign.

“Height of sign” means the vertical distance measured from the adjacent grade, which permits the greatest height to the highest point of the sign.

“Indirectly illuminated sign,” means any sign which reflects light from a different source directed upon it.

“Lot” means any legally created lot, parcel, tract or land, shown on a plat of record or recorded by metes and bounds.

“Lot, corner or corner lot” means a lot situated at the intersection of two or more streets having an angle of intersection not more than one hundred thirty-five degrees.

“Maintenance” or **“maintain”** means the replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner.

“Menu board” means a permanently mounted structure displaying the bill of fare for a drive-in or drive-thru business. Such signs are not for the purpose of business identification or advertising and are intended for view of customers who are currently on the premises. Maximum letter height for all copy of such signs is limited to 2”.

“Monument sign” means a sign which is mounted on a base at ground level.

“Mural” means a drawing or painting affixed either directly or indirectly on a building or land which depicts a scene or picture. Such picture or drawing shall not be for the primary purpose of conveying information which identifies or advertises a product, place, activity, person, institution, or business. A mural may contain a sign so long as the primary function or purpose of the mural is not a sign. Any portion of a mural that is a sign is subject to the requirements of this Section for that portion only. A mural is subject to the permitting procedures.

“Nameplate” means a non-electric sign identifying only the name and/or address of the occupants of the residence on which the sign is located.

“Nonconforming sign” - see Part One, Section ____.

“Off-premise sign” means a sign advertising a business, place, activity, goods, services, products, which directs persons to a different location from where the sign is located.

“On-premise sign” means any sign identifying or advertising a business, person, activity, goods, products, or services located on the premises where the sign is installed.

“Parapet” or **“parapet wall”** means the extension of a false front or wall above a roofline.

“Pennant” means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

“Portable sign” means any sign not permanently attached to the ground or a building.

“Premises” means any piece of improved or unimproved real estate.

“Projecting signs” means a sign, other than a wall sign, which is attached to and projects from a structure or building face.

“Public place” means any and all dedicated streets, sidewalks, boulevards, alleys, or other public ways, and any and all public parks, squares, spaces, grounds, and buildings.

“Real estate/property for sale, rent or lease sign” means any sign pertaining to the sale, lease or rental of land or buildings.

“Reconstruction, substantial” means improvement or repair valued in excess of fifty percent (50%) of the current value of a sign. Reconstruction does not include merely repainting or changing the copy of the sign if the use, size and location remain the same.

“Roof sign” means any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

“Sign” means any identification, description, illustration or device illuminated or non-illuminated which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise, or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information with the exception of window displays and flags of any nation, government, or non-commercial organizations. For the purpose of removal, signs shall also include all sign structures.

“Sign area” means the area of the largest single face of the sign within a continuous line that would form a rectangle or square shape, including any frame that forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled, as described below for the number of Sign Faces:

One: If a sign has copy on one side only, or if the interior angle between the two sign faces or sides is forty-five (45) degrees OR LESS, the sign shall be considered double faced, and the sign area will be the area of one face only.

Two: If the angle between the two sign faces is greater than forty-five (45) degrees, it shall be considered two faces, and the area will be the sum of the areas of both faces; and, if two sign faces are attached to a structure with a thickness exceeding thirty-six (36) inches or the two faces are separated by a distance exceeding thirty-six (36) inches, then the sign area will be the area of both faces.

Multi-faced: If a sign contains more than two sides, the area shall be the sum of the area of the largest side plus the areas of any other sides whose interior angle with any other side exceeds forty-five (45) degrees.

“Sign Directional” means any sign which is designed solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed and which contains no advertising copy.

“Sign Directory” means any sign listing the names, use or location of the business or activities conducted within a building or group of buildings and placed on the property to which or on which the public directed.

“Sign structure” means any structure which supports, has supported or is capable of supporting a sign, including decorative cover.

“Subdivision directional sign” means a sign limited to directional messages or direction instructions for new subdivisions and may be on or off premise and such signs shall be made of any heavy duty, weather-resistant material including laminated paper, plastic, metal or wood.

“Temporary sign” means any sign or advertising display intended to be viewed for a temporary period of time, ordinarily until the happening of a particular event.

“Under-canopy sign” or **“under-marquee sign”** means a sign suspended below the ceiling or roof of a canopy or marquee.

“Wall sign” means a sign mounted flat against or painted on the wall of a building with the face in a parallel plane to the plane of the building wall.

“Window sign” means a sign installed inside a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.

D. Temporary Signs shall be permitted in conformance with provisions specified below.

REQUIREMENTS FOR PERMITTED TEMPORARY SIGNS				
Type/ Purpose	Maximum Size/Area	Location/ Property	Maximum Time Period Allowed:	Comment/Additional Regulation
Event, Show, Election, Public Notice*	16 sq ft; max 2'x2' in Public R/W	On site, or Owner's written permission	10 days after event; in Public R/W: max 48 hrs after and max 30 days total	Public R/W only for Local Events, but not on street, traffic, utility pole; must not create traffic visual obstruction
For Sale, Lease or Rent	7 sq ft; max 32 sq ft per 500' street frontage;	On site for sale, lease, rent;	10 days after close of escrow or lease;	Permit & Fees required for signs greater than 7 sq ft;
Open House	max 3 signs @ 7 sq ft, two sided, no illumination	on/off site owner's written permission	only when sales person in home being advertised	Not in Public R/W
Opening New Subdivision	32 sq ft to 100 sq ft per Final Plat; 1 sign per exterior street	On site, min 5'setback from R/W	3 years from date of permit issuance	Not permitted in Public R/W; Permit & Fees required
Opening New Multi- Family, Commercial, Industrial	32 sq ft; 1 add'l sign per exterior street under same ownership	On site, min 5'setback from R/W	1 year from installation or certificate of occupancy, whichever occurs first	Not permitted in Public R/W; Permit & Fees required
Buildings under Construction	32 sq ft; max 16 sq ft in single-family residential	On building under construction	_____	Permit & Fees required
Directional for New Subdivision	1.5 sq ft, 3ft hgt per sign; max 30 signs 20' apart; 40' from other signs; 5 max per 500' same street	On/off site w/in 3mi radius Owner's written permission	3 years from date of permit issuance	Not permitted in Public R/W; Permit & Fees required
Garage/Yard Sales	_____	Owner's written permission	Duration of sale; immediate removal after	Not permitted in Public R/W; phone number required on signs
Balloons	1 balloon, in new condition, per business	On site	Max:14 days - no permit; 15-60 days max per year with required permit	Not permitted in Public R/W; Balloon & lines not metallic or electric conductor material

*Permit fees may be waived for non-commercial temporary event/election/notice sign use

E. Banners, Flags and Pennants

The temporary use of banners, flags and pennants shall be permitted in accordance with provisions specified below.

REQUIREMENTS FOR PERMITTED BANNERS, FLAGS & PENNANTS				
Type/ Purpose	Maximum Size/Area	Location Private Property	Maximum Time Period Allowed:	Comment/Additional Regulation
Banners in Commercial & Multi-Family Zoning Districts	2 per business @ max 40 sq ft	On site, not above roof line, attached to building, wall or fence	No permit: 30 days or less; Permit required: more than 30 days; maintained in like new condition	Banners allowed in addition to wall signs, free-standing and monument signs
Flags for attention to new subdivisions	18 sq ft max; 24ft max hgt;	On site; max 50 flags on or behind property line.	3 years from date permit issuance; maintained in like new condition	Permit required; flags and pennants shall not be used concurrently; government flag exceeding 30' hgt subject to Dept approval
Flags for Multi-Family and Commercial	6ft min clearance	On site; 1 per 20' street frontage, max: 20 flags on or behind property line.	_____	
Pennants for Multi-Family & Commercial	4 linear ft per 1 ft lot frontage to max of 1000ft	On site;	Max 30 days annually; maintained in like new condition	Permit required; flags and pennants shall not be used concurrently;

F. Permanent Signs

Permanent signs permitted by Zoning District shall comply with provisions in the following tables.

REGULATIONS FOR PERMITTED PERMANENT SIGNS				
Type/Purpose Description or Use	Max Area & Height	# of Free standing Or Wall-mounted	Illumination	Comment/additional regulation
RESIDENTIAL DISTRICTS				
Nameplate name, title address, occupation,	A: 4 sq ft H: 8 ft	1 per dwelling	1 bulb @ 150W max	On-site signs only
Identification: community buildings, educational, religious, medical/health, charitable institutions, public utilities, airports, cemeteries, recreational use areas	A: 32 sq ft H:___ Single or double- faced	1 per use; 2 permitted for parcels fronting on more than 1 public street	—	On-site signs only
Building Directory	A: 8 sq ft H: ___	1 per 5000 sq ft of building area	—	On-site signs only
Entrance Identification: to subdivisions, multi-family dwelling complexes, mobile home/manufactured home or RV parks, and ranches	A: 32 sq ft; up to 100 sq ft per sign with Final Plat H:20 ft	2 permitted per entry @ 1 each side of entry street for sole, exclusive purpose of identifying entrance; may also be monument type	—	5 ft min setback from property line; no part in or over public right- of-way; signs shall not interfere with or confuse traffic
Optional Subdivision Comprehensive Sign Plan	Total square footage in Comp Sign Plan shall not exceed total cumulative square footage permitted in this Section	Required application & report inclusive: fully dimensioned layout of subdivision depicting all permanent & temporary signs locations and the surrounding uses; purpose of the signage & why the comprehensive sign plan option was chosen; length of use by sign type; renderings and elevations of each existing and proposed sign demonstrating the project theme, colors, materials, and sign dimensions; square footage comparison of signage allowed by existing regulations and that proposed by the Comprehensive Sign Plan; Comprehensive Sign Plan to be filed with process of Part 6 Administration and Procedures		

REGULATIONS FOR PERMITTED PERMANENT SIGNS				
Type/Purpose Description or Use	Max Area & Height	# Freestanding Or Wall-mounted	Illumination	Comment/additional regulation
ALL ZONING DISTRICTS				
Special Purpose Permanent Signs				
Directional – on-premise; no advertising copy permitted	A: 4 sq ft H: 8 ft Single or double- faced	Max: 2 per entrance/exit to or from parking area	—	Permitted in addition to aggregate area limits per Zoning District
Directional – off-premise for business located away from arterial highway	A: 8 sq ft H: 8 ft Single or double- faced	Max 3 signs per business; locate at hwy or intersection of access road; limited to 1 standard within 60ft of each intersection corner	Non-illuminated	Only generic arrows or words giving direction & business i.d. symbol or logo; Off-premise sign permit required
On-premise Menu Board	A: 32sq ft/ face H: —	2 per site @ 1 double-faced or 2 single-faced	—	
Directional/Informational – off-premise for public service or safety facilities eg hospitals, clinics, fire/police	—	—	—	Permitted by Use Permit
Off-Premises Sign - copy shall be limited to identifying the business or facility benefiting and directions to locate that business or facility	A: 64 sq ft/face H: 15 ft -free-standing sign; H: 5ft – monument sign	Property owner’s written permission required; shall be setback min of 5 ft from property line; no part in or overhanging public right-of-way;	—	Permitted by Use Permit -max: 3 years; total allowable signage for any one property shall not be exceeded by the installation of the off-premise sign

G. Permanent Commercial and Industrial Signs

Additional to the specifications in the table of Regulations for Permitted Permanent Signs all business/commercial/industrial signs *within the Commercial and Industrial Zoning Districts shall comply with following:*

1. *Any free-standing or projecting sign within twenty feet of a street right-of-way shall be so constructed as to allow clear and ample visual lines for driveways and alleys to adjoining traffic lanes.*
2. *Any lighted sign must abide by the regulations of Section 405 Outdoor Lighting; and all illuminated signs shall be turned off by 10:00pm or when the business closes, whichever is later; and internally illuminated advertising signs shall not have translucent backgrounds of white, cream, off-white, yellow, or other light color. Sec120*
3. *The sign shall be located on the property to which it pertains.*
4. *Signs shall not be located within, on, or projecting over any public right-of-way.*
5. *Signs which are not permitted in a residential zone shall not be placed closer than twenty (20) feet to any residentially zoned lot.*
6. *On a corner lot in any zoning district, no sign or other obstruction to vision more than three feet in height shall be placed or maintained within the triangular area bounded on two sides by front lot lines, and on the third side by a straight line connecting points on said lot lines (or their projections) each of which points is thirty feet from the point of intersection of said lot lines.*
7. *All signs and sign structures shall be designed and constructed in accordance with the requirements of the current Uniform Sign Code*
8. *It is unlawful for any person to erect or place any sign not permitted or allowed by this section, or for any person to maintain, keep, or allow to remain, on property owned or occupied by him, any sign not permitted or allowed by this Section, except those which are deemed nonconforming signs per this ordinance.*

REGULATIONS FOR PERMITTED PERMANENT SIGNS IN COMMERCIAL & INDUSTRIAL ZONES				
Type/Purpose Description or Use	Max Area & Height	# Free standing Or Monument	Illumination	Comment/Additional Regulation
Business Sign: identifying on-site business, products, services	A: 64 sq ft H: 20 ft	1 per business	Shall comply with Sec 405 Outdoor Lighting	All signs shall be setback minimum of 5 ft from property line; and not create an obstruction to vision or interference with traffic
- In Shopping Center	A: +16 sq ft/ business to total max: 200 sq ft	Max: 2 per shopping center if 2 entrances 500 ft apart		
- Building Pad Signs	A: 64 sq ft H: 20 ft	1 per Pad additional		
Menu Boards	A: 32sq ft/ face H: __	2 faces per site @ 1 double-faced or 2 single-faced	Shall comply with Sec 405 Outdoor Lighting	
Freeway Interchange Signs- for Restaurant, Fuel Sales or Lodging uses only	A: 300 sq ft max of 2 faces H: 20 ft to 50 ft max	1 per property AND business regardless of # of businesses; Min lot size: 0.65 acre	Shall comply with Sec 405 Outdoor Lighting	Shall be installed on-site and within a circle with a 2000 ft radius measured from the center point of the bisecting road/highway with the I-17 Freeway except when the north and south bound lanes of I-17 are separated by a distance of 800 ft or greater, measured from edge of pavement to edge of pavement, the sign area shall be measured from the center point of each overpass
Wall Signs	A: 1 ½ sq ft per 1 linear ft building frontage per business OR: 1 sq ft per 1 linear ft property frontage; 32 sq ft min to 200 sq ft max per business		Shall comply with Sec 405 Outdoor Lighting	Permitted in addition to free-standing or monument signs; shall not extend above roofline unless attached to, or is, a parapet wall; max sign area allowed is not transferable between buildings or occupancies
Main Street Projecting Signs	A: 12 sq ft; Projecting 6 ft max H: 10 ft ground clearance Max: 1 sign per business		No internally illuminated signs	Permitted only for, and may project over public right-of-way, any business fronting Main St from Arnold St to General Crook Trail; subject to Indemnity Agreement to release Town from liability arising from sign placement; and subject to compliance with Sec 402 Development Standards and Western appearance review
Main Street A-Frame Signs	Max: 2 ft wide X 3 ft high Max: 1 sign per business; Permitted during regular business hours			
Canopy/Marquee -Attached Sign	A: 1 sq ft/ 1 linear ft of canopy		___	Canopy/marquee sign area is calculated as part of allowable total Wall Sign area; max sign area allowed is not transferable between buildings or occupancies; shall not overhang public right-of-way
-Under-Canopy Sign	A: 8 sq ft H: 8ft ground clearance			
Optional Comprehensive Sign Plan	Total sign square footage shall not exceed the cumulative total square footage otherwise allowed; sq footage of any one sign type shall not exceed sq footage permitted for same by more than 50%		Required application & report inclusive: fully dimensioned site plan depicting all proposed & existing signs & bldg locations and sq footages; and surrounding uses; lot size with lineal frontages of bldgs & property; purpose of the signage and why the comprehensive sign plan option was chosen; length of use by sign type; renderings, elevations & materials of each existing & proposed sign; to be filed in compliance with process of Part 6 Administration & Procedures	

H. Sign Permit, Application and Fee

1. *New signs exceeding twelve (12) square feet in area or exceeding eight (8) feet in height shall require a permit in addition to specified smaller signs, i.e. Temporary Subdivision Directional and Sale/lease signs and Permanent Off-Premises Directional signs; see Subsections D and F.*
2. *It is unlawful for any person to erect, add to, alter, repaint so that the copy is changed, or to change the panels on any sign, or for any person to allow any sign on property owned or occupied by him to be erected, added to, altered or repainted so that the copy is changed, prior to obtaining a sign permit, and an electrical permit if necessary, for on-site or off-premises signs from the Community Development Director except as exempted in Sec B.2.*
3. *The Community Development Director may require the submittal of plans or other pertinent information where in his opinion such information is necessary to insure compliance with this Section.*
4. *Sign permit applications shall be made at the Community Development Department on the appropriate form(s) and shall contain at minimum, the following information:*
 - a. *Assessor's parcel number identifying the property.*
 - b. *Street address or legal description of the property and dimensions thereof.*
 - c. *Description of the original copy to be placed on signs(s).*
 - d. *Type of sign(s) including methods of support, (free-standing or otherwise) and illumination.*
 - e. *Estimated true value of the sign(s) and associated structural supports.*
 - f. *Dimensions of the sign and number of panel(s) as well as bottom and top heights above grade.*
 - g. *A (signed) plot plan showing the following:*
 - (1) *Shape and dimensions of lot boundaries.*
 - (2) *Location of rights-of-way easements on the parcel.*
 - (3) *Driveways and parking areas, if any.*
 - (4) *Location, dimensions, and heights of existing and proposed signs, and if free-standing or wall-mounted.*
 - (5) *North designation.*
 - h. *A sketch or elevation view (with dimensions and approximate original copy) of the sign face(s).*
 - i. *Such other information as the Community Development Department may require for the purpose of determining whether the application complies with the requirements of this Section and of the current Uniform Sign Code.*
 - j. *Name, address, phone number of property owner/applicant.*
 - k. *Signature of applicant or property owner.*
5. *Applications for exterior wall Murals shall include a sketch with colors and description of the intended picture or drawing which depicts the content of the Mural. The application and sketch are to be reviewed by the Community Development Director for their overall compatibility with the purpose of this Sign Section and the goal of the community to promote a rural, historical, western-oriented atmosphere.*
 - a. *If necessary, the Director may refer an application to the Board of Adjustments for review prior to making a final decision on a permit.*
 - b. *If an applicant or affected property owner is not satisfied with the decision of the Director, an appeal of the decision may be filed for review by the Board of Adjustments.*
6. *The Town Council by resolution shall adopt and/or amend fees to implement the provisions of this section; the sign permit fee shall be double in the event that the erection, relocation, or installation of any sign occurs prior to the issuance of a sign permit.*

[NOTE: Existing Sec 118, XII Nonconforming Signs, XIII Maintenance & Removal, XVII Violations & Penalties, and XVIII Exceptions & Use Permits are relocated into Part 1 Intro. or Part 6 Administration & Procedures]

SECTION 405 OUTDOOR LIGHTING

(-words in italics from existing Zoning Code- Sec120)

A. Purpose and Intent

1. The purpose of this section is *to afford every citizen of Camp Verde the flexibility to engage in the pursuit of safe, inexpensive lighting practices for the purpose of commerce and private use without being impeded upon or impeding upon other citizens desiring a more pristine night-time environment free from light pollution, waste, trespass, or clutter while providing night-time safety, security and productivity.*
2. The intent is to provide for *adequate night-time safety and utility without excessive glare or light pollution, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:*
 - a. *the degradation of the night-time visual environment by production of unsightly and dangerous glare,*
 - b. *unnecessary waste of energy and resources in the production of too much light or wasted light,*
 - c. *interference in the use or enjoyment of property which is not intended to be illuminated at night, and*
 - d. *the loss of the often-neglected scenic view of the heavens due to increased urban sky-glow.*
3. The intent is also to *recognize that the topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area, and that unnecessary or excessive uses of outdoor night-time lighting have an adverse impact on astronomical observation, even at relatively distant observatories.*
4. *Accordingly, it is the intent of this Section to encourage lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining night-time safety, utility, security and productivity.*

B. Applicability, Exemptions and Prohibitions

1. The requirements of A.R.S., Title 49, Chapter 7, Light Pollution, § 49-1101 et seq., are hereby incorporated by reference.
2. *In the event of conflict between the regulations set forth in this Section and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern.*
3. *The provisions of this Section are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Section, provided any such alternate has been approved by the Community Development Director, and that such proposed alternate:*
 - a. *provides at least equivalence to the applicable specific requirements of this Section; and*
 - b. *is otherwise satisfactory and complies with the intent of this Section.*
4. Preferred Source- *due to their high-energy efficiency, long life and spectral characteristics, low-pressure sodium (LPS) lamps are the preferred illumination source throughout the town; their use is encouraged for outdoor illumination whenever possible.*

C. Definitions

As used in this Section, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

1. **Class 1 Lighting** *means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where true color rendition is important.*
2. **Class 2 Lighting** *means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, parking lots and outdoor security where general illumination of the grounds is the primary concern.*

3. **Class 3 Lighting** means any outdoor lighting used for decorative effects, including but not limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
4. **Direct Illumination** means illumination resulting from light emitted directly from a lamp, luminary or reflector, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.
5. **Fully Shielded Fixture** means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
6. **Light Trespass** is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
7. **Lumen** is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer.
8. **Luminary** means the complete lighting assembly, less the support assembly.
9. **Multi-class Lighting** means any outdoor lighting used for more than one purpose, such as security and decoration, when those purposes fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.
10. **Motion Sensing Security Lighting** means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.
11. **Neon Lighting** means lighting using luminous gas filled tubes often formed into text, symbols or decorative elements. Neon Lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (1 inch diameter) and T-12 (1.5 inch diameter) or PL ("compact") fluorescent tubes.
12. **Opaque** means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted.
13. **Outdoor Light Fixtures** means all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:
 - a. buildings and structures
 - b. recreational areas
 - c. parking lot lighting
 - d. landscape and architectural lighting
 - e. billboards and other signs (advertising or other)
 - f. street lighting
 - g. product display area lighting
 - h. building overhangs and open canopies
 - i. security lighting
14. **Security Lighting** is lighting designed to illuminate a property or grounds for the purpose of visual security. This includes fully shielded lighting designed to be left on during night-time hours as well as motion sensing lighting fixtures.
15. **Temporary Lighting** means lighting that does not conform to the provisions of this Section and is intended for uses which by their nature are of limited duration.
16. **Total Outdoor Light Output** means the maximum total amount of light, measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary in their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
17. **Translucent** means light is transmitted from the internal illumination source.
18. **Unshielded Fixture** means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.

19. *Watt* is the unit used to measure the electrical power consumption (not the light output) of a lamp.

D. Lighting Requirements

1. Outdoor floodlighting by flood light projection above the horizontal is prohibited except for lamps specifically exempted under sections D.11 and D.18 and properly adjusted motion sensing security lighting fixtures as defined in subsection C.10.
2. All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures.
3. All light fixtures, including security lighting, except street lamps, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
4. No new mercury vapor light fixtures nor replacement equipment other than bulbs shall be sold or installed for use as outdoor lighting within the Town of Camp Verde after the effective date of this Code, and the use of mercury vapor light fixtures for outdoor lighting is prohibited after January 1, 2005. The provisions of this section shall not apply to outdoor light systems erected prior to 1950.
5. Search lights, laser source lights, strobe or flashing lights, motion or illusion lights or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel at their direction or as permitted in Subsection G-1.
6. Class 1 lighting, including but not limited to, sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operation until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of the Code.
7. Class 2 lighting used for areas intended for all night use (e.g. apartment parking lots and walkways), shall have no time restrictions.
8. Class 3 lighting, except for flagpole lighting, must be extinguished after 10:00 p.m. or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night.
9. Multi-class lighting, except for security lights, must conform to the time limitations of the most-strict class.
10. Except as permitted in subsections D.11, D.12 and D.13, total outdoor light output, excluding streetlights used for illumination of public rights-of-way, of any development project shall not exceed 100,000 lumens per net acre, averaged over the entire property. No more than 5,500 lumens per net acre may be accounted for by lamps in unshielded fixtures as permitted in subsection D.18.
11. Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1 (Color Rendition). Lighting allowed in this subsection shall be subject to approval of staff. When the proposed lumens per acre exceeds the limits of subsection D.10, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the sports facility) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Section.

All events shall be scheduled so as to complete all activity by 10:00 p.m. Illumination of the playing field, court, track or range shall be permitted after 10:00 p.m. only to conclude a scheduled event that was unable to conclude before 10:00 p.m. due to unusual circumstances. Fully shielded lighting shall be required for fields designed for amateur,

recreational or non-professional sports activity. For professional level sports facilities where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:

- a. Are provided with internal or external glare control louvers, or both, and installed so as to minimize up-light and offsite light trespass as required in subsection C.6 above, and;
 - b. Are installed and maintained with aiming angles that permit no greater than two percent (2%) of the light emitted by each fixture to project above the horizontal.
12. Lighting for Outdoor Display Lots shall be considered Class 1 (Color Rendition), and shall conform to the lumens per acre limits of subsection D.10 except as follows:
- a. All such lighting shall utilize fully shielded luminaries that are installed in a fashion that maintains the fully-shielded characteristics. When the proposed lumens per acre exceed the limits of Subsection D.10, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the display lot) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Section. Outdoor Display Lot lighting exceeding the lumens per acre cap of Subsection D.10 shall be turned off at 10:00 p.m. or within thirty minutes after closing of the business or activity whichever is later. Lighting in the Outdoor Display Lot after this time shall be limited to Class 2 lighting, and shall conform to all restrictions of this Section applicable for this class, including the lumens per acre caps in Subsection D.10.
 - b. Lighting allowed in this Subsection shall be subject to approval of the Community Development Director.
13. Lighting for Service Station or similar canopies shall be considered Class 1 lighting. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed forty (40) lumens per square foot of canopy. All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent (50%) of the lumen output of all lamps mounted within or under a canopy, except internally illuminated signs, is included in the lumen caps in Subsection D.10.
14. Lighting used for all externally illuminated signs shall conform to all restrictions of this Section, shall be fully shielded, and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
15. All site lighting not directly associated with the special uses as permitted in Subsections C.10, D.11, D.12, and D.13 shall conform to all lighting standards described in this Section.
16. When outdoor internally illuminated advertising signs are constructed with a translucent background, the background shall not be white, cream, off-white, yellow, or other light color. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set in Subsection D.10. All illuminated signs shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
17. All outdoor neon lighting shall be fully shielded and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
18. The requirements for lamp source and shielding of light emissions for outdoor light fixtures are as follows:

Shielding/Use Code:

A = allowed, unshielded

F = allowed, fully shielded

<u>LAMP TYPE</u>	<u>SHIELDING</u>
Class 1, 2 and 3 lighting:	
All lamp types above 2050 lumens	F (See Note 1)
All types below 2050 lumens	A (See Note 2)
All neon tube lighting	F
Lamps in Motion Sensing Security Lights (C.10)	A (See D.3)

Note 1. Examples of lamp types of 2050 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage. Check manufacturer's specifications):

- a. 100 Watt Standard Incandescent and less
- b. 100 Watt Midbreak Tungsten-Halogen (quartz) and less
- c. 25 Watt T-12 Cool White Fluorescent and less
- d. 18 Watt Low Pressure Sodium and less

Note 2. Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Unshielded lights (all types) are limited to a maximum of 5,500 lumens per net acre (see Subsection D.10). Residential parcels and Development Projects containing one net acre or less are allowed 5,500 lumens of unshielded light (all Classes).

E. PARKING LOT LIGHTING STANDARDS

Lighting Standards (poles) shall be sized in such a manner that the top of any luminary does not exceed twenty-four (24) feet above adjacent grade, unless otherwise approved by the Community Development Director for new projects.

F. AIRPORT LIGHTING

Airport lighting, which is required for the safe and efficient movement of aircraft during flight, take-off, landing and taxiing, is exempt from the provisions of this Code. Lighting used for illumination of aircraft loading, unloading, and servicing areas is exempt from the lumens per net acre limits of Subsection D.10, although it must conform to all other requirements of this Code. All other outdoor lighting at airport facilities shall comply with the provisions of this Code.

G. TEMPORARY LIGHTING PERMITS

1. The Community Development Director may grant a permit for temporary lighting if he or she finds all of the following:

- a. The purpose for which the lighting is proposed is not intended to extend beyond thirty (30) days;
- b. The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible;
- c. The proposed lighting will comply with the general intent of this Section; and
- d. The permit will be in the public interest.

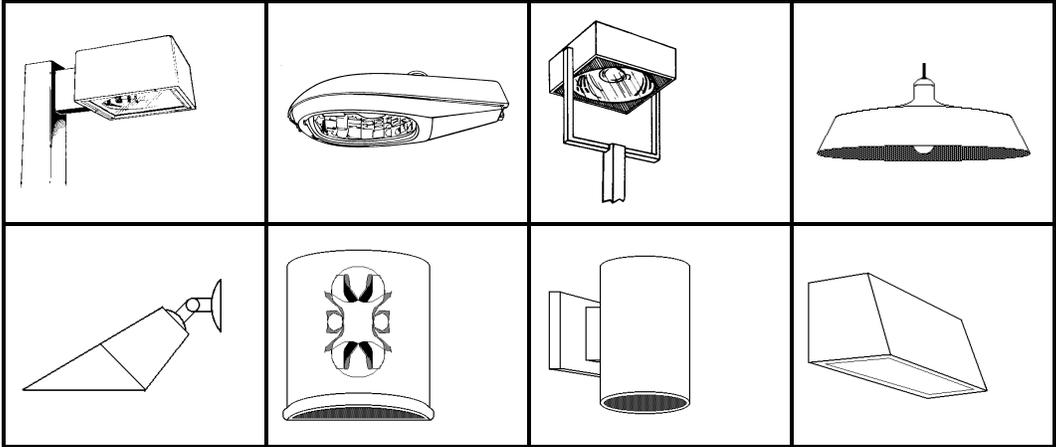
2. The Community Development Director shall rule on the application within five (5) business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Community Development Director may grant one (1) renewal of the permit for an additional thirty (30) days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year.

H. Additional Information:

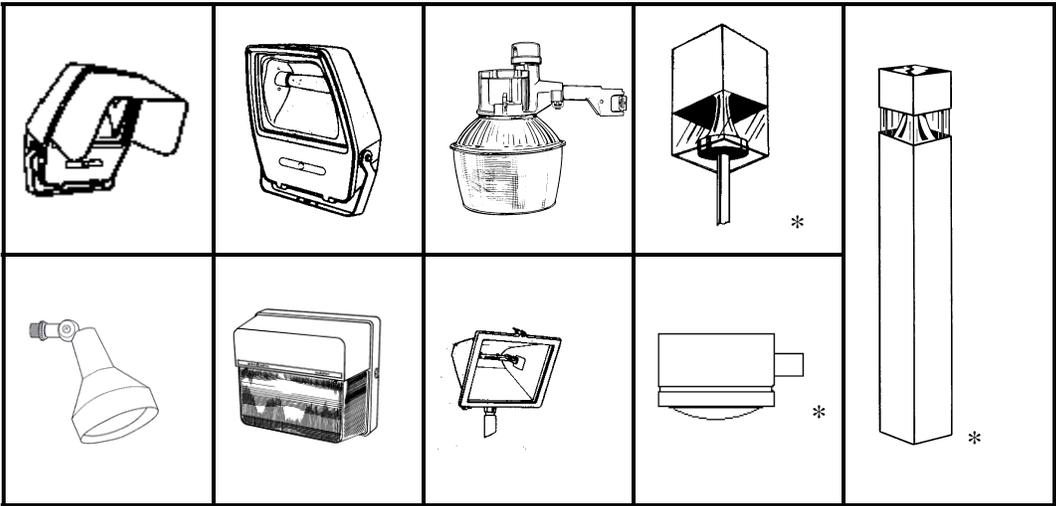
1. Shielding:

A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, or from any angle around the fixture or tube, the fixture or tube is not fully shielded.

Examples of fixtures that are Fully Shielded (Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal):



Examples of fixtures that are NOT Fully Shielded:



* Note: even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.

Note for luminous (neon) tubes: when such lighting is installed under or behind a roof overhang, if the roof-line or eave is not horizontal the tubing may be visible from above when viewed from the side and therefore be unshielded.

2. Typical Lumen Outputs for Outdoor Lighting

Lamp Type	Lumen Output (Initial)
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Low Pressure Sodium (LPS):

18 Watt	1800
35 Watt	4800
55 Watt	8000
90 Watt	13500
135 Watt	22500
180 Watt	33000

High Pressure Sodium (HPS):

35 Watt Clear	2250
50 Watt Clear	4000
70 Watt Clear	6300
100 Watt Clear	9500
150 Watt Clear	16000
200 Watt Clear	22000
250 Watt Clear	29000
400 Watt Clear	50000
1000 Watt Clear	140000

**Metal Halide (MH) (Example
Sylvania 'Metalarc' series):**

100 Watt	8000
175 Watt	14000
250 Watt	16000
400 Watt	36000
1000 Watt	84000

**Fluorescent (Standard Cool-
White, 1.5-inch tubes):**

21 Watt F24T12/CW	1190
30 Watt F36T12/CW	2050
36 Watt F42T12/CW	2450
39 Watt F48T12/CW	3000
50 Watt F60T12/CW	3700
52 Watt F64T12/CW	3900
55 Watt F72T12/CW	4600
70 Watt F84T12/CW	5400
75 Watt F96T12/CW	6300

Incandescent Lights:

15 Watt Standard	120
25 Watt Standard	210
40 Watt Standard	490
60 Watt Standard	855
75 Watt Standard	1180
100 Watt Standard	1750
150 Watt Standard	2800
200 Watt Standard	3850

Tungsten Halogen (Quartz):

75 Watt	1400
100Watt	1800
150 Watt	2800
250 Watt	5000
500 Watt	10100

[NOTE: Subsection L. Non-conforming Uses has been relocated to Part 1; Subsections M. Variances and N. Permits & Development Plan Reviews are relocated to Part 6]