Town of Camp Verde Vision Statement
"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, NOVEMBER 12, 2026, at 6:00 P.M.

ZOOM MEETING LINK:
https://us02web.zoom.us/j/81225657848?pwd=SCtxLh468zuDKbaZn36ZkPTS4g8sPa.1
One Tap Mobile: 1-669-900-9128 or 1-253-215-8782
Meeting ID: 812 2565 7848
Passcode: 907795

1. Call to Order

2. Roll Call. Commissioner Jane Whitmire, Commissioner Crisi Clark, Commissioner David Gressly, Commissioner Monte Pierce, Commissioner Jack Confer, Chairperson Bill Tippett, Vice Chairperson Todd Scantlebury.

3. Pledge of Allegiance

4. Consent Agenda. All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered a separate item if a member of the Commission requests it.

a. **Approval of Minutes:**
1) Regular Session – October 8, 2026 at 6:00 p.m. pg 4
2) Work Session – October 29, 2026 at 5:00 p.m. pg 6

b. **Set Next Meeting, Date(s) and Time(s):**
1) Regular Session – November 26, 2026 at 6:00 p.m. - Canceled
2) Regular Session – December 10, 2026 at 6:00 p.m.

5. Call to the Public for items not on the agenda. Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Commission from taking any action on items not on the agenda. At the conclusion of an open meeting call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS § 38.431.01(H)).

6. **Public Hearing: Discussion, consideration, and possible recommendation for approval of Ordinance 2026-A519, of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to amend the Planning and Zoning Ordinance Section 203.F, 203.G and 203.H.** Staff Resource: Planner II Cory Mulcaire. pg 8

   Staff Comments
   Open Public Hearing
   Close Public Hearing
   Commission Discussion

7. **Presentation on administratively approved subdivisions from Q3 2026 in compliance with the Town's Ordinance 2025-A507 and House Bill 2447.** Staff Resource: Planner II Cory Mulcaire. pg 33

8. **Discussion and direction regarding Part 2 of the Planning and Zoning Ordinance rewrite to carry out the 2026 General Plan, modernize outdated provisions, streamline review procedures, and comply with state law.** Staff Resource: Development Services Director Christian Green and Planner II Cory Mulcaire. pg 35

9. **Current Events.** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

10. **Staff Comments.** Town staff may provide brief summaries of current events, activities and/or projects they are working on. These summaries are strictly for informational purposes. The Commission will take no discussion, consideration, or action on any such item presented by Town staff, except that an individual Commission member may request an item be placed on a future agenda.

11. **Scheduling of Future Agenda Items.** There may be discussion on whether to place an item on a future agenda and the date for consideration, but not the merits of the item.

12. **Adjournment**

The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S.§38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde, Town Library, and Bashas on

November 5, 2026 *(date) at* 6:00 P.M. *(time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk*

(signed) *Leah Rhodes, Town Clerk* *(print name and title)*

DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S MAIN ST STE 106
THURSDAY OCTOBER 8, 2026, at 6:00 P.M.

1. Call to Order

Chairman Tippett called the meeting to order at 6:01 p.m.

2. Roll Call. Commissioner Monte Pierce (absent), Commissioner Jane Whitmire, Commissioner David Gressly (remote), Commissioner Crisi Clark, Commissioner Jack Confer (remote), Vice Chairperson Todd Scantlebury, Chairperson Bill Tippett.

Also Present: Director Christian Green, Mayor Marie Moore, Town Attorney Jon Paladini, and Administrative Assistant Conner Bustamante.

3. Pledge of Allegiance Vice Chairman Scantlebury led the Pledge of Allegiance.

4. Consent Agenda - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered a separate item if a member of the Commission requests it.

a. Approval of Minutes:
1) Regular Session – August 27, 2026
2) Work Session – September 3, 2026

b. Set Next Meeting, Date(s) and Time(s):
1) Regular Session – October 22, 2026 at 6:00 p.m. - Cancelled
2) Work Session – October 29, 2026 at 5:00 p.m.
3) Regular Session – November 12, 2026 at 6:00 p.m.

Commissioner Clark noted that she led the Pledge of Allegiance at the September 3, 2026 Work Session, rather than Commissioner Whitmire.

On a motion made by Chairman Tippett, and seconded by Commissioner Clark, the Commission moved to approve the consent agendas with the changes requested.

Roll Call Vote:
Commissioner Pierce: absent
Commissioner Gressly: aye
Commissioner Confer: aye
Commissioner Whitmire: aye

Commissioner Clark: aye
Vice Chair Scantlebury: aye
Chairperson Tippett: aye
Motion Carried: 6-0.

5. Training regarding Open Meeting Law for the Planning and Zoning Commission. Staff Resource: Christian Green

Director Green passed the discussion to Town Attorney Jon Paladini, who presented a training on Open Meeting Law.

6. Agenda Item 6 Discussion regarding use standards for Agritourism Use Permits and the Ag Zoning District as part of the comprehensive Planning & Zoning Ordinance update. Staff Resource: Development Services Director Christian Green and Planner II Cory Mulcaire

Director Green discussed with the Commission the proposed changes for Agritourism Use Permits and the Ag Zoning District as part of the update to the Planning & Zoning Ordinance, involving certain 2.5 acres being the minimum for qualifying for Ag Zoning, with the option for it to be adjusted. Director Green also noted that there was a difference between Use Permits and Ag Zoning.

The Commission proposed adding a tier to find balance between restrictions while mitigating scale of operations. The Commission also had questions regarding the specific acreage and possible changes to that limit, being cautious about impact, revenue generation, as well as enforcement concerns.

Director Green answered questions from the Commission and clarified the intent to have a simpler process for residents and acknowledged the advantages of a rural community.

7. Adjournment

Chairperson Tippett adjourned the meeting at 8:01 p.m.

DRAFT

DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
WORK SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, OCTOBER 29, 2026, at 5:00 P.M.

1. Call to Order
Chairperson Tippett called the meeting to order at 5:00 p.m.

2. Roll Call. Commissioner Jane Whitmire, Commissioner Monte Pierce (absent), Commissioner Crisi Clark, Commissioner David Gressly (joined late), Commissioner Jack Confer (remote), Vice Chairperson Todd Scantlebury, Chairperson Bill Tippett.

3. Pledge of Allegiance Commissioner Clark led the Pledge.

4. Call to the Public for items not on the agenda – Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Commission from taking any action on items not on the agenda. At the conclusion of an open meeting call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS § 38.431.01(H).

There were no speakers.

5. Discussion regarding part 1 of the comprehensive Planning and Zoning Ordinance rewrite, including Use Table permissions, new agricultural zoning districts, procedural time frames, Administrative Relief, and subdivision water adequacy. Staff resource: Development Services Director Christian Green and Planner II Cory Mulcaire.

Director Green and Planner II Mulcaire presented an update on part 1 of the Zoning Ordinance including Administrative Functions, General Provisions, Definitions, Non-Conforming Uses, Administration and Enforcement, Zoning Procedures, Subdivision Standards, and Zoning Districts.

Commissioner Gressly joined the meeting at 6:35 p.m.

6. Current Events - Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

The Commission provided updates on current events.

7. **Staff Comments -** Town staff may provide brief summaries of current events, activities and/or projects they are working on. These summaries are strictly for informational purposes. The Commission will take no discussion, consideration, or action on any such item presented by Town staff, except that an individual Commission member may request an item be placed on a future agenda.

Director Green and Planner II Mulcaire provided updates.

8. **Scheduling of Future Agenda Items.** There may be discussion on whether to place an item on a future agenda and the date for consideration, but not the merits of the item.

Commissioner Confer requested an update regarding expired Use Permits.

9. **Adjournment**

Chairperson Tippett adjourned the meeting at 6:55 p.m.

_____ _____

Chairperson Bill Tippett

Attest: Administrative Assistant Conner Bustamante

DRAFT

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona, held on October 29, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

_____

Conner Bustamante, Administrative Assistant

Planning and Zoning Commission
Agenda Information Memorandum

Meeting Date: Thursday November 12, 2026

Agenda Item Type:

☐ Consent Agenda ☐ Informational Presentation ☒ Discussion Item
☐ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Community Development **Staff Resource:** Planner II Cory Mulcaire

Agenda Title: Public Hearing – Discussion, consideration, and possible recommendation for approval of Ordinance 2026-A519, to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to amend the Planning and Zoning Ordinance Section 203.F, 203.G and 203.H.

Attached Documents:

- Launderette Text Amendment – Ordinance 2026-A519
- Draft Ordinance 2026-A519

Estimated Presentation Time: 10 minutes **Estimated Discussion Time:** 10 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:** N/A

- Funding Source / GL Account Number:
- Approved in the FY27 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

On June 9, 2026, and August 11, 2026, the Board of Adjustment and Appeals held public hearings to consider a variance regarding the maximum weight capacity of 25 pounds for washing machines in launderettes. Both variances were granted to the applicants.

Town of Camp Verde Planning and Zoning Ordinance Section 203.F.2.t, 203.G.1.bb and 203.H.2.hh read as follows:

> *"Laundrettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).*

This requirement does not currently meet industry standards and is an unnecessary restriction, that makes opening a launderette or laundromat in the Town of Camp Verde very difficult. Based on the granting of two variances, Town staff felt it appropriate to create a Text Amendment to remove this restriction.

Question(s) before the Commission:

- Does the Planning and Zoning Commission have any questions for the Staff regarding Ordinance 2026-A519?

Proposed Motion(s):

Motion to recommend **approval** of Ordinance 2026-A519, to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to amend the Planning and Zoning Ordinance Section 203.F, 203.G and 203.H.
OR

Motion to recommend **denial** of Ordinance 2026-A519, to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to amend the Planning and Zoning Ordinance Section 203.F, 203.G and 203.H.

Launderette Text Amendment Ordinance 2026-A519

DEVELOPMENT SERVICES

CAMP VERDE

Planning & Zoning Commission Hearing – November 12, 2026

Cory Mulcaire
Planner II, Development Services

Request

To amend the Town of Camp Verde Planning and Zoning Ordinance, Sections 203.F, 203.G and 203.H, to remove the 25-pound washing machine capacity limit for launderettes.

Applicant: Town of Camp Verde, Development Services (staff initiated)

Recommending body: Planning & Zoning Commission to the Mayor and Common Council

Objective

The intent is to remove an outdated equipment restriction so launderettes and laundromats can operate machines that meet current industry standards, without needing a variance.

- Aligns the ordinance with current industry standards
- Removes an unnecessary barrier to opening a launderette in Camp Verde
- Eliminates repeat variance requests for the same issue

Background

June 9, 2026

Board of Adjustment & Appeals public hearing

Variance granted

August 11, 2026

Board of Adjustment & Appeals public hearing

Variance granted

- Both variances allowed washing machines above the 25-pound maximum.
- Example: 552 W. Finnie Flat Road (C2 District) requested 40-pound and 60-pound washers.
- Staff found existing Camp Verde launderettes already operate machines above 25 pounds.
- Based on the two variances, staff initiated this text amendment.

Source: Board of Adjustment & Appeals packet, June 9, 2026

Affected Districts

Section	District	Subsection
203.F	C1 – Commercial: Neighborhood Sales and Services	203.F.2.t
203.G	C2 – Commercial: General Sales and Services	203.G.1.bb
203.H	C3 – Commercial: Heavy Commercial	203.H.2.hh

Launderettes remain a permitted use in all three districts; only the machine capacity limit is removed.

Current Standard

Sections 203.F.2.t, 203.G.1.bb and 203.H.2.hh read:

> *"Laundrettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating)."*

- Does not meet current industry standards
- An unnecessary restriction that makes opening a launderette or laundromat in Camp Verde very difficult

Proposed Text Amendment

Deletions shown in ~~red strikethrough~~

203.F.2.t (C1)

t. Laundrettes ~~(limited to machines not exceeding 25 pounds capacity according to manufacturer's rating)~~.

203.G.1.bb (C2)

bb. Laundrettes ~~(limited to machines not exceeding 25 pounds capacity according to manufacturer's rating)~~.

203.H.2.hh (C3)

hh. Laundrettes ~~(limited to machines not exceeding 25 pounds capacity according to manufacturer's rating)~~.

Review & Public Involvement

- Board of Adjustment & Appeals hearings: June 9 and August 11, 2026
- Legal review: completed
- Public hearing notice published: [date]
- Financial impact: none (N/A)
- Next step: Mayor and Common Council consideration

Question Before the Commission

Does the Planning and Zoning Commission have any questions for staff regarding Ordinance 2026-A519?

Proposed Motions

Motion to recommend **approval** of Ordinance 2026-A519, to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to amend the Planning and Zoning Ordinance Section 203.F, 203.G and 203.H.

OR

Motion to recommend **denial** of Ordinance 2026-A519, to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to amend the Planning and Zoning Ordinance Section 203.F, 203.G and 203.H.

ORDINANCE 2026-A519

An Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending the Planning and Zoning Ordinance Section 203.F, 203.F, and 203.H.

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

WHEREAS, Part 6, Section 300, C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of the zoning text regulations of the Planning and Zoning Ordinance by the Town Council; and

WHEREAS, these Text Amendments were reviewed by the Planning and Zoning Commission on November 12, 2026, in a public hearing that was advertised and posted according to state law. The Commission recommended the Mayor and Common Council approve these amendments as presented; and

WHEREAS, the Town Council has an abiding interest in protecting the public health, safety, and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions and text amendments; and

WHEREAS, Text Amendments may be initiated by the Planning and Zoning Commission, the Town Council, staff of the Town of Camp Verde, or by application of a property owner, per Part 6, Section 600, C.1 of the Planning and Zoning Ordinance. This Text Amendment was initiated by the Development Services Staff; and

WHEREAS, This Text Amendment was reviewed by the Planning and Zoning Commission on November 12, 2026, in a public hearing that was advertised and posted according to state law. A recommendation for approval was forwarded to the Town Council by the Planning and Zoning Commission.

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

Section 1. The Mayor and Common Council hereby finds as follows;

A. The proposed Text Amendment will not constitute a threat to the health, safety, welfare, or inconvenience to the general public of the Town of Camp Verde.

B. The proposed Text Amendment is hereby adopted in accordance with Exhibit A. At least three paper copies or one paper copy and one electronic copy shall remain on file with the Town Clerk in compliance with A.R.S Section 9-802 and kept available for public use

and inspection.

Section 2: All ordinance or parts of the ordinances adopted by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3: If any section, sentence, clause, phrase, or potion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance; and

Section 4: This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law; and

Section 5: In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Mayor and Common Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this Ordinance.

PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS X DAY OF XXXX, 2026

_____
Gary Thompson, Mayor

Attest:

_____
Town Clerk

Approved as to form:

_____
Trish Stuhan-Town Attorney

"Exhibits on file at the Town Clerk's Office, 473 S Main St. Ste 102, Camp Verde. Arizona."

DRAFT

EXHIBIT A

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. Manufacture, Modular or Site Built. Mobile Homes Prohibited (See Part 3 Section 306.B.A.b.3).

2. Permitted Uses and Structures:
   a. Agriculture and cultivation,
   b. Antique Sales.
   c. Automotive service stations.
   d. Baking and confection cooking for on-site sale only.
   e. Bed and Breakfast.
   f. Business offices, banks and similar; including drive-through.
   g. Commercial art galleries.
   h. Community parks, playgrounds or centers.
   i. Custom service and craft shops.
   j. Dwelling unit for one family on any one lot (See F.1)
   k. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
   l. Flood control facilities.
   m. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
   n. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
   o. Historical Landmarks.
   p. Home occupations (See Section 303).
   q. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for care of humans.
   r. Hotels and motels with five or more guest rooms.
   s. Keeping of farm animals, limited (See Section 305).
   t. Launderettes ~~(limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).~~
   u. Multiple dwelling units.
   v. Nursery schools; day care centers (child or adult).
   w. Offices wherein only professional, clerical or sale services (such as real estate or insurance) are conducted.
   x. Open land carnival and recreation facilities (religious & educational institutions).
   y. Other accessory uses commonly associated with primary permitted use (See Section 301 C).
   z. Personal services.
   aa. Private clubs and lodges operated solely for the benefit of bona fide members.
   bb. Religious institutions (in permanent buildings).
   cc. Restaurants and cafes, including drive-through.
   dd. Retail sales.

3. Uses and Structures Subject to Use Permit
   a. Government facilities and facilities required for the provision of utilities and public services.
   b. Outdoor recreation or assembly facilities.
   c. Veterinary services.
   d. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
      i. Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any 1 Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.

   e. Transmitter stations and towers for automatic transmitting.

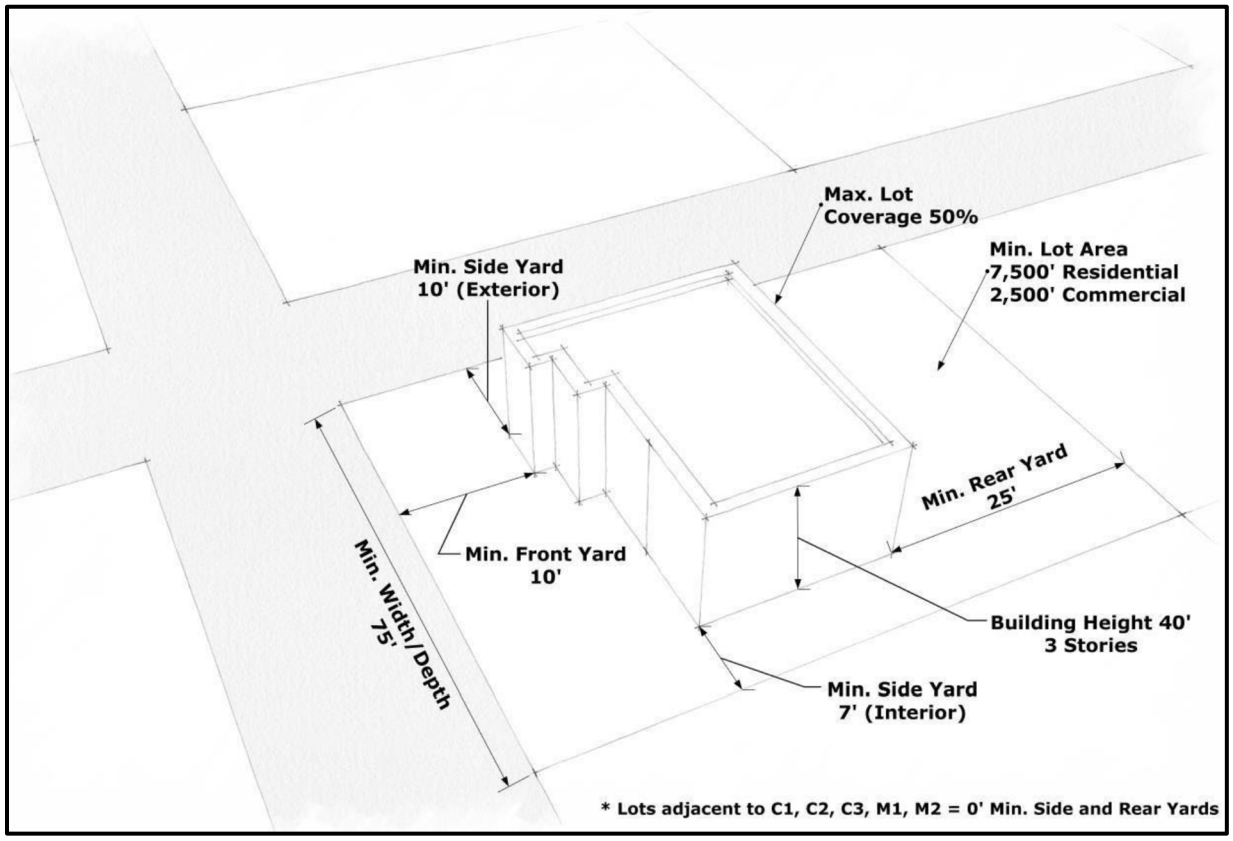
   f. Revival tents and similar temporary operations (See Section 601.D).

g. Temporary Use Permits. Subject to administrative approval (See Section 601.C):
    i. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
    ii. Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-6: C1 Dimensional Standards

Zoning District	"C1"
Minimum Lot Area (sq.ft)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zone)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zone)
Minimum Side Yard Exterior (feet)	10'

Figure 2-6: C1 Dimensional Standards



G. 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.

   Permitted Uses and Structures:

   a. Agriculture and cultivation.
   b. Antique Sales.
   c. Automobile & machinery sales (See Section 309 for outside display requirements).
   d. Automobile repair (light).
   e. Automotive service stations.
   f. Baking and confection cooking for on-site sale only.
   g. Bars, tap rooms and nightclubs.
   h. Bed and Breakfast.
   i. Bowling alleys and poolrooms.
   j. Business offices, banks and similar; including drive-through.
   k. Commercial art galleries.
   l. Commercial bath and massage.
   m. Commercial parking facilities.
   n. Community parks, playgrounds or centers.
   o. Custom service and craft shops.
   p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
   q. Dwelling unit for one family on any one lot (Manufactured, Modular, or Site Built). Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
   r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
   s. Flood control facilities.
   t. Frozen food lockers.
   u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
   v. Group or cluster dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
   w. Historical Landmarks.
   x. Home occupations (See Section 303).
   y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
   z. Hotels and motels with five or more guest rooms.

aa. Keeping of farm animals, limited (See Section 305).

bb. Launderettes ~~(limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).~~

cc. Miniature golf establishment.

dd. Mortuary.

ee. Multiple dwelling units and apartment hotels.

ff. Nursery schools; day care centers (child or adult).

gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.

hh. Open land carnival and recreation facilities (religious & educational institutions).

ii. Personal services.

jj. Per shops within enclosed buildings for the display and sale of household pets and other small animals.

kk. Private clubs and lodges operated solely for the benefit of bona fide members.

ll. Religious institutions (in permanent buildings).

mm. Restaurants and cafes, including drive-through.

nn. Retail sales.

oo. Sales (retail and wholesale) and rentals.

pp. Theaters, auditoriums, banquet and dance halls.

qq. Veterinary services.

rr. Water distillation and bottling for retail sales only.

ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.
2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

2. Uses and Structures Subject to Use Permit:

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

b. Outdoor recreation or assembly facilities.

c. Mobile/manufactured home and recreation vehicle parks subject to requirements of Section 306.
   i. Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in the Development Plan thereunder and approved without being subject to a Use Permit applications and hearing procedures set forth in Section 601.

d. Transmitter stations and towers for automatic transmitting.

e. Revival tents and similar temporary operations (See Section 601.D).

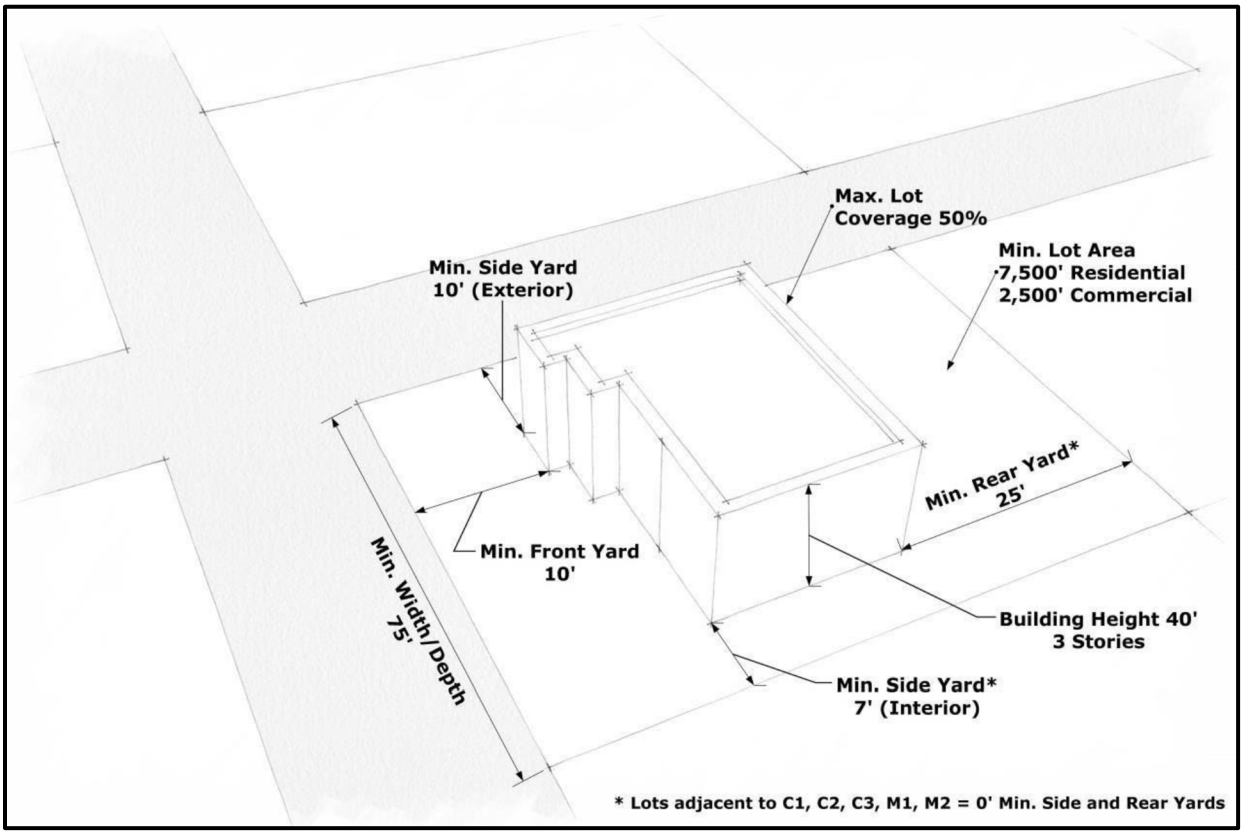
f. Temporary Use Permits, subject to administrative approval (See Section 601.C):

i. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
ii. Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-7: C2 Dimensional Standards

Zoning District	"C2"
Minimum Lot Area (sq.ft)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (Stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-7: C2 Dimensional Standards



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. Agriculture and cultivation.

   b. Antique Sales.

   c. Assembly, construction, and processing plants.

   d. Automobile & machinery sales. (See Section 309 for outside display requirements.)

   e. Automobile repair (heavy) (Ord 2015 A407)

   f. Automobile repair (light).

   g. Automotive service stations.

   h. Automobile Storage Yard

   i. Baking and confection cooking for on-site sale only.

   j. Bars, tap rooms, and nightclubs.

   k. Body and fender shops including a paint booth within closed building.

   l. Bottling plants confined to closed building.

   m. Bowling alleys and poolrooms.

   n. Business offices, banks and similar; including drive-through.

   o. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).

   p. Cleaning and dyeing plants within closed building.

   q. Commercial art galleries.

   r. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.

   s. Commercial bath and massage.

   t. Commercial parking facilities.

   u. Community parks, playgrounds or centers.

   v. Custom service and craft shops.

   w. Custom tire recapping.

   x. Custom warehouses within closed building and not including animals.

   y. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances),

z. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).

aa. Flood control facilities.

bb. Frozen food lockers.

cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.

dd. Historical Landmarks.

ee. Hospitals, clinics. sanitariums, nursing homes and assisted living care facilities (intermediate, extended, long-term) for the care of humans.

ff. Hotels and motels with five or more guest rooms,

gg. Keeping of farm animals, limited (See Section 305).

~~hh.~~ Launderettes ~~(limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).~~

ii. Lumber yards (prohibiting sawmill operations).

jj. Medical Marijuana Dispensary (See Part 3 Section 304), (Definition: See Part 1 Section 103)

kk. Miniature golf establishment

ll. Mortuary.

mm. Nursery schools' day care centers (child or adult).

nn. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.

oo. Open land carnival and recreation facilities (religious & educational institutions).

pp. Other accessory uses commonly associated with primary permitted use (See Section 301 C).

qq. Personal services.

rr. Pet shops within a closed building.

ss. Private clubs and lodges operated solely for the benefit of bona fide members.

tt. Public auction within closed building.

uu. Religious institutions (in permanent buildings).

vv. Restaurants and cares, including drive-through.

ww. Retail sales.

xx. Sales (retail and wholesale) and rentals.

yy. Storage Facility.

zz. Theaters, auditoriums, banquet and dance halls.

aaa. Transportation terminal and transfer facilities within closed building.

bbb. Veterinary services.

ccc. Water distillation and bottling for retail sales only.

ddd. Microbreweries or Wineries for the manfacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:

1. All such manufacturing and processing actively shall be conducted within a completely enclosed building along with all materials used for the manufacture – processing. Products ready for shipping must be stored within a closed building.

2. A microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.

3. A winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.
4. Purpose:

3. Uses and Structures Subject to Use Permit
   a. Government facilities and facilities required for the provision of utilities and public services.

   b. Outdoor recreation or assembly facilities.

   c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.

      i. Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.

   d. Transmitter stations and towers for automatic transmitting.

   e. Revival tents and similar temporary operations (See Section 601.D).

   f. Temporary Use Permits, subject to administrative approval (See Section 601.C):

      i. Occupancy for temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
      ii. Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

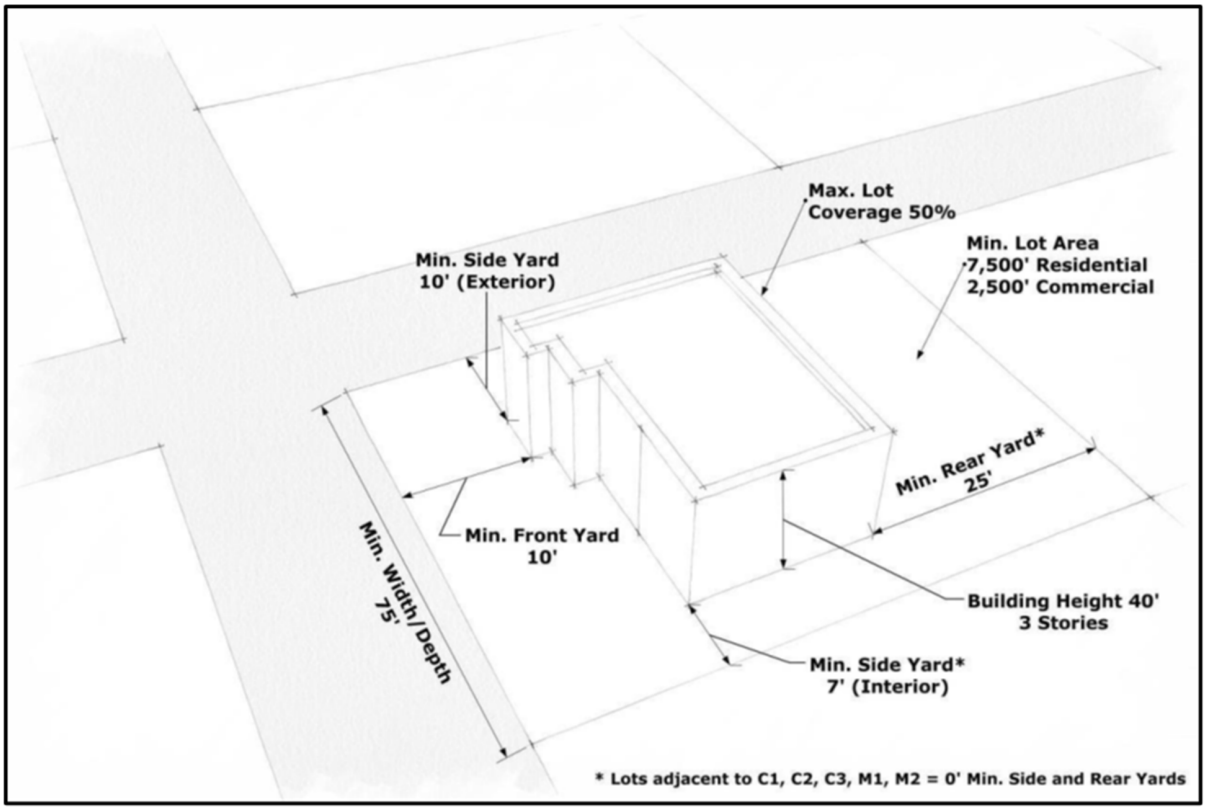
   g. Cemeteries for human or animal internment (See Section 308).

   h. Public stables, livestock breeding, boarding and sales.

Table 2-8: C3 Dimensional Standards

Zoning District	"C2"
Minimum Lot Area (sq. ft)	7,500' Res., 2,500' Com.
Minimum Area/Dwelling (sq.ft)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (Stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-8: C3 Dimensional Standards



Agenda Item 7

Planning and Zoning Commission
Agenda Information Memorandum

Meeting Date: Thursday November 12, 2026

Agenda Item Type:

☐ Consent Agenda ☒ Informational Presentation ☐ Discussion Item
☐ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Development Services **Staff Resource:** Planner II Cory Mulcaire

Agenda Title: Presentation on administratively approved subdivisions from Q3 2026 in compliance with the Town's Ordinance 2025-A507 and House Bill 2447.

Attached Documents:

- Laurel Estates Final Plat

Estimated Presentation Time: 5 minutes **Estimated Discussion Time:** 5 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:** N/A

- Funding Source / GL Account Number:
- Approved in the FY27 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

During Q 2026, the Town Staff did not administratively approved the Final Subdivision Plat for Laurel Estates.

Question(s) before the Commission:

- Does the Planning and Zoning Commission have any questions for the Staff regarding subdivision applications or approvals?

FINAL PLAT
FOR
LAUREL ESTATES

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

THIS PROJECT IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A STATEMENT CONCERNING WATER ADEQUACY HAS BEEN RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (PURSUANT TO A.R.S. 45-108) STATING THAT THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION.

6/22/2026
DATE

DIRECTOR OF PLANNING AND ZONING

DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF YAVAPAI }

KNOWN ALL MEN BY THESE PRESENTS:

THAT CAMP VERDE LAND HOLDINGS II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "LAUREL ESTATES" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT AND THAT CAMP VERDE LAND HOLDINGS II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN. STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

TRACTS A, B, C, D, E, F, G, H, I AND J TO BE DECLARED AS COMMON AREAS FOR THE PURPOSES SHOWN AND FOR THE USE AND ENJOYMENT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAUREL ESTATES AND WILL BE OWNED AND MAINTAINED BY THE LAUREL ESTATES HOME OWNERS ASSOCIATION. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

A PUBLIC UTILITY, DRAINAGE, LANDSCAPE AND OPEN SPACE EASEMENT IS HERE BY DEDICATED OVER TRACTS A, B, C, D, E, F, G, H, I AND J.

IN WITNESS WHEREOF:

THAT CAMP VERDE LAND HOLDINGS II, LLC, AN ARIZONA LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDER SIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 18TH DAY OF JUNE, 2026.

BY: Mark D Breen DATE: 6/18/2026

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF YAVAPAI }

ON THIS 18TH DAY OF JUNE 2026, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED MARK BREEN WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CAMP VERDE LAND HOLDINGS II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY EXECUTED THE FOREGOING PLAT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: Janet Malleford 6/18/2026
PUBLIC NOTARY DATE

JANET MALLEFORD
Notary Public
Commission Number 650080
Expires February 10, 2030
Maricopa County

ASSURANCE

SATISFACTORY ASSURANCE IN THE FORM OF AN INFRASTRUCTURE ASSURANCE ACCOUNT FROM YAVAPAI TITLE AGENCY, INC., IN THE AMOUNT OF $3,327,422.23 AND ESCROWED CASH FUNDS HELD BY Westfield Insurance Company HAS BEEN PROVIDED IN THE FULL AMOUNT NECESSARY TO GUARANTEE THE INSTALLATION OF STREETS, AND ALL REQUIRED IMPROVEMENTS IN THIS SUBDIVISION. ARIZONA PUBLIC SERVICE AND QWEST UTILITY SERVICES HAVE BEEN ASSURED BY LETTER FROM THE APPROPRIATE UTILITY COMPANY.

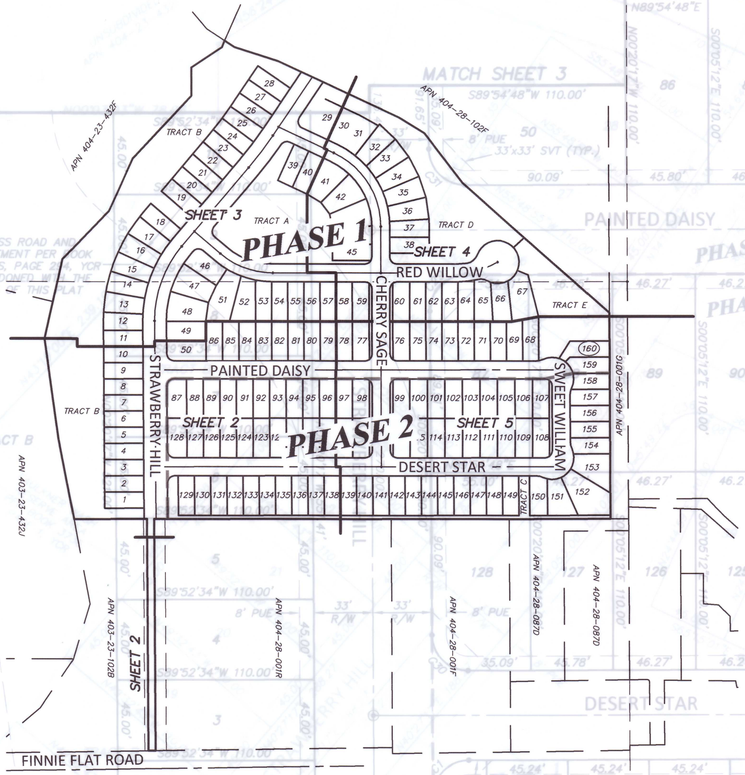
BY: Bruce Connolly 7/27/2026
TOWN ENGINEER DATE

FLOOD INSURANCE RATE MAP INFORMATION

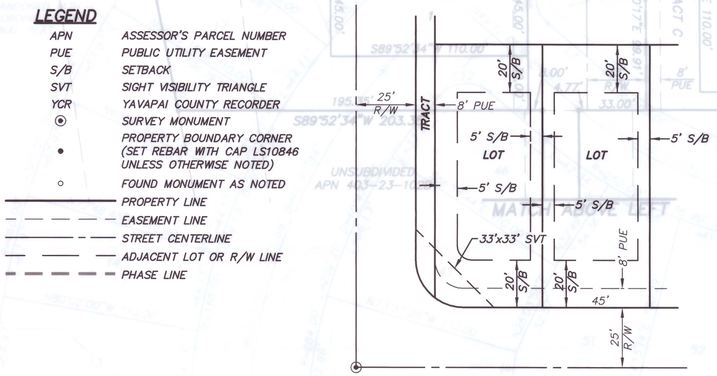
COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (Inbox Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040131	2178 10/16/15	H	10/16/2015	X	N/A

TRACT TABLE

TRACT	AREA	ACREAGE	USE
A	65,766 S.F.	1.509 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
B	190,279 S.F.	4.368 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
C	18,864 S.F.	0.433 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
D	72,446 S.F.	1.663 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
E	42,766 S.F.	0.981 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
F	1,619 S.F.	0.037 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
G	1,619 S.F.	0.037 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
H	1,619 S.F.	0.037 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
I	1,619 S.F.	0.037 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
J	1,619 S.F.	0.037 Acres	PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, AND OPEN SPACE
TOTAL	398,216 S.F.	9.139 Acres	



KEY MAP
Scale: 1"=200'



TYPICAL LOT DETAIL
Scale: 1"=30'

LEGEND

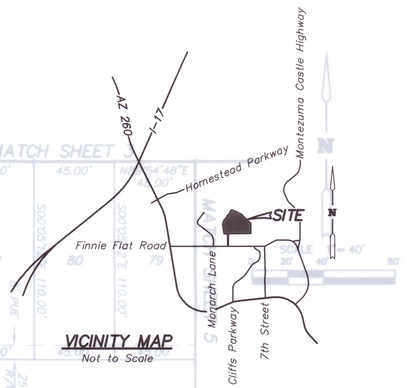
APN	ASSESSOR'S PARCEL NUMBER
PUE	PUBLIC UTILITY EASEMENT
S/B	SETBACK
SVT	SIGHT VISIBILITY TRIANGLE
YCR	YAVAPAI COUNTY RECORDER
⊙	SURVEY MONUMENT
•	PROPERTY BOUNDARY CORNER (SET REBAR WITH CAP LS10846 UNLESS OTHERWISE NOTED)
○	FOUND MONUMENT AS NOTED
———	PROPERTY LINE
- - - -	EASEMENT LINE
———	STREET CENTERLINE
—— ——	ADJACENT LOT OR R/W LINE
- - - -	PHASE LINE

UTILITIES

WATER: TOWN OF CAMP VERDE
SEWER: TOWN OF CAMP VERDE
GAS: UNISOURCE ENERGY SOURCE
ELECTRICITY: ARIZONA PUBLIC SERVICE
SCHOOL DISTRICT: CAMP VERDE SCHOOL DISTRICT
POLICE: TOWN OF CAMP VERDE SHERIFF'S DEPARTMENT

NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR BE ALLOWED TO GROW WITHIN ANY STORM DRAIN OR DRAINAGE EASEMENT AREA WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT AREA.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND EITHER WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE TOWN OF CAMP VERDE.
4. STRUCTURES AND LANDSCAPING WITHIN THE SIGHT--VISIBILITY TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. NATURAL AREA OPEN SPACE (NAOS), AREAS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE AND, THOSE NAOS AREAS PROVIDED ON INDIVIDUAL LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER.
6. "NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS, CAUTION SHOULD BE EXERCISED IN SELECTING A BUILDING SITE. PROPERTY OWNERS MAY WISH TO CONTACT THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT FOR ADDITIONAL DIRECTION"
7. "EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF CAMP VERDE AND THE HOME OWNERS ASSOCIATION RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT AS IT WAS INTENDED BY THE APPROVED PLAT AND ENGINEERING PLANS. DRAINAGE FACILITIES AND DRAINAGE EASEMENTS CONFORMING TO NATURAL OR MAN MADE WATERCOURSES AND SHALL BE NOT ALTERED OR MOVED BY THE PROPERTY OWNER(S) FROM THE LOCATION EXISTING AT THE TIME OF APPROVAL OF THIS PLAT UNLESS APPROVED BY THE TOWN OF CAMP VERDE,"
8. THESE NATURAL OR MAN-MADE WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OF OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF SEDIMENT, VEGETATIVE MATERIAL OR OTHER BUILDUP THAT HAS CAUSED THE WATERCOURSE NOT TO FUNCTION AS IT WAS ORIGINALLY INTENDED SINCE THE ORIGINAL APPROVAL OF THIS PLAT."
9. "IF THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED BY THE PROPERTY OWNER(S) THE TOWN OF CAMP VERDE SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES, HOWEVER, IT HAS THE AUTHORITY TO COME ONTO THE SITE AND MAINTAIN THE DRAINAGE EASEMENTS. IF THE TOWN HAS TO MAINTAIN THE EASEMENT IN THE INTEREST OF HEALTH, SAFETY, AND THE GENERAL WELFARE, THE HOMEOWNERS ASSOCIATION WILL BE BILLED. SHOULD COURT ACTION BE NECESSARY TO COLLECT THESE BILLS THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ATTORNEY'S FEES AND COSTS."



VICINITY MAP
Not to Scale

OWNER/DEVELOPER

CAMP VERDE HOLDINGS II, LLC
3 CHARTER OAKS PLACE
HARTFORD, CONNECTICUT 06106
480-798-2066
TCLINCE@CELTICPROPERTYMANAGEMENT.COM
CONTACT: THOMAS CLINCE

CIVIL ENGINEER

KEOGH ENGINEERING, INC.
650 NORTH 137TH AVENUE
SUITE 110
GOODYEAR, ARIZONA 85338
623-535-7260
KEOGH@KEOGHENGINEERING.COM
CONTACT: DENNIS F. KEOGH

ASSESSORS PARCEL NUMBER

403-23-102

BASIS OF BEARINGS

NORTH 89°57'55" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

APPROVALS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE CAMP VERDE SUBDIVISION REGULATIONS, AND TO ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

BY: Bruce Connolly 7/27/2026
TOWN ENGINEER DATE

BY: 7/27/2026
PLANNING DIRECTOR DATE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2025, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DENNIS F. KEOGH
REGISTERED LAND SURVEYOR
REGISTRATION NO. 10846
DATE

SIGNATURE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
10846
DENNIS FRANK
KEOGH
Date Signed 6/11/26
ARIZONA, U.S.A.
Expires 9/30/26

TOTAL NO. LOTS. 160
GROSS AREA: 36.873 AC.
SHEET 1 OF 6

FINAL PLAT
FOR
"LAUREL ESTATES"

Keogh Engineering, Inc.
650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338
PHONE: (623) 535-7260
EMAIL: keogh@keoghengineering.com

JOB NO. 22710 MAP NO. E-22710

Agenda Item 8

Planning and Zoning Commission
Agenda Information Memorandum

Meeting Date: November 12, 2026

Agenda Item Type:

☐ Consent Agenda ☐ Informational Presentation ☒ Discussion Item
☐ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Development Services **Staff Resource:** Christian Green, Development Services Director; Cory Mulcaire, Planner II

Agenda Title: Discussion and direction regarding Part 2 of the Planning and Zoning Ordinance rewrite to carry out the 2026 General Plan, modernize outdated provisions, streamline review procedures, and comply with state law.

Attached Documents:

- Attachment A: Articles 6,7,8, and 9
- Attachment B: Camp Verde PZO – High-Priority Items

Estimated Presentation Time: 20 minutes **Estimated Discussion Time: 9**0 minutes

Reviewed By:

XTown Manager XLegal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable):

- Funding Source / GL Account Number: N/A. This item requests policy direction only and does not appropriate funds.
- Approved in the FY27 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

Discussion regarding part 2 in the comprehensive Planning and Zoning Ordinance rewrite (Public Review Draft, October 2026), including Use Table permissions, new and agricultural zoning districts, procedural time frames, Administrative Relief, and subdivision water adequacy.

The Town is rewriting the Planning and Zoning Ordinance to carry out the 2026 General Plan, modernize outdated provisions, streamline review procedures, and comply with state law. The Technical Advisory Group (TAG) has reviewed the updated Use Table and Conditional Use Permit standards. The Public Review Draft (October 2026) now consists of the Front Matter and Articles 1 through 9. A conformity and clarity review addressed all 120 staff reviewer comments, logged about 300 changes (Attachment B), and identified 103 open items. Of those, 25 are high priority because they affect what can be built where, the Town's legal exposure, or readiness for adoption.

Staff is asking for Commission direction on high-priority items, so that the draft final documents reflect Commission direction. The other items will be left for legal or administrative items that the Town Attorney or staff will resolve. They are listed for information only. Item IDs (for example, D-010) match the full Decision Matrix.

STATE LAW CONTEXT:

- **Administrative approvals.** HB 2447 amended A.R.S. § 9-500.49 to require staff-level review of site plans, plats, and similar plans under objective standards without a public hearing. Rezonings, text amendments, Conditional Use Permits (CUPs), and variances still go to public hearing.
- **Group homes.** Under A.R.S. § 36-582, a residential facility for 6 or fewer persons is a residential use and may not be defined as different from a single-family residence.
- **Water supply.** Camp Verde is outside an Active Management Area. Plats follow the adequate water supply framework of A.R.S. § 45-108 and § 9-463.01. Making adequacy mandatory requires a separate ordinance.

PART 1 – POLICY ITEMS FOR COMMISSION DIRECTION:

USE TABLE (ARTICLE 5, TABLE 5.4-1):

1. "AG approved in all zones" rows (D-010; Art. 5, Table 5.4-1). Workbook allows rodeo/arena and commercial equestrian facilities by right in all residential districts, and livestock in commercial and industrial districts.

- Options: A. Keep as drafted (by right everywhere). B. Permit by right in A-1/A-2/RR; CUP in R1L/R1/RS; prohibit in R2. C. Limit to agricultural districts only.
- Staff recommendation: B. Keeps agricultural character without allowing arena or commercial equestrian uses by right next to small residential lots.

2. Event venues in RS (D-011; Art. 5, Table 5.4-1). Event venues are shown as permitted by right in the RS district.

- Options: A. Permitted by right. B. CUP. C. Not permitted (agritourism Tier 3 only).
- Staff recommendation: B. Event venues generate noise, traffic, and late hours; a CUP allows site-specific conditions.

3. Schools (D-012; Art. 5, Table 5.4-1; 3.2.G). Public, charter, and private schools have no district assignments.

- Options: A. Permitted in all districts. B. Permitted in commercial/CF; CUP in residential. C. CUP everywhere.
- Staff recommendation: B. Charter school timelines under A.R.S. § 15-189.01 still apply; confirm with Town Attorney.

4. Religious institutions (D-013; Art. 5, Table 5.4-1; 3.2.H). No use-table row; 500-seat CUP threshold needs district assignment.

- Options: A. Permitted wherever assembly uses are permitted; CUP above 500 seats. B. CUP in all districts. C. Permitted only in commercial districts.
- Staff recommendation: A. Equal-terms treatment with comparable assembly uses under RLUIPA.

5. Home-based occupations (D-015; Art. 5, Table 5.4-1). Proposed row added; districts need confirmation.

- Options: A. Permitted in all residential and agricultural districts subject to 6.5. B. Tiered: minor by right, major by CUP.
- Staff recommendation: B. Tiering matches the impact-based approach used for agritourism.

6. Adult-oriented businesses (D-016; Art. 5, Table 5.4-1; 6.6). Proposed row allows the use in M1/M2 only.

- Options: A. M1 and M2 by right with 6.6 separation. B. M2 only. C. C3, M1, and M2.
- Staff recommendation: A, if the Town Attorney confirms enough sites remain available (secondary-effects doctrine).

7. Data and technology centers (D-017; Art. 5, Table 5.4-1; 6.17). Two inconsistent workbook rows; PM and M1 highlighted; 6.17 limits the use to industrial districts.

- Options: A. M1/M2 only. B. M1/M2 plus PM by CUP. C. CUP in all nonresidential districts.
- Staff recommendation: B. Keeps large facilities industrial while allowing campus-style projects in PM with conditions.

8. Nuclear and advanced energy systems (D-018; Art. 5, Table 5.4-1; 6.19). 6.19 standards exist but the use is not in the table.

- Options: A. M2 by CUP only. B. M1/M2 by CUP. C. Not permitted.
- Staff recommendation: A. Most restrictive district with case-by-case review; federal NRC preemption applies to radiological safety.

9. Parks and playgrounds (D-019; Art. 5, Table 5.4-1; 6.18). Shown as CUP in residential districts, which would require a CUP for neighborhood and Town parks.

- Options: A. Permitted by right in all districts; CUP only for lighted sports complexes. B. Keep CUP.
- Staff recommendation: A. Avoids a CUP for ordinary neighborhood parks.

10. Uses marked * without standards (D-021; Art. 5, Table 5.4-1; Art. 6). Vehicle sales, commercial kennels, car washes, commercial vehicle storage, C2 contractor yards, and multi-family dwellings have no use-specific standards.

- Options: A. Draft standards before adoption. B. Remove the * and rely on district standards. C. Require a CUP until standards are adopted.
- Staff recommendation: A for kennels, car washes, and contractor yards (neighbor impacts); B for multi-family and vehicle sales.

ZONING DISTRICTS (ARTICLE 5):

11. OS, CF, and IO districts (D-022; Art. 5, 5.1; 5.3; 5.5). Purposes, uses, and dimensional standards are placeholders.

- Options: A. Complete before adoption. B. Reserve the districts and adopt later. C. Delete.
- Staff recommendation: B if content is not ready; reserving avoids holding up adoption.

12. A-1 and A-2 dimensional values (D-023; Art. 5, 5.5). Values other than minimum lot area are staff proposals.

- Options: A. Adopt proposed values. B. Carry forward current AG values for both.
- Staff recommendation: A, after comparison with existing AG lots to limit new nonconformities.

PROCEDURES AND TIME FRAMES (ARTICLES 1–3):

13. Proposition 207 transition period (D-001; Art. 1, 1.7.D). The length of the transition period is not stated, and the scope of the A.R.S. § 12-1134(I) waiver needs review.

- Options: A. 2 years. B. 3 years. C. Other.

- Staff recommendation: Set a fixed period with Town Attorney input; waiver language as drafted pending review.

14. Calendar vs. business days (D-002; Arts. 1–7, 3.2; 7.5; others). Many time periods (permit review, school review, appeals, agritourism notice) do not specify the type of day.

- Options: A. Calendar days throughout, except where a statute says business days. B. Business days throughout.
- Staff recommendation: A. Clear and consistent with most A.R.S. time frames.

15. Administrative Relief limit (D-003; Art. 2, 2.3). 15% limit for the Heritage Character Area and agricultural districts has no stated rationale.

- Options: A. 15%. B. 10% (same as other districts). C. 20%.
- Staff recommendation: A, if the Town wants extra flexibility for older lots; otherwise B.

16. Notice requirements (D-005; Art. 3, Table 3.1-1). Notice for PAD, General Plan amendments, Board appeals, and Administrative Relief is marked "confirm."

- Options: A. Mailed notice to owners within 300 ft, posting, and newspaper for all hearings. B. Statutory minimum only.
- Staff recommendation: A. Consistent with rezoning notice.

SUBDIVISIONS AND WATER (ARTICLE 4):

17. Mandatory water adequacy (D-007; Art. 4, 4.4.E; 4.6; 4.10.C.4; 4.10.K.2; 4.11.D.4.g). Whether to require an adequate water supply for new subdivisions under A.R.S. § 9-463.01(O), which needs a separate ordinance.

- Options: A. Adopt a separate adequacy ordinance. B. Disclosure framework only (as drafted).
- Staff recommendation: Policy choice for Council; A gives stronger long-term water protection.

18. Open-space table (D-009; Art. 4, 4.10.C.4). Table has no rows or values.

- Options: A. Set by subdivision type. B. Flat percentage (for example, 10%).
- Staff recommendation: Staff proposes values for Commission review.

PART 2 – LEGAL AND ADMINISTRATIVE ITEMS (INFORMATION ONLY):

- **Permit revocation (D-004).** Hearing body and procedure for revocation are not set. Resolution: A, with notice and hearing; confirm with Town Attorney. Lead: Town Attorney.
- **Appeals of administrative decisions (D-006).** Appeal body for site plan and plat decisions; 300-ft aggrieved-person definition. Resolution: A; confirm deadlines and Superior Court review. Lead: Town Attorney.
- **Council modification authority (D-008).** Council authority to modify subdivision standards, PAD plans, street design, and phasing plans may conflict with administrative review. Resolution: B; confirm with Town Attorney. Lead: Town Attorney.
- **Group homes of 6 or fewer (D-014).** Workbook shows a CUP in RS; state law treats these homes as single-family residential use. Resolution: A. Required by A.R.S. § 36-582 and the Fair Housing Act; option B is not legally available. Lead: Town Attorney.
- **Temporary uses by district (D-020).** 6.2 does not tie temporary uses to districts. Resolution: A. One place to check use permissions. Lead: Director / Staff.

- **CUP criteria (D-024).** Prescriptive CUP criteria (zero-risk language, 0.2 foot-candle limit, full-cutoff LED) and water/wastewater documentation. Resolution: Keep CUP findings general and move numeric limits into the use standards. Lead: Town Attorney.
- **Content neutrality and political signs (D-025).** Prohibited-sign list, right-of-way rules, flags, and political signs. Resolution: Required before adoption. Lead: Town Attorney.

SCHEDULE:

The planned schedule calls for Planning and Zoning Commission review from October 22 through November 12, 2026; a Commission recommendation targeted for December 10, 2026; and Council consideration of adoption in early January 2027. These are planned milestones [staff to confirm current dates]. Commission direction from this work session will be built into the draft before the Commission acts to approve.

STAFF RECOMMENDATION:

Staff recommends that the Commission give direction on the Part 1 items, using the staff recommendations as the starting point. Settling these items now lets the Commission review a complete draft and avoids reopening the Use Table after the Commission's recommendation.

Connection to the FY27 Strategic Plan

This item supports the Effective Government focus area of the Town's Strategic Plan by modernizing and streamlining development regulations and aligning them with state law.

Question(s) before the Commission:

- Does Commission concur with the staff recommendations for the Part 1 policy items? If not, what direction does the Commission give for each item it would change?

Proposed Motion(s):

None. This is a work session item for discussion and direction only; no action will be taken.

STATE LAW CONTEXT:

- **Administrative approvals.** HB 2447 amended A.R.S. § 9-500.49 to require staff-level review of site plans, plats, and similar plans under objective standards without a public hearing. Rezonings, text amendments, Conditional Use Permits (CUPs), and variances still go to public hearing.
- **Group homes.** Under A.R.S. § 36-582, a residential facility for 6 or fewer persons is a residential use and may not be defined as different from a single-family residence.
- **Water supply.** Camp Verde is outside an Active Management Area. Plats follow the adequate water supply framework of A.R.S. § 45-108 and § 9-463.01. Making adequacy mandatory requires a separate ordinance.

PART 1 – POLICY ITEMS FOR COMMISSION DIRECTION:

USE TABLE (ARTICLE 5, TABLE 5.4-1):

1. "AG approved in all zones" rows (D-010; Art. 5, Table 5.4-1). Workbook allows rodeo/arena and commercial equestrian facilities by right in all residential districts, and livestock in commercial and industrial districts.

- Options: A. Keep as drafted (by right everywhere). B. Permit by right in A-1/A-2/RR; CUP in R1L/R1/RS; prohibit in R2. C. Limit to agricultural districts only.
- Staff recommendation: B. Keeps agricultural character without allowing arena or commercial equestrian uses by right next to small residential lots.

2. Event venues in RS (D-011; Art. 5, Table 5.4-1). Event venues are shown as permitted by right in the RS district.

- Options: A. Permitted by right. B. CUP. C. Not permitted (agritourism Tier 3 only).
- Staff recommendation: B. Event venues generate noise, traffic, and late hours; a CUP allows site-specific conditions.

3. Schools (D-012; Art. 5, Table 5.4-1; 3.2.G). Public, charter, and private schools have no district assignments.

- Options: A. Permitted in all districts. B. Permitted in commercial/CF; CUP in residential. C. CUP everywhere.
- Staff recommendation: B. Charter school timelines under A.R.S. § 15-189.01 still apply; confirm with Town Attorney.

4. Religious institutions (D-013; Art. 5, Table 5.4-1; 3.2.H). No use-table row; 500-seat CUP threshold needs district assignment.

- Options: A. Permitted wherever assembly uses are permitted; CUP above 500 seats. B. CUP in all districts. C. Permitted only in commercial districts.
- Staff recommendation: A. Equal-terms treatment with comparable assembly uses under RLUIPA.

5. Home-based occupations (D-015; Art. 5, Table 5.4-1). Proposed row added; districts need confirmation.

- Options: A. Permitted in all residential and agricultural districts subject to 6.5. B. Tiered: minor by right, major by CUP.
- Staff recommendation: B. Tiering matches the impact-based approach used for agritourism.

6. Adult-oriented businesses (D-016; Art. 5, Table 5.4-1; 6.6). Proposed row allows the use in M1/M2 only.

- Options: A. M1 and M2 by right with 6.6 separation. B. M2 only. C. C3, M1, and M2.
- Staff recommendation: A, if the Town Attorney confirms enough sites remain available (secondary-effects doctrine).

7. Data and technology centers (D-017; Art. 5, Table 5.4-1; 6.17). Two inconsistent workbook rows; PM and M1 highlighted; 6.17 limits the use to industrial districts.

- Options: A. M1/M2 only. B. M1/M2 plus PM by CUP. C. CUP in all nonresidential districts.
- Staff recommendation: B. Keeps large facilities industrial while allowing campus-style projects in PM with conditions.

8. Nuclear and advanced energy systems (D-018; Art. 5, Table 5.4-1; 6.19). 6.19 standards exist but the use is not in the table.

- Options: A. M2 by CUP only. B. M1/M2 by CUP. C. Not permitted.
- Staff recommendation: A. Most restrictive district with case-by-case review; federal NRC preemption applies to radiological safety.

9. Parks and playgrounds (D-019; Art. 5, Table 5.4-1; 6.18). Shown as CUP in residential districts, which would require a CUP for neighborhood and Town parks.

- Options: A. Permitted by right in all districts; CUP only for lighted sports complexes. B. Keep CUP.
- Staff recommendation: A. Avoids a CUP for ordinary neighborhood parks.

10. Uses marked * without standards (D-021; Art. 5, Table 5.4-1; Art. 6). Vehicle sales, commercial kennels, car washes, commercial vehicle storage, C2 contractor yards, and multi-family dwellings have no use-specific standards.

- Options: A. Draft standards before adoption. B. Remove the * and rely on district standards. C. Require a CUP until standards are adopted.
- Staff recommendation: A for kennels, car washes, and contractor yards (neighbor impacts); B for multi-family and vehicle sales.

ZONING DISTRICTS (ARTICLE 5):

11. OS, CF, and IO districts (D-022; Art. 5, 5.1; 5.3; 5.5). Purposes, uses, and dimensional standards are placeholders.

- Options: A. Complete before adoption. B. Reserve the districts and adopt later. C. Delete.
- Staff recommendation: B if content is not ready; reserving avoids holding up adoption.

12. A-1 and A-2 dimensional values (D-023; Art. 5, 5.5). Values other than minimum lot area are staff proposals.

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Proposed Motion(s):

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Article 6 – Supplemental and Conditional Use Standards

6.1 Conditional Use Permits

A. Purpose. A Conditional Use Permit (CUP) is a discretionary, site-specific approval for a use that this Ordinance identifies as potentially appropriate in a zoning district, subject to review of the use's location, design, configuration, and impacts. The Commission and Council may impose reasonable conditions to address impacts such as traffic, access, parking, noise, lighting, landscaping, water use, hours of operation, safety, and compatibility with surrounding uses. A CUP allows the Town to evaluate a potentially impactful use individually; listing a use as conditional does not guarantee approval.

1. A CUP does not authorize a variance or a reduction of dimensional requirements, including setbacks, lot area, height, or parking requirements.
2. A CUP does not change the lot's zoning district or authorize a use that is not identified as a conditional use in that district, except as provided in subsection B.3 of this Section.
3. A CUP does not substitute for compliance with development standards or for any required building, engineering, subdivision, fire, utility, access, or other approvals.
4. A CUP authorizes only the use evaluated through the application. It does not generally exempt the lot from subsequently applicable laws, regulations, or amendments, subject to applicable vested rights and nonconforming use laws.
5. A CUP runs with the land, subject to the terms of this Ordinance and the CUP approval. The Town may revoke a CUP as provided in subsection H of this Section.

B. Applicability. The applicant shall obtain a CUP before establishing a use identified as a conditional use in Table 5.4-1, expanding a nonconforming use as provided in Section 1.8, or establishing another use for which this Ordinance requires a CUP.

1. A CUP is not required for a use allowed by right in the applicable zoning district.
2. A conditional use may be established only after approval of a CUP and approval of any separately required Zoning Clearance, site plan, and other applicable approvals. An application for a CUP and an application for site plan review shall be submitted and reviewed concurrently when both are required.
3. The Council may authorize a use within a zoning district that is materially similar to other permitted or conditional uses in the same district, following the procedures and standards of this Section. The Council shall not authorize a use under this paragraph except by the favorable vote of three-fourths of all Council members.
4. A use that the Council permitted as a conditional use before this Ordinance or an amendment to it took effect shall be considered a nonconforming use unless the Town established the use as a CUP under this Ordinance.

C. Application and Procedure. The applicant shall follow the general application requirements in Section 3.1 and the procedures in this Section.

1. The applicant shall participate in a pre-application meeting as provided in Section 3.1.A.
2. The applicant shall submit the CUP application and supporting materials electronically through the Online Services portal in the format specified by the Department. The applicant shall pay the applicable fees under Section 3.1.C.

3. The applicant shall hold any required neighborhood meeting and provide public notice in accordance with Sections 3.1.E and 3.1.F.

4. The Commission shall hold a public hearing and make a recommendation to the Council to approve, approve with conditions, or deny the CUP. The public hearing shall comply with Section 3.1.G.

5. The Council shall hold a public hearing and decide whether to approve, approve with conditions, or deny the CUP. The public hearing shall comply with Section 3.1.G. The CUP procedure shall comply with A.R.S. § 9-462.04.

6. The applicant shall apply separately for any required site plan review under Section 3.3. The Department shall review and decide a site plan under the applicable procedures and objective standards. The Council's CUP decision shall not constitute approval of a site plan.

D. General Approval Criteria. The Commission and Council shall consider the criteria in this subsection when reviewing a CUP. The applicant shall demonstrate that the applicable criteria are satisfied. The Commission and Council shall base their recommendations and decisions on the standards in this Ordinance and legitimate land-use considerations, not on opposition to a use merely because it is unpopular.

1. The proposed use shall comply with the applicable zoning district regulations, this Ordinance's subdivision and site development standards, and applicable supplemental use and performance standards.

2. The proposed use shall conform to the character of the neighborhood within the same zoning district. In making this determination, the Commission and Council shall consider the location, type, and height of buildings and structures and the type and extent of landscaping and screening on the lot.

3. The site plan shall demonstrate compliance with the applicable dimensional and spatial standards of the zoning district, including setbacks, maximum lot coverage, building height limits, and supplemental use buffers, such as increased setbacks for animal keeping or outdoor storage.

4. The plans shall show required physical screening, such as a 6-foot masonry wall or dense native landscaping, where the conditional use adjoins a less intensive zone, such as commercial zoning next to R1 zoning.

5. The plans shall identify all outdoor operational areas, including loading zones, staging areas, outdoor display areas, and employee parking, and shall contain those areas entirely within the lot boundaries.

6. The applicant shall demonstrate legal and safe access to an engineered public roadway by providing a recorded easement, right-of-way, or direct frontage establishing unconditional, permanent legal access.

7. Driveways and internal circulation routes shall have a turning radius and width that safely accommodate a standard Camp Verde Marshal or Fire District emergency vehicle and standard commercial refuse trucks.

8. For a high-volume conditional use, the applicant shall provide a basic traffic assessment demonstrating that ingress and egress will not create hazardous stacking on public roads or disrupt local traffic flow.

9. Access points and driveways shall have a surface that reduces dust under applicable local PM10 particulate rules and prevents track-out onto paved Town roads.

10. The site plan shall identify Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas, including Verde River or local wash floodplains. The applicant shall not place critical structures or unanchored outdoor storage within a 100-year floodplain or active natural drainage wash unless the applicant provides an approved engineering mitigation plan.

11. For development on slopes exceeding 15%, the applicant shall submit a grading and drainage plan demonstrating that construction will not cause downstream erosion, siltation, or unstable soil conditions during heavy monsoon events.
12. The applicant shall demonstrate that the proposed operations, particularly chemical storage, heavy equipment use, or high-density septic needs, pose zero risk of contaminating local groundwater or the Verde River riparian corridor.
13. The proposed use shall not be noxious or offensive because of vibration, noise, odor, dust, smoke, or gas.
14. The proposed use shall not injure the use and enjoyment of property in the immediate vicinity for purposes already permitted or substantially diminish or impair property values within the neighborhood.
15. The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted in the zoning district.
16. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger public health, safety, morals, comfort, or general welfare.
17. The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests adversely affected by establishing the use.
18. The site design shall provide physical and operational separation that protects surrounding land uses.
    a. Where the use directly adjoins a lower-intensity zone, such as R1 or A-R, the Commission and Council shall evaluate whether the proposal provides an additional setback, such as 1.5 times or 2 times the applicable minimum setback.
    b. Where the use adjoins a lower-intensity zone, the landscape plan shall provide a multi-tiered buffer consisting of a sight-obscuring decorative masonry wall or durable fence at least 6 feet tall, paired with continuous evergreen trees at least 15 gallons in size and spaced no more than 20 feet on center.
    c. Where the use adjoins active agricultural land, the design shall provide specific vector, dust, and spray-drift barriers or establish a permanent open-space easement along the shared boundary to prevent future nuisance complaints.
19. The internal layout shall prevent operational nuisances from extending beyond the lot.
    a. High-volume internal drive aisles, loading docks, and drive-through lanes shall be located at least 100 feet from adjacent residential property lines. The site shall provide on-site queuing space that prevents traffic from backing up onto public rights-of-way.
    b. Trash compactors, dumpsters, and outdoor mechanical equipment shall be fully enclosed within a 3-sided masonry structure that matches the main building architecture and has a self-closing gate. The applicant shall orient these service areas away from neighboring residential view corridors.
    c. Outdoor fixtures shall use 100% full-cutoff, downward-directed LED lighting. The applicant shall provide a photometric plan demonstrating a maximum reading of 0.2 foot-candles at all residential property lines.
    d. High-noise components, including commercial HVAC units, amplification systems, and loading zones, shall use acoustic shielding or physical orientation to ensure that noise levels do not exceed standard ambient decibel levels at the property boundary.

20. The project's scale, density, and intensity shall respect Camp Verde's rural and historic character.

    a. Building height shall step down as a building approaches adjacent lower-scale residential structures. For example, building height may be limited to 24 feet within 50 feet of a residential zone even if the district permits a height of 35 feet.

    b. If the project is immediately adjacent to residential or agricultural uses, the Commission and Council shall evaluate whether the hours of operation, deliveries, and outdoor activities are limited to standard daytime hours, such as 7:00 a.m. to 10:00 p.m.

    c. The external design shall reflect Camp Verde's community character, for example, by incorporating western, rural, or high-desert architectural elements, earth-tone color palettes, and non-reflective materials rather than standard corporate prototype architecture.

21. The proposed use shall be consistent with the adopted General Plan and applicable adopted Town policies.

    a. The intensity, density, and operational characteristics of the proposed use shall support the goals, objectives, and future land use maps in the General Plan.

    b. The demand generated by the proposed use, including demand for water, wastewater capacity, and public safety services, shall remain within the thresholds established by the General Plan's infrastructure elements.

    c. The proposal shall comply with applicable adopted municipal initiatives and environmental standards. The layout and lighting plan shall support the Town's Dark Sky community goals by using fully shielded fixtures and lumen limits that prevent light trespass onto neighboring property or into the night sky.

22. The proposed use shall support orderly growth and preserve neighborhood character.

    a. The proposed use shall provide safe, adequate ingress and egress designed to minimize traffic congestion on local streets.

    b. Traffic generated by the use shall not degrade the existing level of service of the adjacent roadway network or cause commercial traffic to travel through local residential streets.

    c. The site design shall use architectural elements, building massing, and enhanced landscaping transitions to minimize visual impacts on adjacent lower-intensity uses.

    d. Outdoor storage, loading zones, and mechanical equipment shall be screened from public rights-of-way and residential views.

    e. The hours of operation and the noise, dust, odor, and vibration generated by the use shall be conditioned to prevent material discomfort or disruption to surrounding properties.

    f. The scale of the proposed structures, including height, lot coverage, and setbacks, shall be harmonious with established building patterns in the immediate neighborhood.

23. If the application is for an expansion of a nonconforming use subject to the 25% expansion provision in Section 1.8, the applicant shall also demonstrate that the expansion will not increase adverse impacts on neighboring property.

E. Utility and Infrastructure Verification. The applicant shall demonstrate that adequate utilities and infrastructure will serve the proposed use. Required utility infrastructure shall be physically installed, tested,

and accepted by the applicable utility authority, or financially secured by an improvement performance bond, before the Town issues a Certificate of Occupancy.

1. The applicant shall provide a formal Will-Serve Letter or Water Availability Certificate from the water provider confirming adequate domestic flow and required fire-flow storage and pressure, as required by Town Code.
2. If the applicant proposes to use a well, the applicant shall provide a hydrologic evaluation demonstrating a sustainable, legally authorized water supply.
3. The applicant shall demonstrate capacity for direct connection to a centralized sewer system. If the applicant proposes an on-site wastewater treatment facility or septic system, the applicant shall provide a passed site feasibility evaluation from Yavapai County Development Services or the Arizona Department of Environmental Quality verifying that the soils can accommodate the projected daily design flow.
4. The applicant shall demonstrate that adequate access roads, drainage, fire protection, and other necessary facilities will be provided.
5. The applicant shall demonstrate that the proposed use will maintain the existing level of service of public roads, intersections, and utility networks at or above applicable Town standards. For a high-impact use, the Director may require a localized Traffic Impact Analysis or utility capacity study.
6. If existing infrastructure capacity is constrained, the applicant shall upgrade or extend off-site infrastructure to a point of adequacy, in proportion to the impact of the proposed development.

Note: *This calls for installation, testing, and acceptance of infrastructure or financial security before a Certificate of Occupancy, but does not identify the responsible utility authority or bond requirements. Confirm the applicable Town Code and performance-bond procedures.*

F. Conditions of Approval. The Council may impose reasonable conditions necessary to ensure that the CUP satisfies this Ordinance and addresses impacts of the approved use. Conditions shall relate to the proposed use and identifiable impacts, be supported by information showing how the project may affect Town infrastructure, natural resources, or the surrounding neighborhood, and be enforceable.

1. Identified impacts may include increased traffic, excessive noise, lighting impacts, or other impacts that can reasonably be identified and evaluated.
2. Each condition shall identify a clear compliance trigger, such as before issuance of a building permit, before issuance of a final Certificate of Occupancy, or within 30 days after the use begins operating.
3. Each condition shall identify the Town department responsible for verifying compliance.
4. Where feasible, each condition shall specify the outcome to be achieved rather than only the method for achieving it.
5. If the Council approves a CUP subject to conditions, the Council shall incorporate the conditions into the CUP approval. Any conditions imposed on a separately reviewed site plan shall be administered as part of that site plan approval and shall not convert the site plan into a Council decision.

G. Use-Specific Standards. In addition to this Section, the applicable use-specific standards in Sections 6.9 through 6.20 shall apply to a proposed conditional use. The applicant shall also comply with all other applicable requirements of this Ordinance.

H. Expiration, Transfer, Amendment, and Revocation. The CUP shall expire or be extended under Section 3.6. The CUP runs with the land, subject to the terms of the approval and this Ordinance. The Town may revoke a CUP for violation of this Ordinance, other Town regulations, or a condition of approval, in accordance with Section 2.6.

> ***Note:*** *This section does not state a procedure or standard for transferring or amending a CUP. No separate procedure is added here; confirm whether the Town intends to regulate CUP amendments or transfers beyond the applicable procedures in Section 3.1 and the terms of the approval.*

6.2 Temporary Use Permits

A. Purpose. A Temporary Use Permit allows a short-term use to locate in the Town, including seasonal or transient uses that are not otherwise allowed.

B. Application and Uses Permitted. Before conducting or establishing a temporary use or placing a temporary structure, an applicant shall submit a completed application and site plan to the Department for a Temporary Use Permit. The application and site plan shall be submitted electronically through the Online Services portal in the format specified by the Department. The Director shall establish application requirements.

1. The temporary uses listed in subsection D are authorized only subject to the regulations and time limits stated in this section and in the zoning districts identified in Table 5.4-1. The Director shall determine whether an application is complete and shall approve, approve with conditions, or deny the application under subsection C. Unless this section expressly allows a renewal or extension, a Temporary Use Permit shall not be renewed or extended. The Town shall treat all other uses as permanent uses subject to this Ordinance and other applicable ordinances.

C. Application Review.

1. The Department shall review each application for completeness. The application shall include a general project report and site plan, along with any other information the Director requires under subsection B.

2. If an application is incomplete, the Department shall return it to the applicant with a statement of the reasons it does not conform to the application requirements or the applicable provisions of this section.

3. For a temporary use permitted under this section, the Director shall approve, approve with conditions, or deny the Temporary Use Permit.

D. Standards for Approval and Temporary Uses. The Director shall not approve or modify a Temporary Use Permit unless the proposed use satisfies the applicable general standards in paragraph 1 and the specific regulations and time limits in paragraphs 2 through 8.

1. **General Standards.**

   a. **Compatibility with the Surrounding Area.** Except as this section provides otherwise, an applicant shall not propose a temporary use on land in a residential zoning district. The use shall not be detrimental to public health, safety, or general welfare. The use shall be consistent with the purpose and intent of this Ordinance and the applicable zoning district. The use shall be compatible in intensity, characteristics, and appearance with existing land uses in the immediate vicinity. The use, value, and qualities of the surrounding neighborhood shall not be adversely affected by the use or its associated activities. The Director shall consider location, noise, odor, light, dust control, and hours of operation.

b. **Use of Public Property.** An applicant shall not conduct a temporary use on public property unless the applicant first obtains a revocable permit or other applicable approval from the Town or, if the property is not owned by the Town, the property owner.

c. **Traffic.** The location of a temporary use or structure shall minimize adverse effects on surrounding properties, particularly effects related to traffic generated or affected by the use and traffic circulation in the area.

d. **Parking and Access.** An applicant shall provide adequate off-street parking for the use in accordance with Section 8.4. The use shall not displace off-street parking spaces or loading areas required for the principal permitted uses on the site. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances.

e. **Setbacks and Display of Merchandise.** A structure and any displayed merchandise shall comply with the yard and property-line setback requirements of the applicable zoning district. Merchandise shall not interfere with the sight-visibility triangle at the intersection of the curb lines of 2 streets or of a driveway and a street. An applicant shall not display merchandise in a public right-of-way.

f. **Signs.** A sign for a temporary use shall be permitted only for the time allowed under Section 9.5. A sign for a temporary use shall not exceed 32 square feet, excluding permanent signage on a vehicle. Each sign for a temporary use shall be attached to a structure, vehicle, or existing signpost. Off-premises signs for a temporary use are prohibited.

g. **Permits per Business.** A business shall not have more than 1 Temporary Use Permit at any time.

h. **Time Between Permits.** At least 3 times the duration of the prior Temporary Use Permit for a lot shall elapse before an applicant applies for another Temporary Use Permit for that lot.

2. **Enterprise Sales.** An enterprise sale may be conducted, unless otherwise prohibited, without reference to other regulations of this Ordinance, after the Director issues a Temporary Use Permit and determines that the following requirements are met:

a. The applicant shall obtain the permit before commencing the enterprise sale.

b. A permit shall not authorize an enterprise sale for more than 4 days in duration or more than 6 times per calendar year for each of the following:

i. A bona fide nonprofit, charitable, or religious organization, or a fraternal or service club.

ii. An individual bona fide Camp Verde merchant who holds a valid business license for a specific, identifiable location in a commercial zoning district in the Town. The merchandise offered shall consist of items normally stocked by the business license holder.

c. The sale site shall be kept clean and orderly and free of refuse and other debris.

d. No part of the sale shall obstruct or interfere with the safe and normal flow of pedestrian or vehicular traffic.

e. No part of the sale shall create a condition that, in the opinion of the Director, Building Official, or Fire Marshal, presents a danger to public health, safety, or welfare.

f. At the end of the sale, the applicant shall clean the site and restore it to its previous condition.

3. **Temporary Seasonal and Community Events.** The Director may issue a Temporary Use Permit for a temporary event lasting no more than 30 days that is customarily associated with a recognized local or national holiday or activity. Examples include:

a. Christmas tree sales at Christmas time.

b. Pumpkin sales at Halloween.

c. Music festivals.

d. Fireworks sales.

e. Events that use or encroach on a public right-of-way.

4. **Temporary Retail Sales—Mobile Food Vending.** A mobile food vendor shall obtain a general business license through the Town Clerk in accordance with the Town Code. A mobile food vendor is not required to obtain a Temporary Use Permit. The standards in this paragraph apply to mobile food unit operations whether or not a Temporary Use Permit is required for another aspect of an event or use.

a. A mobile food vendor shall not operate in an area zoned for residential use or within 250 feet of an area zoned for residential use, except for an ice cream truck that moves quickly and readily from place to place and stops only to complete a point-of-sale transaction for no more than 15 minutes per stop, catering activities, or approved block parties.

b. Despite permission from a person who owns or lawfully controls private real property, a mobile food unit shall not remain at one location on private property for more than 96 consecutive hours unless the Town grants permission for a permitted event lasting more than 4 days. For purposes of this subsection, “one location” means a location within a lot and includes movement between different parking positions within the same lot.

c. A mobile food unit shall operate only in a legal parking space.

d. A human-powered pushcart or other mobile food unit that is not a vehicle as defined in A.R.S. § 28-101 shall not operate in a public right-of-way.

e. A mobile food unit, including any semi-permanent structure used with or associated with the unit, shall use no more than 2 legal parking spaces unless the mobile food vendor has a separate agreement with the Town to use additional legal parking spaces.

f. A mobile food unit shall not operate with its serving window facing street traffic.

g. A mobile food unit shall comply with all parking regulations, including posted time limits. If no other time restriction applies to a legal parking space, a mobile food unit shall not occupy a legal on-street or public parking space for more than 6 hours in a 24-hour period. For purposes of this subsection, “occupy” means within 100 feet of the place where the mobile food unit was initially parked.

h. A mobile food unit shall not occupy a legal parking space when doing so would leave insufficient parking capacity as prescribed by this Ordinance. This prohibition includes occupying a legal parking space in a manner that reduces the number of available parking spaces around the area required for the principal use or uses of the property associated with the parking spaces, as set forth in A.R.S. Title 9, Chapter 4, Article 7.2.

i. A mobile food vendor shall comply with Section 9.5 regarding temporary signs. Vehicle signage is permitted without a permit or review.

j. A mobile food unit shall provide at least 1 trash receptacle with a capacity of 15 gallons within 15 feet of each unit for customers and employees. The vendor shall keep the area around the unit clear of

litter, garbage, rubble, and debris and shall transport the trash from the operating area to an authorized waste-disposal location.

k. Noise from a mobile food unit shall not exceed the Town's noise standards under Chapter 11, Section 11-1-5 of the Town Code.

l. A mobile food unit shall provide adequate lighting to ensure customer safety in the vending area. The vendor shall direct lighting downward and away from rights-of-way and adjacent properties.

m. The operator shall restore the site to its original condition after each use. Permanent alterations to the site are prohibited.

n. A food-vending vehicle operating without a fire-suppression system shall maintain a separation of at least 10 feet from other mobile food-vending vehicles, all structures, and property lines.

o. A licensee under this paragraph shall not conduct business:

i. On Town property without a written agreement or permit.

ii. In a public right-of-way, except that an ice cream truck or human-powered food-vending vehicle may conduct business in the public right-of-way for no more than 15 minutes at a time in any one location.

iii. In a public park unless the licensee has obtained a permit from the Parks and Recreation Manager or designee.

iv. In a congested area where the business might impede or inconvenience the public. For purposes of this subsection, a police officer's good-faith judgment about whether an area is congested or the public is impeded or inconvenienced is conclusive.

v. On property without the written permission of the property owner. The licensee shall carry the written permission while conducting business.

vi. Without first obtaining all required county or Town permits.

> ***Note:*** *LEGAL REVIEW: The Use Table no longer lists "Food Truck (Individual)" as a separate use, and mobile food units are not restricted by zoning district, while paragraph D.4.a retains a prohibition based on residential zoning and proximity to residential zoning. The Town Attorney needs to review this potential conflict and the business-license and permit provisions for consistency with A.R.S. § 9-112, including whether the Town may require a separate license beyond the items specified by that statute. The Town should also confirm the Town Code noise-ordinance citation in paragraph D.4.k.*

5. **Real Estate Development and Construction-Related Temporary Uses.** The uses in this paragraph are allowed in all zoning districts.

a. **Permit Requirements.** A Temporary Use Permit is required for a real estate development or construction-related temporary use and is subject to the following requirements:

i. Before the Director issues the Temporary Use Permit, the property owner or authorized representative shall obtain Zoning Clearance and building permit authorization for the construction, unless this section provides otherwise.

ii. The applicant shall locate a temporary building, travel trailer, or manufactured home on the lot or parcel where construction is occurring. Only the property owner or authorized representative may occupy or use the temporary building, travel trailer, or manufactured home.

iii. Unless this Ordinance specifies otherwise, a Temporary Use Permit for a temporary building, travel trailer, or manufactured home shall not exceed 1 year from the date of approval. The Director may renew the permit if the property owner requests renewal and submits satisfactory evidence that the need for the temporary building, travel trailer, or manufactured home continues to exist.

iv. Unless the Director renews the Temporary Use Permit, the property owner shall remove the temporary building, travel trailer, or manufactured home upon expiration of the permit, within 10 days after completion of the construction work, or within 10 days after expiration of the authorized building permit for the construction work, whichever occurs first. If the property owner used an accessory building for temporary residential use during construction, the property owner shall return the building to accessory use and remove any kitchen facilities within the same time period.

b. **Contractor's Office and Equipment or Storage Sheds.** A contractor's office or equipment or storage shed may be accessory to a residential or nonresidential construction project. One Temporary Use Permit may authorize multiple temporary structures. The permit shall limit the use to the estimated project-completion date. The Director may approve an extension of up to 1 year. A trailer may serve as a contractor's office or as storage for a contractor's equipment or materials. The property owner shall remove all temporary buildings and trailers from the site within 30 days after issuance of a Certificate of Occupancy or completion of the construction project, whichever occurs first.

c. **Real Estate Office in a Trailer or Manufactured Home.** One temporary structure, such as a trailer or manufactured home, may serve as a real estate sales office in a new construction project, solely for the sale of units within that project. The use is allowed in all zoning districts subject to the following requirements:

i. Before the Director issues the Temporary Use Permit, the property owner or authorized representative shall obtain Zoning Clearance and apply for construction of a model.

ii. The permit shall be valid for 6 months or until all units in the project are sold, whichever occurs first. At the end of the 6-month period or upon the sale of all units, the property owner shall remove the temporary structure within 10 days after the permit expires. The Director may renew the permit if the property owner requests renewal and submits satisfactory evidence that the need for the temporary building, travel trailer, or manufactured home continues to exist.

iii. The applicant shall provide an all-weather emergency access road to the site, approved by the fire department and Town Engineer. The road shall be at least 20 feet wide and consist of at least 6 inches of aggregate base.

iv. The applicant shall provide off-street parking with 1 stall for each person stationed at the manufactured home, 2 customer spaces, and 1 ADA-accessible space.

v. Before the sales office opens, operable fire hydrants shall be located within 500 feet of the sales office.

vi. The applicant shall provide an affidavit from the builder stating that the general public shall not have access to home sites until street improvements are complete.

vii. The applicant shall comply with all ADA requirements.

viii. The applicant shall provide evidence of compliance with all other state and county agencies.

d. **Real Estate Office in Model Homes.** A real estate office may be accessory to construction of a new residential development for a period not exceeding 1 year. The Director may approve an extension of up to 1 year. No more than 5 employees may use the office at any one time. A real estate office shall not contain sleeping or cooking accommodations unless it is located in a model dwelling unit.

e. **Model Home Complex.** An applicant shall obtain a Temporary Use Permit for a model home complex within a residential subdivision. A model home complex may include only:

i. The lots occupied by the model homes.

ii. Lots immediately adjacent to the model homes that are used for parking for the model home complex, limited to no more than 1 parking lot for each model home.

iii. One lot for a temporary construction office.

iv. Common areas immediately adjacent to the model home complex within the subdivision that are landscaped and improved in conjunction with the complex.

v. The immediately adjacent roadways that provide entry to the model home complex, which shall be complete.

vi. Signage described in Section 9.5, subsections 3 through 5, as approved by the Town, which may be included in or excluded from the model home complex.

vii. A subdivision may have more than 1 model home complex if a home builder offers different housing product lines at different locations within the subdivision or if more than 1 home builder offers housing products within the subdivision.

6. **Amusement Enterprises.** A carnival, circus, menagerie, or amusement ride may operate in any nonresidential zoning district for no more than 15 days in any calendar quarter. This category does not include events conducted in a permanent facility.

7. **Special Events and Activities.** A special event or activity conducted on public property, such as a school site or Town park, is exempt from this section unless it uses a public right-of-way. The event or activity shall comply with any guidelines, regulations, and permitting process required by the agency authorizing the event, such as the school district or Town Parks and Recreation Department. An event using a public right-of-way shall comply with this section.

8. **Similar and Compatible Uses Not Specified.** The Director may determine that a use not specified in this section is similar and compatible with uses allowed as temporary uses in this section. An applicant for such a use shall provide the following information for review:

a. Type of use.

b. Number of employees.

c. Parking and circulation needs.

d. Hours of operation.

e. Duration of operation.

E. Appeal. An applicant or other party in interest aggrieved by the Director's decision on a Temporary Use Permit may appeal the decision to the Board. The appellant shall file a written appeal within 7 calendar days after receiving notice of the decision. The appeal shall follow the procedures in Section 2.5.

F. Validity. A Temporary Use Permit shall remain valid for the period stated in the permit, provided the use complies with applicable ordinances.

6.3 Accessory Buildings and Uses

A. General Standards.

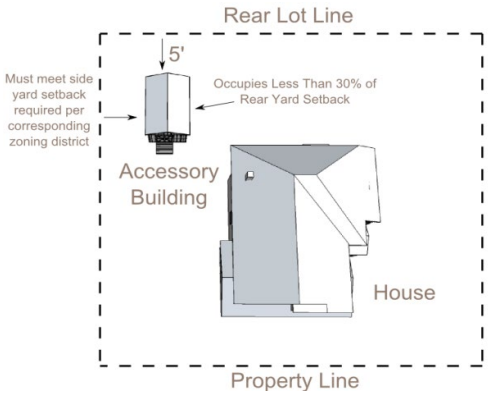
1. An accessory building or use shall not be constructed or established on a lot until construction of the principal building has commenced or the principal use has been established. An accessory building shall not be used for dwelling purposes, except as provided in subsection C.

2. An accessory building shall not exceed the height regulations of the zoning district within any part of the buildable lot area.

3. A detached accessory building shall not be located in a required front yard setback. A detached accessory building may be located in a required rear yard setback, but shall be at least 5 feet from the rear lot line.

4. Except as provided in Section 6.4, a detached accessory building shall meet the dwelling unit setbacks of the corresponding zoning district.

5. On a through lot, an accessory building shall not be closer to either street than a distance equal to the required front yard of the lot.



6. An accessory building used in conjunction with a home-based occupation shall comply with Section 6.5.

7. A covered structure, such as a stable, used to shelter animals is a detached accessory building and shall comply with Section 6.4.

B. Detached Accessory Buildings in Residential Zoning Districts. This subsection applies in the R1L, R1, and RR-2A districts.

1. A detached accessory building, including a dwelling unit, garage, shed, barn, workshop, ramada, or pergola, is not required to match the design of the principal residence.

2. An animal shade structure may use alternative materials.

C. Detached Accessory Dwelling Units. A detached accessory dwelling unit (ADU) shall comply with the standards in subsection A and the following criteria:

1. A detached ADU shall comply with the minimum yard and bulk regulations of the zoning district.

2. A lot shall have no more than 1 ADU.

3. Required parking for a detached ADU shall be located on the property of the principal structure and shall comply with Section 8.4.

D. Swimming Pools. The following standards apply where a swimming pool is permitted as an accessory use:

1. A swimming pool shall not be located in a required front or side yard, or closer than 3 feet from the water's edge to any lot line.
2. A fish pond or other contained body of water, above or below ground, with a container 18 inches or more in depth or wider than 8 feet at any point measured along its long axis, shall comply with the location and enclosure requirements for swimming pools.
3. A swimming pool shall be secured from unauthorized access as required by the International Building Code (IBC) or International Residential Code (IRC), as adopted by the Town.

E. Tennis Courts.

1. A private tennis court may be located up to 10 feet from a side or rear property line.
2. A tennis court fence or wall shall not exceed 12 feet in height, or 6 feet in height in a required side or rear yard.
3. Tennis court lighting shall comply with the height provisions for the zoning district and shall be shielded so that it does not direct or reflect light onto adjoining properties.

F. Motocross Tracks.

1. A private motocross track may meet the required dwelling unit setbacks for the zoning district.
2. Track lighting shall comply with the height provisions for the zoning district and shall be shielded so that it does not direct or reflect light onto adjoining properties.
3. All nuisance provisions of the Town Code, including noise provisions, apply to this accessory use.

G. Conflict with Other Regulations. If a standard in this section conflicts with another requirement of this Ordinance, the standard in this section shall control.

6.4 Animals and Livestock

A. Purpose. This section establishes requirements for keeping livestock to prevent the use from becoming a nuisance, hazard, or health problem for abutting properties or the public.

B. Applicability. This section does not apply to agricultural operations conducted under A.R.S. § 3-112.

C. Permitted Use. The following criteria determine whether livestock may be kept:

1. Livestock, as defined in Section 1.15, shall not be kept on a parcel smaller than one-half acre.
2. A parcel of one-half acre or more may keep livestock in accordance with the Livestock Point Count in Table 6.4-1.
3. Fowl, as defined in Section 1.15, may be kept as an accessory use on all parcels in the Town.
4. Domestic animals, as defined in Section 6-1-0 of the Town Code, are subject to the care, maintenance, and nuisance provisions of this Ordinance and Chapter 6 of the Town Code.

Table 6.4-1 Livestock Point Count

Species	Points

Species	Points
Sheep, goats, alpacas, emus	3 points
Llamas, deer, miniature horses/donkeys, ponies, ostriches, cattle < 600 lbs.	6 points
Cattle + 600 lbs., horses, mules, donkeys, swine	12 points
Bison	24 points

D. Livestock Point Count. A lot of one-half acre or more may increase its allowable number of points by 6 points for each additional contiguous quarter acre. Abutting parcels under the same ownership or control may also be included in the livestock point count.

Table 6.4-2 Example of Livestock Point Count

Parcel size (acres)	Point count	Example of livestock allowed
½0	24	2 horses or 8 goats
¾	30	2 horses or 10 goats
1	36	3 horses or 12 goats
1.25	42	3 horses or 14 goats
1.50	48	4 horses or 16 goats
1.754836	54	4 horses or 18 goats
2.0	60	5 horses or 20 goats

The point threshold may be met only by meeting the minimum parcel size. For example, a 1.67-acre parcel is allocated 48 points, the same as a 1.5-acre parcel.

E. Bison and Swine Limitations.

1. A parcel shall be at least 2 acres to keep bison.

2. No more than 5 swine are allowed per parcel.

F. Nuisance Provisions. All nuisance and sanitation measures in this Ordinance and the Town Code apply to livestock, fowl, and domestic animals on any parcel.

1. A livestock pen, stall, corral, shelter, cage, other area, composting bin or pile, or other premises where livestock, fowl, or domestic animals are held or kept shall be maintained to prevent accumulation of manure, garbage, filth, refuse, rubbish, trash, or other noxious materials. These areas shall also be maintained to prevent the proliferation of flies, insects, vermin, or rodents; foul odors; and stagnant water, all of which are nuisances.

2. A livestock enclosure, including a pen, stall, shelter, cage, or similar structure used to confine livestock temporarily or permanently, shall meet the same setbacks as the principal dwelling unit on the parcel.

3. Livestock manure shall be removed from pens, stables, yards, cages, and other enclosures as often as necessary to prevent a nuisance.

   a. Manure stored on the property shall be kept in covered containers, or mulched or disked into pasture lands.

   b. A manure mound shall be at least 60 feet from any property line. Total mound storage shall not exceed 5 cubic yards.

   c. A manure container shall meet the setback requirements of the principal dwelling unit and shall be kept clean, in good repair, and continuously covered.

d. This subsection does not prohibit the use of livestock manure for horticultural purposes on a farm, garden, lawn, or ranch on any parcel size.

4. The property owner shall implement measures to prevent runoff from livestock waste onto neighboring properties, public streets, rights-of-way, drainage or irrigation channels, ditches, or surface water systems.

G. Exceptions to Livestock Point Count.

1. Offspring of livestock on the premises that are younger than 6 months shall not count toward the number of livestock permitted on a parcel.

2. The following permits allow an increase in the livestock point count, subject to the applicable criteria and restrictions:

a. **Temporary Youth-Livestock Permit.** An application for a Temporary Youth-Livestock Permit shall be made annually to keep market or breeding livestock for educational projects for youth enrolled in and participating in an approved educational youth organization.

b. The Town recognizes the following educational youth organizations for a Temporary Youth-Livestock Permit:

i. 4H/Clover Buds.

ii. FFA/PALS (Future Farmers of America/Partners in Active Learning Support).

iii. Organized youth groups or formally recognized youth educational programs.

c. A Temporary Youth-Livestock Permit may be approved in any of the following circumstances:

i. The project will take place on a parcel where livestock is allowed, but the project would exceed the number of livestock allowed under Table 6.4-1.

ii. The project will take place on a parcel smaller than one-half acre, where livestock is otherwise prohibited.

iii. One additional market swine project is allowed for each additional one-half acre, up to a maximum of 5 per parcel. Each youth exhibitor is limited to 1 swine project.

iv. A youth swine breeder may keep no more than 1 litter of pigs at a time.

d. The Development Services Department shall receive a complete application for the Temporary Youth-Livestock Permit.

e. The applicant shall post a sign on the property where the project is conducted. The sign shall identify membership in a specific youth livestock organization and display a Development Services approval sticker, permit number, address, issue date, expiration date, number of students (youth), and number of livestock.

f. The applicant shall receive a permit and shall make it available upon request to the Code Enforcement Officer, Animal Control Officer, or the Director's designee.

g. A youth member is an active member of an agricultural youth education club listed in subsection G.2.b and is younger than 20 years of age.

3. **Temporary Youth-Equestrian Permit.** An application for a Temporary Youth-Equestrian Permit shall be made annually to keep horses and livestock for participation in equestrian activities, including rodeo,

mounted shooting, reined cow horse, cutting, dressage, or another equestrian activity within an organization that has a youth membership or competition component.

a. The applicant shall provide proof of membership in an equestrian organization.

b. A youth is an active member of an equestrian organization and is younger than 20 years of age.

c. A Temporary Youth-Equestrian Permit may be approved in either of the following circumstances:

i. The youth resides on, or the livestock is cared for on, a parcel larger than one-half acre, but the livestock needed for successful participation would exceed the number allowed under Table 6.4-1.

ii. The number of livestock allowed under the permit is limited to 100% of the maximum number otherwise allowed.

d. The Development Services Department shall receive a complete application.

e. The permit shall be issued and made available to the Director's designee where the permit is issued. The permit shall include a Development Services approval sticker identifying the year.

f. The applicant shall post a sign, provided by the Town, on the property where the permit is being used. The sign shall display a Development Services approval sticker, permit number, address, issue date, expiration date, number of students (youth), and number of livestock.

H. Administrative Adjustment Permit. A parcel where livestock is allowed may apply for an increase of up to 100% of the number of livestock allowed under Table 6.4-1. An Administrative Adjustment Permit and a Temporary Youth-Equestrian Permit shall not be issued for the same parcel.

1. **Criteria.**

a. The parcel shall be at least 1 acre.

b. The parcel shall have no unresolved violations of this Article during the 12 months before the application date.

c. The parcel shall have no current violations of this Article when the application is submitted.

d. Livestock pens shall be at least 30 feet from adjacent parcels.

e. If more than 50% and at least 2 neighbors within 300 feet submit formal written objections, the applicant shall apply for a Conditional Use Permit under Section 6.1.

2. **Process.** The Department shall review the application administratively and provide a public comment period.

a. The applicant shall submit a complete application to the Director. The Department shall provide an application form and checklist of items required for a complete application. The Council shall set a reasonable fee in the Fee Schedule, and the applicant shall submit the fee with the application.

b. The applicant shall post the subject property, and the Department shall mail notice to neighbors within 300 feet, at least 15 days before permit issuance. The Director shall receive any comments before issuing the permit.

c. The Department's designee shall inspect the subject property before the Director issues the Administrative Adjustment Permit.

d. The Department shall inspect the property whenever it receives a complaint.

e. The Director shall review the application for compliance with the criteria in subsection H.1. If the criteria are met, the Director shall issue the Administrative Adjustment Permit. If more than 50% and at least 2 neighbors within 300 feet submit written objections, the Director shall refer the applicant to the Conditional Use Permit process. The Town shall apply the Administrative Adjustment Permit application fee toward the Conditional Use Permit fee.

3. **Validity.** An Administrative Adjustment Permit is valid for 12 months from its issuance date and expires automatically unless renewed as provided below.

4. **Renewal.** The Director may renew an Administrative Adjustment Permit if:

a. The Director receives a renewal application before the permit expires.

b. The applicant pays a renewal fee equal to 50% of the original application fee when submitting the renewal application.

c. The parcel has no unresolved violations of this section during the 12 months before the renewal application.

d. The Director's designee inspects the property before renewal and finds no current violations of this section.

I. Revocation and Appeal. A revocation of a Temporary Youth-Livestock Permit, Temporary Youth-Equestrian Permit, or Administrative Adjustment Permit may be appealed to the Board under Section 2.5.

6.5 Home-Based Occupations

A. Purpose. A home-based occupation is permitted as an accessory use in all residential districts. The regulations and performance standards for home-based occupations are intended to:

1. Establish criteria for operating a home-based occupation in a dwelling unit in a residential district.

2. Ensure that a home-based occupation is compatible with, and does not adversely affect, nearby residential properties and uses.

3. Allow residents to use their residences to enhance or fulfill personal economic goals, subject to specified standards.

4. Enable fair and consistent enforcement of home-based occupation standards.

5. Promote and protect the public health, safety, and general welfare.

B. Standards. The following standards apply to all home-based occupations in all zoning districts:

1. The operator shall obtain a Home-Based Occupation Permit under Section 3.2.E and shall comply with applicable Town codes, ordinances, and regulations.

2. The home shall continue to be used and maintained as a residence and shall maintain a residential character and appearance.

3. No more than 25% of the gross floor area of the principal structure shall be used for the home-based occupation.

4. There shall be no exterior indication of a nonresidential use, except for 1 nonilluminated sign not exceeding 3 square feet attached to the building or placed in a window.

5. A full-time resident of the home shall operate the business.

6. No more than 1 nonresident employee is allowed.

7. The home shall not be used as a location to assemble employees for instruction or dispatch to other locations.

8. Customer hours shall be between 8:00 a.m. and 6:00 p.m.

9. Products, equipment, and materials shall be stored or used inside an enclosed building.

10. Hazardous equipment or hazardous or toxic chemicals or materials shall not be kept on the property.

11. Parking shall be provided only in a driveway or garage or carport and shall not create hazards or street congestion.

12. Goods and materials shall be stored indoors. Flammable, combustible, or explosive materials shall not be stored.

13. Heavy equipment or materials shall not be stored outdoors.

14. Dust, odors, noise, vibration, or electrical interference or fluctuation shall not be perceptible beyond the property line.

6.6 Adult-Oriented Businesses

A. Purpose. Adult-oriented businesses are allowed in industrial zoning districts subject to the regulations and standards in this section. These standards are intended to:

1. Establish criteria for operating adult-oriented businesses in industrial zoning districts.

2. Ensure that adult-oriented businesses do not adversely affect nearby properties.

3. Allow residents and visitors who wish to patronize adult-oriented businesses a safe place to do so.

4. Protect the character of the Town.

5. Promote and protect the public health, safety, and general welfare.

B. Location Standards.

1. An adult-oriented business shall not be located within 1,000 feet of another adult-oriented business.

2. An adult-oriented business shall not be located within 500 feet of an establishment holding an Arizona spirituous liquor license classified as a bar license, beer and wine license, or equivalent license.

3. An adult-oriented business shall not be located within 1,000 feet of a public or private school, public or private day care center, public or private recreation center, church, or park used by the public for recreational purposes.

4. An adult-oriented business shall not be located within 500 feet of a hotel, motel, or lodging use.

5. An adult-oriented business shall not be located within 1,000 feet of a single-family or multifamily dwelling.

> ***Note:*** *LEGAL REVIEW: Check with Legal regarding separation distances and review whether this regulation is content-neutral and leaves reasonable alternative avenues for communication under the secondary-effects doctrine.*

6.7 Shipping Containers

A. Residential, Neighborhood Commercial, and General Commercial Districts. Shipping containers are permitted in the R1L, R1, R2, RR, RS, C1, and C2 districts, subject to the following standards:

1. On a parcel smaller than 1 acre, 1 shipping container of 160 square feet is allowed. On a parcel larger than 1 acre, the source lists the following quantities and sizes: 1 shipping container of 360 square feet, 1 shipping container of 320 square feet, or 2 shipping containers of 160 square feet.
2. A shipping container shall comply with all zoning district and building permit requirements and shall be established with an approved Zoning Clearance.
3. A shipping container shall not have signage.
4. Before placement, each shipping container shall be painted and maintained in the color of the principal structure or in a solid, subdued color consistent with the surrounding terrain.
5. A shipping container shall be used to store personal effects owned by the property owner or tenant. Commercial use and subleasing are prohibited.
6. A shipping container shall not be used for residential use or to keep animals.
7. Nothing shall be stored on top of a shipping container.

> ***Note:*** *We need to clarify whether the listed container sizes for parcels larger than 1 acre are alternatives or cumulative allowances. It also does not address a parcel exactly 1 acre in size. Confirm these standards.*

B. Heavy Commercial and Performance Industrial Districts. Shipping containers are permitted in the C3 and PM districts, subject to the following standards:

1. A lot may have 1 shipping container of 424 square feet, 2 shipping containers of 360 square feet each, or 4 shipping containers of 160 square feet each.
2. A shipping container shall comply with all zoning district and building permit requirements and shall be established with an approved Zoning Clearance.
3. A shipping container shall not have signage.
4. Before placement, each shipping container shall be painted and maintained in the color of the principal structure or in a solid, subdued color consistent with the surrounding terrain.
5. A shipping container shall not be used for residential use or to keep animals.
6. Nothing shall be stored on top of a shipping container.

C. Industrial Districts. Shipping containers are permitted in the M1 and M2 districts, subject to the following standards:

1. A shipping container shall be established with an approved Zoning Clearance.
2. A shipping container shall comply with all zoning district and building permit requirements.
3. A shipping container shall not have signage.
4. A shipping container shall not be used for residential use or to keep animals.
5. Nothing shall be stored on top of a shipping container, but shipping containers may be stacked 2 high.

6.8 Wireless Communication Facilities

A. Purpose and Applicability. The purpose of this Section is to establish general guidelines for the siting of wireless communication towers and antennas. The Town shall apply this Section to:

1. Protect residential areas and land uses from potential adverse impacts of towers and antennas.

2. Encourage the location of towers in nonresidential districts.

3. Minimize the total number of towers throughout the Town.

4. Strongly encourage joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers.

5. Encourage users of towers and antennas to locate them, to the extent possible, in areas where adverse impacts on the community are minimal.

6. Encourage users of towers and antennas to configure them to minimize adverse visual impacts through careful design, siting, landscape screening, and innovative camouflaging techniques.

7. Enhance the ability of providers of telecommunications services to provide services to the community quickly, effectively, and efficiently.

8. Consider the public health and safety of communication towers.

9. Avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. In approving sites for towers and antennas, the Town shall give due consideration to the General Plan, existing land uses, and environmentally sensitive areas.

10. This Section applies to all new towers and antennas in the Town, except as provided below:

    a. This Section does not govern a tower or antenna that is below the maximum building height of the zoning district and is owned and operated by a federally licensed amateur radio station operator, or that is used exclusively for receive-only operations.

    b. Legally established pre-existing towers and antennas are not required to meet this Section, except for the requirements in Sections 6.8.B.F and 6.8.B.G.

    c. An AM array consisting of 1 or more tower units and a supporting ground system that functions as 1 AM broadcasting antenna shall be considered 1 tower. The Town shall measure setbacks and separation distances from the outer perimeter of the towers included in the AM array. Additional tower units may be added by right within the perimeter of the AM array.

    d. New monopoles in the public right-of-way are subject only to [Section reference to be confirmed].

B. General Requirements. Towers and antennas shall comply with the following requirements:

1. **Principal or Accessory Use.** Antennas and towers may be principal or accessory uses. A different existing use of a structure on the same lot does not preclude installation of a tower or antenna on that lot.

2. **Lot Size.** For purposes of determining compliance with district development regulations, including setback and lot coverage requirements, the dimensions of the entire lot shall control, even if the antennas or towers are located on lease parcels within the lot.

3. **Inventory of Existing Sites.** Each applicant for an antenna or tower shall provide the Director with an inventory of the applicant's existing towers, antennas, and sites approved for towers or antennas that are within the Town or within 1 mile of the Town boundary. The inventory shall include the location, height, and design of each tower. Each applicant shall also provide a 1-year buildout plan for all other proposed wireless communication facilities within the Town. The Director may share this information with other applicants seeking administrative approvals or Conditional Use Permits under this Ordinance, or with other organizations seeking to locate antennas within the Town. By sharing the information, the Director does not represent or warrant that the sites are available or suitable.

4. **Aesthetics.**

   a. Towers shall be configured to minimize adverse impacts through careful design, landscape screening, and innovative camouflaging techniques or, subject to applicable FAA standards, shall be painted a neutral color to reduce visual obtrusiveness.

   b. To the extent possible, buildings and related structures at a tower site shall use materials, colors, textures, screening, and landscaping that blend with the natural setting and surrounding buildings.

   c. An antenna installed on a structure other than a tower, and its supporting electrical and mechanical equipment, shall be a neutral color identical or closely compatible with the supporting structure to make the antenna and related equipment as visually unobtrusive as possible.

5. **Lighting.** Towers shall not be artificially lit unless the FAA or another applicable authority requires lighting. Required lighting alternatives and design shall comply with Section 8.3.

6. **State and Federal Requirements.** Towers shall meet or exceed current standards and regulations of the FAA, the FCC, and any other state or federal agency with authority to regulate towers and antennas. If those standards or regulations change, the owner shall bring the tower or antenna into compliance within 6 months after the effective date of the revised standards or regulations, unless the controlling agency requires a different compliance schedule. Failure to comply with revised standards or regulations is grounds for removal of the tower or antenna at the owner's expense.

7. **Building Codes and Safety Standards.** The tower owner shall maintain the tower in compliance with applicable standards published by the Electronic Industries Association (EIA) and the Telecommunications Industry Association (TIA), as amended. If, upon inspection, the Town concludes that a tower does not comply with those codes and standards and presents a danger to persons or property, the Town shall give notice to the owner. The owner shall bring the tower into compliance within 30 days after notice. Failure to comply within 30 days is grounds for removal at the owner's expense.

8. **Measurement.** The Town shall calculate and apply tower setbacks and separation distances to facilities located in the Town irrespective of municipal or county jurisdictional boundaries.

9. **Not Essential Services.** The Town shall regulate and permit towers and antennas under this Ordinance. The Town shall not regulate or permit them as essential services, public utilities, or private utilities.

10. **Franchise.** Owners or operators of towers or antennas shall certify that they have obtained all franchises required by law for construction or operation of a wireless communication system in the Town. They shall file a copy of each required franchise with the Department.

11. **Public Notice for Conditional Use Permits.** A Conditional Use Permit application under this Section shall comply with the public notice requirements in Section 3.1.F. In addition, the applicant shall post the property, mail notice to all property owners within 300 feet of the proposed use, and publish notice in a newspaper of general circulation.

12. **Signs.** Signs are prohibited on an antenna, tower, or any portion of the premises leased for wireless communication use.

13. **Buildings and Support Equipment.** Buildings and support equipment associated with antennas or towers shall comply with paragraph 14 of this subsection.

14. **Co-location and Multiple-Site Plans.** The Town encourages tower and antenna users to submit a single application for approval of multiple towers or antenna sites and to submit applications that use co-

location with an existing wireless communication provider. The Department shall give priority in the review process to applications for multiple sites or co-location with an existing provider.

15. **Security Fencing.** Towers shall be enclosed by a security fence that is at least 6 feet and no more than 8 feet in height, constructed of block or masonry, and equipped with an appropriate anti-climbing device. The Town Council may waive these requirements as it deems appropriate.

16. **Landscaping.** The following landscaping requirements apply to towers. The Town Council may waive these requirements if doing so would better serve the purposes of this Section.

    a. Tower facilities shall have a buffer of plant materials that effectively screens the tower compound from residential property. The standard buffer shall be a landscaped strip at least 4 feet wide outside the perimeter of the compound.

    b. The Town Council may reduce or waive the landscaping requirement where the tower's visual impact would be minimal.

    c. Existing mature plant growth and natural land forms on the site shall be preserved to the maximum extent possible.

17. **Eligible Facilities Requests.** The Town shall approve an eligible facilities request under 47 U.S.C. § 1455 to modify an existing wireless tower or base station if the modification does not substantially change the physical dimensions of the tower or base station. The Town shall process the request in accordance with applicable federal law.

18. **Small Wireless Facilities in the Public Right-of-Way.** The Town shall process applications for small wireless facilities in the public right-of-way administratively, in accordance with A.R.S. § 9-591 et seq. The Town may adopt and apply design standards consistent with applicable law.

19. **Federal Review Timelines.** The Town shall comply with applicable FCC shot clocks for wireless facility applications, including applicable 60-day, 90-day, and 150-day review periods.

> ***Note: LEGAL REVIEW:*** *We need legal to review paragraphs 17–19 for consistency with federal and state law, including the applicable shot-clock categories, tolling provisions, and permissible right-of-way design standards.*

C. Permitted Uses and Standards. The following uses may receive administrative approval, subject to Table 5.4-1 and this Section:

1. **Town Property.** Antennas or towers located on property owned, leased, or controlled by the Town are permitted if the Town Council approves a license or lease authorizing the antenna or tower. A tower located within 300 feet of residentially zoned property shall not receive a license or lease until the Town has held a public hearing at a regular or special Commission meeting and a Council meeting as part of the Conditional Use Permit process in Section 6.1.

2. **Industrial Districts.** Antennas or towers located in an industrial zoning district (PM, M1, or M2) are permitted, subject to the following:

    a. A freestanding tower or antenna shall not exceed 65 feet in height without a Conditional Use Permit.

    b. A roof-mounted antenna shall not extend more than 10 feet above the tallest point on the roof. The combined height of the building and roof-mounted antenna shall not exceed 50 feet.

3. **Amateur Radio Towers.** Noncommercial amateur radio towers for private residential use are permitted. Nonresidential uses require a Conditional Use Permit.

4. **Setback and Height Standards.** Towers shall be set back at least 15 feet from a lot line for towers up to 15 feet in height. For each foot of tower height above 15 feet, the setback shall increase by 1 foot. The maximum height is 80 feet.

5. **Location on Lot.** Towers are prohibited in front yards and shall not be placed in front of the front face plane of the principal building.

6. **Number of Towers.**

   a. In a residential zoning district (R1, R2, RR, or RS), 1 primary transmission or reception tower is permitted per lot of record greater than 3 acres, subject to the setback and height standards in paragraph 4.

   b. In all other zoning districts, 1 tower is permitted per lot of record.

   c. The Town may approve additional towers beyond the number allowed by this paragraph through a Conditional Use Permit.

7. **District Use-Table Requirement.** Wireless Communication Towers shall be reviewed under Table 5.4-1. A tower listed as a Conditional Use Permit in that table requires a Conditional Use Permit under Section 6.1. The administrative approvals in this subsection apply only where Table 5.4-1 allows the use without a Conditional Use Permit.

> ***Note:*** *This subsection preserves the source's stated administrative-use cases while making Table 5.4-1 controlling where it lists Wireless Communication Towers as a Conditional Use Permit. Confirm that the use-table entries and these exceptions are intended to operate together.*

D. Conditional Use Permits. The following requirements govern a Conditional Use Permit for a tower or antenna:

1. **General Requirements.**

   a. A Conditional Use Permit is required for a tower or antenna that is not a permitted use under subsection C. The maximum height of a tower approved by Conditional Use Permit is 80 feet.

   b. The application shall follow Section 6.1 and the applicable procedures and requirements of this Ordinance.

   c. The Council may impose conditions necessary to minimize adverse effects of the proposed tower on adjoining properties.

   d. Engineering information submitted by the applicant, whether civil, mechanical, or electrical, shall be certified by an Arizona-licensed professional engineer.

   e. The applicant shall submit the information required by this subsection and pay the nonrefundable fee established by Council resolution.

   f. The Conditional Use Permit shall require verification by the Town Engineer that the tower structure is structurally sound. The Department shall receive that verification before submission of [item to be confirmed] and annually from the date the Conditional Use Permit is issued.

   > ***Note:*** *We state the need for structural verification "prior to submission" but we don't identify what must be submitted. Confirm the intended item.*

2. **Information Required for a Tower Application.** In addition to the information required by the Town's application forms or process guides, the applicant shall submit:

a. A scaled site plan showing the location, type, and height of the proposed tower; on-site land uses and zoning, including adjacent municipalities; the General Plan classification of the site; adjacent roadways; proposed access; setbacks from lot lines; elevation drawings of the proposed tower and other structures; and other information the Director determines is necessary to assess compliance with this Article.

b. The setback distance between the proposed tower and the nearest residential unit and residentially zoned property.

c. The separation distance from other towers listed in the inventory of existing sites, shown on an updated site plan or map. The applicant shall also identify the construction type and owner or operator of each existing tower.

d. The proposed fencing method and, if applicable, the proposed camouflage and illumination methods.

e. A description of compliance with this subsection and all applicable federal and state laws.

f. A notarized statement from the applicant stating whether construction of the tower will accommodate co-location of additional antennas for future users.

g. Identification of the entities providing the backhaul network for the tower or towers described in the application and identification of other cellular sites owned or operated by the applicant in the Town.

h. A description of the suitability of existing towers, other structures, or alternative technology that does not require towers or structures to provide the proposed services.

i. A description of feasible alternative locations for future towers or antennas within the Town, based on existing physical, engineering, technological, or geographical limitations, if the proposed tower is not erected.

j. A statement of compliance with FCC radio-frequency exposure standards.

3. **Noise.** The Town shall not issue a permit for a facility that generates a noise level greater than 50 decibels (50 dB), measured at the edge of the site property.

4. **Factors for Review.** In addition to the standards for Conditional Use Permit applications, the Commission and Council shall consider the following factors in determining whether to issue a Conditional Use Permit. The Council may waive or reduce the applicant's burden as to 1 or more criteria if the Council concludes that doing so would better serve the purposes of this Ordinance:

a. Height of the proposed tower.

b. Proximity of the tower to residential structures and residentially zoned district boundaries.

c. Nature of uses on adjacent and nearby properties.

d. Surrounding topography.

e. Surrounding tree coverage and vegetation.

f. Tower design, particularly design characteristics that reduce or eliminate visual obtrusiveness.

g. Proposed ingress and egress.

h. Availability of suitable existing towers, other structures, or alternative technologies that do not require towers or structures, as addressed in paragraph 5.

5. **Availability of Existing Towers, Other Structures, and Alternative Technology.** The Town shall not permit a new tower unless the applicant demonstrates to the Director's reasonable satisfaction that no existing tower, structure, or alternative technology that does not require a tower or structure can accommodate the proposed antenna. The applicant shall submit information about the availability of suitable existing towers, other structures, or alternative technology. Evidence that no existing tower, structure, or alternative technology can accommodate the proposed antenna may include:

   a. No existing towers or structures are located within the geographic area that meets the applicant's engineering requirements.

   b. Existing towers or structures are not sufficiently tall to meet the applicant's engineering requirements.

   c. Existing towers or structures do not have sufficient structural strength to support the proposed antenna and related equipment.

   d. The proposed antenna would cause electromagnetic interference with an antenna on an existing tower or structure, or an antenna on an existing tower or structure would cause interference with the proposed antenna.

   e. Fees, costs, or contractual provisions required by the owner to share or adapt an existing tower or structure are unreasonable. Costs that exceed the cost of developing a new tower are presumed unreasonable.

   f. Other limiting factors render existing towers or structures unsuitable, as demonstrated by the applicant.

   g. The applicant demonstrates that alternative technology that does not require towers or structures is unsuitable. Such technology may include a cable microcell network using multiple low-powered transmitters or receivers attached to a wireline system.

6. **Conditional Use Permit Setbacks.** These setback requirements apply to all towers requiring a Conditional Use Permit. The Council may reduce the setbacks if doing so would better serve the purposes of this subsection.

   a. Towers shall be set back from every adjoining lot line a distance equal to at least 100% of the tower height. Separation distances from residential uses shall comply with Table 6.8-1.

[Figure: to be provided]

   b. Accessory buildings shall comply with the minimum setback requirements of the applicable zoning district.

E. Co-location.

1. **Good Faith.** Applicants and permittees shall cooperate and act in good faith to co-locate wireless communication facilities on the same support structures or site if the Town requests co-location. Good faith includes sharing technical information to evaluate the feasibility of co-location and may include negotiations to erect a replacement support structure to accommodate co-location. Competitive conflict or financial burden caused by sharing information normally does not excuse the duty to act in good faith.

2. **Third-Party Review.** If a dispute arises about whether a permittee acted in good faith to accommodate other users, the Town may require the applicant to obtain a third-party technical study at the applicant's

expense. The Town may review information submitted by the applicant and permittee in determining whether the permittee acted in good faith.

3. **Exceptions.** The Town shall not require co-location if shared use would or does result in significant interference with the broadcast and reception capabilities of existing wireless communication facilities or would cause the facilities to fail to meet federal emissions standards.

4. **Violation and Penalty.** Failure to comply with co-location requirements when co-location is feasible may result in denial of a permit request or revocation of an existing permit.

F. Minimum Setbacks and Separation.

1. **Separation from Off-Site Uses and Designated Areas.** The following separation requirements apply to all towers and antennas. The Council may reduce the standard separation requirements if doing so would better serve the purposes of this Section. The Town shall measure the separation from the base of the tower to the lot line of the off-site use or designated area identified in Table 6.8-1.

Table 6.8-1 Separation Requirements

Off-Site Use or Designated Area	Separation Distance
Single-family or duplex residential uses	450 feet
Vacant residentially zoned land; platted for a subdivision	450 feet
Vacant residentially zoned; unplatted land	450 feet
Non-residentially zoned lands or uses	450 feet

2. **Exception.** The minimum separation requirements in this subsection do not apply to towers co-located on a single site.

3. **Separation Between Towers.** The separation distances in Table 6.8-2 apply between a proposed tower and a pre-existing tower. The Town shall measure the separation by drawing or following a straight line between the base of the existing tower and the proposed base shown on a site plan. The distances are in linear feet.

Table 6.8-2 Minimum Separation Distances

Tower Height	More than 65 feet in height	40 feet to 65 feet in height	Less than 40 feet in height
More than 65 feet in height	2,000 feet	1,500 feet	1,000 feet
40 feet to 65 feet in height	1,500 feet	1,500 feet	1,000 feet
Less than 40 feet in height	1,000 feet	1,000 feet	750 feet

6.9 Group Homes

A. Purpose and Applicability. Group homes shall provide a safe, stable residential living environment and shall protect public health and safety, neighborhood character, and surrounding property. A group home shall be designed and operated to be compatible with surrounding residential development, minimize adverse impacts, and comply with applicable federal, state, and local law. A residential facility licensed by the State of Arizona that houses 6 or fewer persons with disabilities shall be treated as a residential use and shall be permitted in every residential zoning district where single-family dwellings are permitted, without a Conditional Use Permit (CUP). The standards in this section that apply specifically to group homes, including CUP standards, apply only to group homes serving 7 or more residents. Group homes shall not serve more than 10 full-time residents.

> ***Note:*** *We need to review the use table, Table 5.4-1, which identifies group homes serving 6 or fewer persons as a CUP in the RS District. This classification conflicts with A.R.S. § 36-582 and the federal Fair Housing Act. This section follows state and federal law; the use table requires conforming revision. The specific group-home standards below apply only to facilities serving 7 or more residents to avoid imposing them on protected residential facilities.*

B. Site Suitability.

1. The site shall be appropriate for the proposed residential use in light of surrounding land uses and shall not create a nuisance on adjacent lots.
2. The site shall have adequate access to public water, sewer, utilities, emergency services, and transportation facilities.
3. The site shall be large enough to accommodate buildings, administrative offices, outdoor recreation and gathering areas, required parking, loading and service areas, internal circulation, emergency vehicle access, refuse collection, landscaping and buffers, drainage facilities, and utility infrastructure.

C. Setbacks and Buffers. Unless the underlying zoning district requires greater setbacks, the following minimum setbacks shall apply:

1. A 50-foot setback shall be provided between residential zoning or structures and the group-home site.
2. A 100-foot setback shall be provided between loading and service areas and the uses listed in this subsection.
3. The following minimum separation distances shall be provided, measured in a straight line from property line to property line, including intervening public rights-of-way:
    a. Churches: 1,200 feet.
    b. Other group homes: 1,200 feet.
    c. Homeless shelters: 1,200 feet.
    d. Public and private schools: 2,000 feet.
4. A landscape buffer at least 20 feet wide shall be provided adjacent to residential zoning, in addition to the setbacks required by the zoning district.
5. A 6-foot masonry wall shall be provided to reduce visual and noise impacts.

> ***Note: LEGAL REVIEW:*** *The separation distances and other group-home-specific requirements in this section are limited to facilities serving 7 or more residents. Their application to a state-licensed residential facility serving 6 or fewer persons with disabilities would raise state-law and federal fair-housing concerns and requires legal review.*

D. Traffic and Parking.

1. The applicant shall submit a Traffic Impact Analysis when the Town Engineer determines that one is necessary.
2. Parking shall be based on maximum occupancy, staffing, volunteers, and visitors. The site shall provide:
    a. 1 parking space per employee.
    b. 1 parking space per 4 residents.
    c. 1 visitor parking space per 5 residents.

E. Hours of Operation. Group homes shall operate as residential uses.

1. Deliveries and service vehicles shall operate between 7:00 a.m. and 7:00 p.m.

2. Outdoor group activities shall take place between 7:00 a.m. and 10:00 p.m.

3. Maintenance activities shall take place between 7:00 a.m. and 5:00 p.m.

4. As part of a CUP decision, the Town Council may set additional hours for intake, visitors, and non-emergency services.

F. Noise. Noise generated by the facility shall not create a nuisance on adjoining lots. The applicant shall submit a noise mitigation plan. The operator shall manage outdoor group activities to minimize impacts on neighboring properties.

G. Outdoor Lighting. Lighting shall comply with Section 8.3 and shall:

1. Use fully shielded fixtures.

2. Prevent light trespass.

3. Be directed away from residences.

4. Use the minimum illumination necessary for resident and public safety.

H. Property Maintenance. The applicant shall submit a property maintenance plan. The Town Council may modify the plan as part of its CUP decision. Failure to maintain the property may be grounds for review or revocation of the CUP.

I. Safety, Security, and Emergency Operations.

1. The applicant shall submit a safety and security plan and an emergency operations plan.

2. The operator shall maintain emergency vehicle access at all times.

3. At least 1 employee shall be present with residents at all times.

J. Operational Management. The applicant shall submit an operational management plan.

K. Additional Conditions. The Planning and Zoning Commission may recommend, and the Town Council may impose through a CUP, conditions necessary to protect public health, safety, and welfare, including:

1. Establishing maximum occupancy.

2. Requiring additional setbacks, landscaping, buffers, or screening.

3. Requiring enhanced security measures.

4. Requiring operational modifications to mitigate identified impacts.

6.10 Homeless Shelters

A. Purpose and Applicability. Homeless shelters shall provide temporary emergency housing and supportive services while protecting public health, safety, and welfare and minimizing impacts on surrounding properties. Shelters shall be designed and operated to be compatible with adjacent land uses, provide adequate public infrastructure and emergency access, and maintain the character of the surrounding area. A homeless shelter shall obtain a CUP as required by Table 5.4-1.

B. Site Suitability.

1. The site shall provide safe and convenient access for residents, emergency responders, transit, and service providers.

2. The site shall have adequate access to public water, sewer, utilities, emergency services, and transportation facilities.

3. The site shall be large enough to accommodate shelter buildings, administrative offices, outdoor recreation and gathering areas, required parking, loading and service areas, internal circulation, emergency vehicle access, refuse collection, landscaping and buffers, drainage facilities, and utility infrastructure.

C. Setbacks and Buffers. Unless the underlying zoning district requires greater setbacks, the following minimum setbacks shall apply:

1. Shelter buildings shall be set back at least 100 feet from residential zoning or structures.

2. Loading and service areas shall be set back at least 100 feet from residential zoning or structures.

3. The following minimum separation distances shall be provided, measured in a straight line from property line to property line, including intervening public rights-of-way:

   a. Churches: 1,200 feet.

   b. Group homes: 1,200 feet.

   c. Other homeless shelters: 1,200 feet.

   d. Public and private schools: 2,000 feet.

4. A landscape buffer at least 20 feet wide shall be provided adjacent to residential zoning, in addition to the setbacks required by the zoning district.

5. A 6-foot masonry wall shall be provided to reduce visual and noise impacts.

> ***Note: LEGAL REVIEW:*** *The source imposes separation distances from churches and schools without supporting findings or a legal basis. The Town Attorney should review these distances for consistency with the Religious Land Use and Institutionalized Persons Act and other applicable law before adoption.*

D. Traffic and Parking.

1. The applicant shall submit a Traffic Impact Analysis if the shelter:

   a. Provides more than 50 beds.

   b. Includes day-use services open to nonresidents.

   c. Includes medical, employment, or social-service offices.

   d. Is determined by the Town Engineer to require an analysis.

2. Parking shall be based on maximum occupancy, staffing, volunteers, and visitors. The site shall provide:

   a. 1 parking space per employee.

   b. 1 parking space per 4 shelter beds.

   c. 1 visitor parking space per 20 beds.

E. Hours of Operation. Shelters shall operate 24 hours per day.

1. Deliveries and service vehicles shall operate between 7:00 a.m. and 7:00 p.m.

2. Outdoor group activities shall take place between 7:00 a.m. and 10:00 p.m.

3. Maintenance activities shall take place between 7:00 a.m. and 5:00 p.m.

4. As part of a CUP decision, the Town Council may set additional hours for intake, visitors, and non-emergency services.

F. Noise. Noise generated by the facility shall not create a nuisance on adjoining lots. The applicant shall submit a noise mitigation plan. The operator shall manage outdoor group activities to minimize impacts on neighboring properties.

G. Outdoor Lighting. Lighting shall comply with Section 8.3 and shall:

1. Use fully shielded fixtures.

2. Prevent light trespass.

3. Be directed away from residences.

4. Use the minimum illumination necessary for resident and public safety.

H. Property Maintenance. The applicant shall submit a property maintenance plan. The Town Council may modify the plan as part of its CUP decision. Failure to maintain the property may be grounds for review or revocation of the CUP.

I. Safety, Security, and Emergency Operations.

1. The applicant shall submit a safety and security plan and an emergency operations plan.

2. The operator shall maintain emergency vehicle access at all times.

J. Operational Management. The applicant shall submit an operational management plan.

K. Operational and Site Limits.

1. A shelter may provide 24-hour assistance to no more than 10 persons. The limit does not include the facility operator, members of the operator's immediate family, or on-site staff.

2. No signs, graphics, displays, or other visual identifiers of the facility's institutional use shall be visible from a public right-of-way.

3. Large or multiple refuse receptacles that are not customary in the surrounding residential neighborhood shall be completely screened from public view.

4. The shelter shall comply with applicable building and fire-safety regulations and shall be subject to an annual inspection by the Town.

5. The shelter shall not be located within 1,200 feet of an existing group home or homeless shelter. The separation distance shall be measured in a straight line from property line to property line, including intervening public rights-of-way.

L. Additional Conditions. The Planning and Zoning Commission may recommend, and the Town Council may impose through a CUP, conditions necessary to protect public health, safety, and welfare, including:

1. Establishing maximum occupancy or limiting the number of shelter beds.

2. Requiring additional setbacks, landscaping, buffers, or screening.

3. Requiring enhanced security measures.

4. Requiring operational modifications to mitigate identified impacts.

6.11 Manufactured Home Parks

A. Purpose and Applicability. Manufactured home parks shall provide safe, attractive, and well-maintained residential communities compatible with surrounding land uses, with adequate public infrastructure, emergency access, open space, and community amenities. Parks shall promote quality neighborhood development, protect public health, safety, and welfare, and minimize adverse impacts on adjacent properties. A manufactured home park shall obtain a CUP in the R2 and RS Districts as provided in Table 5.4-1. The Town Council may modify the standards in this section through its CUP decision if the applicant demonstrates that the intent of the standards will be achieved.

> ***Note:*** *The stand-alone standards allow common open space and recreational amenities to account for 25% of the gross site area, or another amount recommended by the Commission and approved by the Council. The embedded standards instead require a 25% minimum. The stand-alone standard governs; the mandatory 25% minimum from the embedded text is not included. Other detailed Section II criteria are retained below to guide calculation and design of any designated community-use area.*

B. Site Suitability, Infrastructure, and Design.

1. The site shall provide safe and convenient access for residents, emergency responders, transit, and service providers.
2. The site shall have adequate access to public water, sewer, utilities, emergency services, and transportation facilities. The applicant shall demonstrate that adequate utility capacity exists or will be provided.
3. The general site-size standard is 15 gross acres. The Town Council may approve a smaller site through the CUP decision if the site can adequately accommodate the proposed development and associated infrastructure.
4. The applicant shall demonstrate that the site can accommodate internal circulation, emergency access, drainage, utilities, parking, landscaping, refuse collection, and recreational amenities.
5. The general density standard is no more than 7 manufactured home spaces per gross acre. The Town Council may approve a greater density through the CUP decision if the site design, available infrastructure, open space, and buffering adequately mitigate potential impacts and the site plan has been reviewed for emergency-service access.
6. Manufactured home spaces shall be clearly identified on the approved site plan.
7. Individual manufactured home spaces shall be designed to accommodate the home, utility connections, maneuvering areas, and outdoor space.
8. Internal roadways shall be designed and constructed as approved by the Town Engineer and the presiding Fire Marshal.
9. Common open space and recreational amenities may account for 25% of the gross site area, or another amount recommended by the Commission and approved by the Council.
10. Centralized refuse collection areas shall be screened from public view and adjacent properties.
11. The Town Engineer may require roadway improvements based on anticipated traffic volumes and emergency-access requirements.

12. Sidewalks and pedestrian connections shall provide safe access throughout the development and connect residential spaces to community amenities.

13. Primary, secondary, and service utility lines, including electric, telecommunications, natural gas, cable, water, and sewer lines, shall be installed underground. Overhead drop lines and pad-mounted equipment shall not encroach on required pedestrian paths or clear sight triangles.

14. Refuse collection centers shall be centrally located to minimize collection-vehicle travel on internal streets. The disposal areas shall accommodate front-loading or roll-off sanitation vehicles without complex backing maneuvers.

15. Refuse enclosures shall:

    a. Be constructed of solid masonry, such as decorative split-face block or stuccoed concrete masonry unit, and match the architectural accents of the park's administrative or community buildings.

    b. Be at least 6 feet high.

    c. Have heavy-duty, self-closing metal gates.

    d. Have a concrete apron reinforced to withstand heavy axle loads.

C. Setbacks and Buffers. Unless the underlying zoning district requires greater setbacks, the following minimum setbacks shall apply:

1. Adjacent to residential zoning:

    a. Manufactured homes shall be set back at least 30 feet.

    b. Community buildings shall be set back at least 50 feet.

2. Adjacent to nonresidential zoning, the park shall provide a setback of at least 25 feet.

3. A landscape buffer at least 20 feet wide shall be provided adjacent to residential zoning, in addition to the setbacks required by the zoning district.

4. A 6-foot masonry wall shall be provided to reduce visual and noise impacts.

5. A continuous landscape buffer at least 25 feet wide shall be established along the property perimeter. Manufactured home spaces, patios, parking bays, accessory buildings, internal streets, and refuse enclosures shall not be located in the buffer.

6. The perimeter buffer shall have a multilayered planting of drought-tolerant canopy trees, evergreen screening shrubs, and vegetative ground cover selected from the Town's approved plant list. The planting shall include:

    a. 1 canopy tree with a 2-inch caliper for each 25 linear feet of property boundary.

    b. 5 evergreen screening shrubs in 5-gallon containers for each 25 linear feet of property boundary. The shrubs shall create an immediate, semi-opaque visual screen.

7. The perimeter buffer shall have an automated subterranean drip irrigation system with a weather-sensing evapotranspiration controller designed to prevent overspray and surface runoff.

D. Community Use and Spatial Allocation.

1. The applicant shall precisely survey and map the boundary of each designated community-use area.

2. Community-use areas shall include functional infrastructure and shall not consist solely of remnant parcels with unsuitable topography. At least half of any community-use area counted toward the common open-space and recreational-amenity allocation shall consist of developed recreational areas, such as shaded playgrounds, pavilions, dog parks, community gardens, or paved multi-use paths.

3. The following areas shall not be counted as community-use area:

   a. The 25-foot perimeter landscape buffer.

   b. Areas dedicated to recreational vehicle (RV) or boat storage.

   c. Internal roadways, travel lanes, and standard resident driveways.

   d. Enclosed areas surrounding trash compactors and recycling facilities.

> ***Note:*** *The embedded text requires community-use areas to equal at least 25% of gross site acreage, while the stand-alone standard makes 25% a permitted allocation and allows another amount through the CUP process. The governing stand-alone standard controls. The minimum developed-area and exclusion rules above apply when calculating designated community-use areas; they do not establish a 25% minimum.*

E. Traffic and Parking.

1. The applicant shall submit a Traffic Impact Analysis if:

   a. The park has more than 20 manufactured home spaces.

   b. The Town Engineer determines that an analysis is necessary.

2. Parking shall be based on maximum occupancy, staffing, volunteers, and visitors. The park shall provide:

   a. 2 parking spaces per manufactured home space.

   b. 1 parking space per employee.

   c. 1 visitor parking space per 3 manufactured home spaces.

3. If a Traffic Impact Analysis is required, it shall be prepared by a Professional Engineer registered in Arizona and shall evaluate and mitigate:

   a. Left-turn and right-turn lane warrants at park entrances.

   b. Stopping and intersection sight distance under applicable AASHTO guidelines.

   c. The ability of internal access drives to support a 75,000-pound fire apparatus under all-weather conditions.

4. The site plan shall identify at least 2 distinct, unblocked vehicular access points connected directly to a public right-of-way. Both entrances shall meet the turning-radius, vertical-clearance, and weight-bearing specifications of the International Fire Code as adopted by the Town.

5. If the secondary entrance is designated for emergency apparatus only, the applicant shall provide an engineered detail of the access-control mechanism, such as a Knox Box rapid-entry gate or an approved breakaway bollard system. The Copper Canyon Fire and Medical District Fire Marshal shall approve the configuration in writing before the Town takes final action on the CUP.

6. The applicant shall demonstrate that projected trips will not reduce the level of service of intersecting public roadways below applicable Town standards.

7. Resident parking spaces shall be at least 9 feet wide and 18 feet long and shall be reserved for operable, licensed passenger vehicles. Commercial truck parking is prohibited in resident spaces.

8. Resident parking surfaces shall be dustproofed and stabilized with at least a 3-inch layer of compacted crushed rock, decomposed granite, or chip seal.

9. Resident parking areas shall drain at a minimum 1% grade toward engineered swales and shall not pond on walkways.

10. Guest parking spaces shall be at least 9 feet wide and 18 feet long. Accessible spaces shall include a 5-foot loading aisle. Guest parking areas shall be paved with hot-mix asphaltic concrete or Portland cement concrete over a stabilized base and shall drain directly to integrated retention or detention basins designed for a 100-year storm event.

11. Guest parking areas shall be screened from adjoining residential spaces by a landscape hedge or decorative wall at least 3 feet high. Guest parking duration shall not exceed 72 continuous hours per vehicle.

12. The guest-parking ratio is 1 space for every 3 manufactured home spaces. The parking design matrix in paragraph 13 also identifies 1.5 spaces for every 5 manufactured home spaces; the 1-space-per-3 ratio in paragraph 2.c governs if the two ratios produce different requirements.

13. The following additional parking-design criteria apply:

Table 6.11-1 Parking Facility Design Specifications

Dimension or operational parameter	Resident parking spaces	Guest parking lots	Dedicated RV storage facilities
Minimum numerical supply	2 spaces per manufactured home space	1.5 spaces for every 5 manufactured home spaces, subject to subsection E.12	Optional; dependent on overall park configuration
Dimensional geometry	Minimum 9 feet wide by 18 feet long per space	Minimum 9 feet wide by 18 feet long; accessible spaces shall include a 5-foot loading aisle	Minimum 12 feet wide by 35 feet long per designated stall
Surface treatment	Dustproofed and stabilized with a minimum 3-inch layer of compacted crushed rock, decomposed granite, or chip seal	Fully paved with hot-mix asphaltic concrete or Portland cement concrete over a stabilized base	Engineered aggregate base or recycled asphalt pavement, treated with dust-palliative topcoats
Stormwater management	Sloped to drain at a minimum 1% grade toward engineered swales without pooling on walkways	Drains directly into integrated retention or detention basins designed for a 100-year storm event	Perimeter berming and rock-lined swales to contain internal runoff and sediment
Screening and enclosure requirements	Not applicable; integrated into front or side yard setbacks of individual spaces	Screened from adjoining residential spaces by a minimum 3-foot landscape hedge or decorative wall	Enclosed by a 6-foot chain-link fence with privacy slats or a solid masonry wall and a lockable security gate
Operational restrictions	Reserved for operable, licensed passenger vehicles; commercial truck parking is prohibited	Parking duration limited to a maximum of 72 continuous hours per guest vehicle	If no dedicated facility is constructed, RV, boat, or trailer storage is prohibited anywhere in the park

14. Dedicated RV storage facilities are optional. Each designated RV storage stall shall be at least 12 feet wide and 35 feet long, with an engineered aggregate base or recycled asphalt pavement treated with dust-palliative topcoats. The facility shall have perimeter berming and rock-lined swales to contain runoff and sediment. It shall be enclosed by a 6-foot chain-link fence with privacy slats or a solid masonry wall and a lockable security gate. If the park does not provide a dedicated RV storage facility, RV, boat, and trailer storage is prohibited anywhere in the park.

F. Noise, Lighting, and Water Conservation.

1. Noise generated by the park shall not create a nuisance on adjoining lots. The applicant shall submit a noise mitigation plan.

2. Lighting shall comply with Section 8.3 and shall:

   a. Use fully shielded fixtures.

   b. Prevent light trespass.

   c. Be directed away from residences.

   d. Use the minimum illumination necessary for resident and public safety.

3. The applicant shall demonstrate adequate water availability for the proposed development.

4. Landscaping should emphasize native and drought-tolerant vegetation.

5. The Town Council may limit turf areas, require water-efficient irrigation systems, and impose additional water-conservation measures through its CUP decision.

6. The applicant shall submit a photometric plot and lighting plan prepared by an electrical engineer or lighting professional. The plan shall show point-by-point footcandle measurements across the site and shall provide an average of at least 0.2 footcandles on internal streets without hot spots or glare.

7. The lighting submittal shall include manufacturer cut sheets showing that each outdoor luminaire is fully shielded and classified as IESNA U0 (zero uplight), consistent with Section 8.3.

8. The total architectural and security light output shall comply with the maximum lumens per net acre established by Section 8.3. Outdoor LED lighting shall have a correlated color temperature of 3,000 Kelvin or less. High-intensity, unshielded security floodlights are prohibited.

> ***Note:*** *The source refers to a maximum-lumen-per-net-acre standard but does not provide the value. The applicable standard in Section 8.3 must be confirmed; if Section 8.3 does not establish one, the Town must decide whether to adopt a value before this requirement can be administered.*

G. Manufactured Home Installation and Structural Integrity. No manufactured home shall be placed, occupied, or relocated within a park until the Building Official certifies compliance with applicable requirements in this subsection.

1. Each manufactured home shall bear an authentic, undamaged data plate and certification label showing compliance with the Federal Manufactured Home Construction and Safety Standards (HUD Code), or the appropriate insignia from the Arizona Department of Housing Office of Manufactured Housing for a certified factory-built building.

2. The applicant shall submit engineered foundation layout plans conforming to Arizona Department of Housing standards. The foundation shall use one of the following methods:

a. Ground-level installation in a shallow excavation, with the finished floor near natural grade and the home anchored by an approved tie-down system.

b. Raised installation fully enclosed around the perimeter with durable, weather-resistant skirting. Skirting shall consist of painted masonry, synthetic stone, or heavy-duty polymer matching the home's exterior palette. Raw wood, corrugated metal, and unpainted plywood are prohibited.

c. A permanent site-built foundation consisting of an engineered, cast-in-place concrete perimeter wall or a fully enclosed reinforced concrete-block basement foundation.

3. A manufactured home located within the Town that is proposed to be relocated, either from a private lot to a park or between parks, shall complete the applicable state rehabilitation process before transport.

a. Before transport, the owner shall obtain a rehabilitation permit from the Arizona Department of Housing Office of Manufactured Housing.

b. A certified third-party inspector or state housing official shall evaluate the home for:

i. Structural integrity, including the chassis, tracking frame, roof trusses, and subfloor load paths.

ii. Electrical safety, including smoke-detector installation, aluminum-wire remediation if applicable, and dielectric-strength testing.

iii. Fire safety, including flame-spread ratings in furnace and water-heater compartments and bedroom emergency-egress windows.

iv. Plumbing integrity, including hydrostatic pressure testing of supply lines and drain-waste-vent systems to confirm that no leakage exists.

v. Heating, ventilation, and cooling, including safe combustion-air draws and mechanical-ventilation rates.

vi. Thermal performance, including insulation levels and weather-stripping seals.

c. Before the home is connected to utilities or receives a certificate of occupancy, the owner shall file a copy of the official Certificate of Rehabilitation with the Building Official. The certificate shall be signed and dated and shall identify the inspector's credentials and confirm compliance with the applicable Arizona Administrative Code provisions.

4. Each manufactured home space without a fully enclosed, attached garage shall have a separate accessory storage building with at least 100 square feet of net floor area and an interior plate height of at least 7 feet. The storage building's architectural finishes, roofing materials, and color scheme shall match the manufactured home.

H. Property Maintenance.

1. The applicant shall submit a property maintenance plan. The Town Council may modify the plan through its CUP decision. Failure to maintain the property may be grounds for review or revocation of the CUP.

2. Park management and tenants shall maintain each space in a clean, orderly condition free of environmental hazards. The following criteria apply:

Table 6.11-2 Property Maintenance Criteria

Regulatory category	Required performance	Noncompliant conditions
Vegetation control	Weeds and invasive grasses shall be kept below 6 inches in height.	Overgrown brush, noxious weeds, or dried fuel loads encroaching into defensible space.

Regulatory category	Required performance	Noncompliant conditions
Storage limitations	Residential storage shall be contained within the home or the required 100-square-foot accessory storage building.	Open storage of cardboard boxes, tarps, vehicle parts, or building materials on lawns or patios.
Solid waste and debris	Litter, organic waste, and household garbage shall be disposed of promptly in screened enclosures.	Accumulation of discarded appliances, broken furniture, scrap wood, or abandoned equipment.
Structural upkeep	Exterior surfaces, including paint, siding, trim, fences, and skirting, shall be kept in sound repair.	Peeling paint, rotted wood, sagging chain-link fences, missing skirting panels, or broken glass.

I. Safety, Security, and Emergency Operations.

1. The applicant shall submit a safety and security plan and an emergency operations plan.

2. The operator shall maintain emergency vehicle access at all times.

J. Operational Management. The applicant shall submit an operational management plan.

K. Application Review and Enforcement.

1. The applicant shall submit plans electronically through the Online Services portal in the format specified by the Department.

2. The Department shall reject an incomplete application that lacks required photometric details, a landscaping layout, or water-infrastructure sizing before technical review.

3. The Building Official and Code Enforcement Officer shall conduct field inspections during development and installation.

4. A deviation from an approved site plan, foundation specifications, or required landscaping width shall result in a stop-work order until the applicant restores compliance.

L. Additional Conditions. The Planning and Zoning Commission may recommend, and the Town Council may impose through a CUP, conditions necessary to protect public health, safety, and welfare, including:

1. Reducing the number of manufactured home spaces.

2. Requiring additional setbacks, landscaping, buffers, or screening.

3. Requiring additional recreational amenities or open space.

4. Modifying operational standards to mitigate identified impacts.

5. Requiring roadway or utility improvements.

6. Requiring enhanced pedestrian connectivity.

6.12 Equipment Sales

A. General. Businesses engaged in the sale, display, and servicing of equipment shall comply with the following development and operational standards.

B. Site Design and Layout.

1. **Compatibility.** The use shall not impede the operations of adjacent businesses or generate adverse impacts on surrounding properties or public roadways.

2. **Delineation and Circulation.** The applicant shall clearly mark customer parking, employee parking, and equipment display areas. Internal pathways shall safely accommodate large vehicles, delivery trucks, and equipment transports. The pathways shall provide adequate maneuvering room to prevent vehicles from backing onto public streets.

3. **Setbacks and Landscaping.** Perimeter landscaping shall meet Town standards. A landscaped and screened setback of at least 25 feet shall be provided along each property line shared with a residentially zoned parcel. The operator shall promptly replace dead or damaged plant material.

C. Outdoor Display and Storage.

1. **Approved Areas.** Outdoor display and storage shall be limited to areas delineated and approved under the Conditional Use Permit (CUP). Inventory shall not encroach into required setbacks, parking spaces, drainage facilities, or public rights-of-way.

2. **Equipment Condition.** Equipment displayed outdoors shall be maintained in operable condition. The operator shall not store dismantled, inoperable, wrecked, or salvaged equipment unless the CUP expressly authorizes the storage.

3. **Screening.** The operator shall screen storage yards, loading zones, and service areas from public rights-of-way and adjacent residential zones using one or more of the following:

   a. Decorative masonry walls.

   b. Opaque fencing.

   c. Densely planted landscape screening.

D. Operations and Environmental Management.

1. **Traffic and Access.** The applicant shall demonstrate that the site can safely handle anticipated traffic volumes. The Town Engineer may require a formal Traffic Impact Analysis (TIA). Oversized equipment transports shall enter and exit the site without compromising public safety. The applicant shall design access points to minimize conflicts with adjacent properties and roadways.

2. **Noise Controls.** Activities shall not generate excessive noise. Equipment demonstrations, maintenance, loading, and unloading shall occur only during approved business hours. Outdoor loudspeakers and amplified public address systems are prohibited unless the CUP conditions expressly authorize them.

3. **Lighting.** Outdoor lighting shall be fully shielded, directed downward, and limited to the minimum levels necessary for safety. Lighting shall not cause glare on public roads or adjacent properties. Fixtures shall comply with dark sky standards.

4. **Environmental Protection.** The operator shall implement dust control measures for unpaved surfaces and comply with applicable stormwater and drainage regulations. The operator shall store fuels, oils, hydraulic fluids, and hazardous materials in accordance with state and federal regulations. The facility shall be maintained in a clean, weed-free, and orderly condition.

6.13 Food Truck Courts

A. General. A food truck court shall comply with the following standards, maintain a Town of Camp Verde business license, and provide proof of all applicable licensing from the Yavapai County Health Department.

B. Layout and Traffic Flow.

1. **Access and Infrastructure.** The site shall have direct access to existing roadways capable of handling customer traffic. The Town Engineer may require a TIA if significant traffic volumes are expected. Internal paths shall accommodate safe vehicle and pedestrian circulation and provide adequate turning areas to prevent vehicles from backing onto public streets.
2. **Parking and Appearance.** The operator shall clearly mark customer and employee parking areas. The site shall maintain an attractive appearance from public rights-of-way. Refuse collection areas shall be centrally located and fully screened from public view.

C. Operations and Buffering.

1. **Generators.** Continuous use of onboard gas or diesel generators shall comply with Town of Camp Verde noise requirements.
2. **Setbacks and Landscaping.** Perimeter landscaping shall meet Town standards. A 25-foot setback containing landscape buffers, screening, or both shall be provided wherever the court adjoins a residentially zoned property.
3. **Lighting, Noise, and Maintenance.** Outdoor lighting shall be fully shielded and directed downward to eliminate glare on adjacent parcels and public streets and shall meet all dark sky criteria. Operations shall not produce excessive noise that disrupts surrounding businesses or residential zones. The operator shall regularly clear weeds, litter, and debris from the site.

6.14 Bed and Breakfast Establishments

A. General. A bed and breakfast establishment shall provide transient lodging while preserving the residential integrity of the surrounding neighborhood. Before issuance of any building permit, the establishment shall comply with all Town business license requirements and Yavapai County Health Department licensing requirements.

B. Capacity and Scale.

1. **Owner or Manager Occupancy.** The establishment shall operate within a dwelling unit that serves as the principal residence of the property owner or a designated on-site manager. The commercial use shall remain subordinate to the residential use.
2. **Guest Limits.** The establishment shall have no more than 5 guest rooms. Occupancy shall not exceed 2 guests per room unless the CUP review specifically modifies this limit.
3. **Length of Stay.** Lodging shall be limited to transient guests whose continuous stay does not exceed 29 consecutive days.

C. Operations, Parking, and Design.

1. **Meal Service.** Meal service shall comply with Yavapai County Health Department requirements.
2. **Noise and Nuisance Mitigation.** Outdoor amplified music is prohibited. The operator shall enforce quiet hours daily from 10:00 p.m. to 7:00 a.m. All activities shall comply with Town noise regulations.
3. **Parking.** The establishment shall provide 1 off-street parking space per guest room in addition to the parking required for the principal residential use. All parking shall be within the property boundaries. Guest and operational parking is prohibited within public rights-of-way.
4. **Appearance and Signage.** The building shall retain the exterior appearance of a standard residential dwelling. Outdoor storage of commercial or guest goods is prohibited. Signage shall comply with Article

9 and shall be limited to the dimensions and styles allowed for a home-based occupation under Section 6.5.

5. **Lighting.** Exterior lighting shall be fully shielded and directed downward to meet dark sky requirements and protect neighboring properties from light trespass.

6. **Code Compliance.** The establishment shall comply with all applicable local, state, and federal building, fire, health, and life-safety codes.

6.15 Recreational Vehicle (RV) Parks

A. Purpose and Applicability. An RV park shall provide temporary recreational accommodations for stays of 29 days or less in a manner that protects public health, safety, and welfare and minimizes impacts on surrounding properties and natural resources. An RV park shall be designed and operated to be compatible with adjacent land uses, provide adequate public infrastructure and emergency access, conserve water resources, and preserve the rural character of the Town.

B. Site Suitability, Density, and Occupancy.

1. The site shall provide safe and convenient access for recreational vehicles, emergency responders, transit, and service providers.

2. The site shall have adequate access to public water, sewer, utilities, emergency services, and transportation facilities.

3. **Minimum Site Size.** The minimum site size should generally be 10 gross acres. The Planning and Zoning Commission may recommend, and the Town Council may approve, a smaller site if they determine that the site can adequately accommodate the proposed development and associated infrastructure. The applicant shall demonstrate that the site can accommodate internal circulation, emergency access, drainage, utilities, parking, landscaping, refuse collection, and recreational amenities.

4. **Density and Occupancy.**

   a. Density should generally not exceed 10 RV spaces per gross acre. The Planning and Zoning Commission may recommend, and the Town Council may approve, a higher density if they determine that the site design, available infrastructure, open space, and buffering adequately mitigate potential impacts and the site plan has been approved by emergency services.

   b. The applicant shall clearly identify RV spaces on the approved site plan.

   c. The Planning and Zoning Commission may recommend, and the Town Council may establish, occupancy limitations to ensure the use remains a temporary recreational accommodation and does not function as permanent residential housing. Stays shall not exceed 29 consecutive days. Permanent residential occupancy is prohibited unless authorized by the Town.

C. Site Design.

1. **RV Spaces.** Each RV space shall be designed to accommodate a recreational vehicle, utility connections, maneuvering areas, and associated outdoor space. Each RV space shall be at least 1,500 square feet. Associated outdoor space shall be at least 30 feet wide and landscaped between each RV space.

2. **Internal Roadways.** Internal roadways shall be designed and developed as approved by the Town Engineer and presiding Fire Marshal. Roadways shall provide at least 20 feet of clear width for ingress, egress, and

emergency vehicles. Roadways shall be surfaced with asphalt, concrete, chip seal, or an equivalent material approved by the Town Engineer.

3. **Open Space and Amenities.** Common open space and recreational amenities may account for 25% of the gross site area, or another amount recommended by the Planning and Zoning Commission and approved by the Town Council.

> ***Note:*** *The embedded standards require at least 20% of the park site to be common open space or recreational amenities. That minimum conflicts with the stand-alone document's provision, which governs; the stand-alone text does not state a minimum percentage.*

4. **Refuse Collection.** Centralized refuse collection areas shall be screened from public view and adjacent properties.

D. Setbacks and Buffers. Unless the underlying zoning district requires greater setbacks, the following minimum setbacks shall apply:

1. **Adjacent to Residential Zoning or Uses.** RV spaces, buildings, and community facilities shall be set back at least 50 feet.

2. **Adjacent to Nonresidential Zoning or Uses.** RV spaces, buildings, and community facilities shall be set back at least 25 feet.

3. **Landscape Buffer.** A landscape buffer at least 20 feet wide shall be provided adjacent to residential zoning, in addition to any buffer required by the underlying zoning district. A 6-foot masonry wall shall be provided to reduce visual and noise impacts. The Town may require additional buffering based on site conditions or adjacent land uses.

4. RV spaces shall not be located within designated drainageways or flood-prone zones. The project layout shall avoid impacts to environmentally sensitive zones, washes, riparian habitats, and floodways.

E. Traffic and Parking.

1. Parking shall adequately serve guests, employees, and service vehicles and shall be based on maximum occupancy, staffing, volunteers, and visitors. The applicant shall provide:

   a. 1.5 parking space per RV space.

   b. 1 parking space per employee.

   c. 1 visitor parking space per 5 RV spaces.

2. The Town Engineer may require a TIA. A TIA shall be required if the RV park has more than 20 RV spaces or if the Town Engineer, Commission, or Council determines that a TIA is necessary.

F. Operational Standards.

1. The Planning and Zoning Commission may recommend, and the Town Council may establish, operational standards regarding quiet hours, generator use, maintenance activities, outdoor activities, fire safety, and guest registration.

2. Quiet hours shall be from 10:00 p.m. to 7:00 a.m.

3. Fuel-powered generators are prohibited except during localized power emergencies.

4. Warming and cooking fires are limited to approved, permanent fire pits and barbecue fixtures.

5. Outdoor group activities shall be managed to minimize impacts on neighboring properties. Noise generated by the facility shall not create a nuisance on adjoining properties. The applicant shall submit a noise mitigation plan.

6. Emergency vehicle access shall be maintained at all times.

G. Lighting. Lighting shall comply with applicable dark sky standards and shall use fully shielded fixtures, prevent light trespass, be directed away from residences, and use the minimum illumination necessary for resident and public safety.

H. Water Conservation and Resource Protection.

1. Before development permit issuance, the applicant shall submit an official water capacity and demand report from the water provider demonstrating adequate availability under state and local regulations. The applicant shall also demonstrate adequate water availability for the proposed development.

2. Landscaping shall emphasize native and drought-tolerant vegetation and comply with the Town's Water Conservation Landscaping Standards. Natural turf is prohibited except in designated recreational areas specifically approved through the CUP. The Planning and Zoning Commission may recommend, and the Town Council may impose, limits on turf areas, water-efficient irrigation systems, and additional water conservation measures. Irrigation systems shall use water-efficient technologies, including drip systems or moisture sensors.

3. Shared facilities, including restrooms, showers, laundries, and common buildings, shall have high-efficiency plumbing fixtures and appliances.

4. Fountains, ponds, and other water features using potable water are prohibited unless they use an isolated recirculating system with documented negligible water loss.

5. The applicant shall implement dust control protocols during construction and daily operations.

I. Plans, Management, and Maintenance.

1. The applicant shall submit and maintain an RV Park Management Plan detailing emergency procedures, fire prevention, waste management, guest rules, water conservation practices, and 24-hour manager contact information.

2. The applicant shall submit a property maintenance plan. Failure to maintain the property may constitute grounds for CUP review or revocation.

3. The applicant shall submit a Safety and Security Plan and an Emergency Operations Plan.

4. The applicant shall submit an Operational Management Plan.

J. Signage and Applicable Codes. Signage shall comply with Article 9 and shall be limited to signage customarily associated with a home-based occupation. The RV park shall comply with all applicable codes.

K. Additional Conditions. The Planning and Zoning Commission may recommend, and the Town Council may impose, additional conditions necessary to protect public health, safety, and welfare, including:

1. Reducing the number of RV spaces.

2. Limiting occupancy or the duration of stays.

3. Requiring additional setbacks, landscaping, buffers, or screening.

4. Requiring additional recreational amenities or open space.

5. Modifying operational standards to mitigate identified impacts.

> ***Note:*** *The stand-alone document authorizes modifications to RV park standards by the Planning and Zoning Commission and Town Council, while A.R.S. § 9-500.49 requires administrative personnel to decide site plans under objective standards without a public hearing. Legal review should confirm that any discretionary modifications are made through the appropriate CUP process and do not transfer site-plan approval authority.*

6.16 Campgrounds

A. Site Selection and Environmental Limits.

1. A campground shall have a minimum site area of 5 acres and legal access from a public road capable of handling emergency vehicles.

2. A campground is prohibited within a regulatory floodway. Site design shall avoid disturbing natural washes, riparian habitats, steep slopes, and environmentally sensitive terrain. Native vegetation shall be preserved to the maximum extent practicable.

B. Layout and Campsite Standards.

1. **Roadways and Utilities.** Internal roads shall provide safe ingress, egress, and emergency access. Roads shall be surfaced with asphalt, chip seal, or gravel stabilized with approved dust-control treatments. Screened solid waste containment areas are required.

2. **Sanitation.** Shared restroom and shower facilities shall comply with the minimum plumbing fixture and potable water access rules set by the Arizona Department of Health Services. Shared facilities shall have high-efficiency plumbing fixtures.

3. **Campsite Durations.** The applicant shall show individual campsites for tents, RVs, or alternative structures on the site plan. No campsite may be occupied by the same party for more than 29 days. Permanent residential occupancy is prohibited. Cabins, yurts, and glamping units shall comply with all applicable building and fire codes.

C. Setbacks and Buffers.

1. Campsites shall be set back at least:

    a. 50 feet from all standard property lines.

    b. 100 feet from any residentially zoned property line.

    c. 100 feet from all perennial waterways, rivers, and streams.

2. A landscape buffer shall be provided along boundaries adjacent to residential zones. Existing mature vegetation may count toward this requirement if the Town verifies it.

D. Operations and Water Resource Management.

1. **Site Management.** Quiet hours shall be from 10:00 p.m. to 7:00 a.m. Outdoor amplified music is prohibited at all times outside these hours if it violates the Town Code. Campfires shall comply with local, county, state, and federal fire restrictions.

2. **Campground Management Plan.** The applicant shall submit a detailed Campground Management Plan covering emergency responses, fire prevention, waste management, guest rules, water conservation, and manager contact details. The Town may require environmental studies if sensitive resources are present.

3. **Water Conservation Plan.** The applicant shall submit a plan showing annual water demand, conservation strategies, water-efficient irrigation methods, and reclaimed water use.

4. **Landscaping and Water Features.** Only native and drought-tolerant plant species may be planted. Turf areas are prohibited except within specific recreational areas authorized by the CUP. Decorative ponds, fountains, and other water features using potable water are prohibited unless equipped with water-recycling or recirculating systems.

5. **Lighting and Signs.** Perimeter lighting shall be fully shielded and directed downward to protect wildlife and neighboring tracts. Campsite lighting shall be limited to low-intensity fixtures. Signage shall comply with Article 9 and shall be limited to signage customarily associated with a home-based occupation.

6.17 Data and Technology Centers

Data and technology centers shall be designed and operated to protect public health, safety, and welfare. They shall minimize impacts on surrounding properties, infrastructure, utilities, water resources, and the environment. They shall be compatible with adjacent land uses and provide adequate public infrastructure and emergency access.

A. Site Suitability.

1. The site shall be appropriate for the proposed use considering surrounding land uses. The use shall not create a nuisance to adjacent properties.

2. The site shall have adequate access to utilities, public water and wastewater infrastructure, emergency services, and electrical infrastructure.

3. The site shall be at least 10 acres.

4. Data and technology centers shall be located in an industrial zoning district and shall be consistent with the General Plan and the Town's economic development goals.

> ***Note:*** *Table 5.4-1 lists "Technology / Data Center" as a Conditional Use Permit (CUP) use in PM, M1, and M2, but separately lists "Data Center" as a CUP use only in M2. The table conflicts with this section's industrial-district limitation and does not clarify whether the two entries describe distinct uses. We need to reconcile the use names and district applicability in Table 5.4-1.*

B. Setbacks and Buffers. Unless the underlying zoning district requires greater setbacks, the following minimum setbacks shall apply:

1. Adjacent to a residential zoning district:

    a. Buildings and mechanical equipment shall be set back at least 1,000 feet.

2. Adjacent to sensitive uses:

    a. Schools and hospitals: 2,000 feet.

    b. Public parks: 1,000 feet.

    c. Other sensitive land uses: setbacks shall be determined by the Commission and Council. [Setback distance or objective standard for other sensitive land uses]

3. A data and technology center adjacent to residential zoning shall provide a landscape buffer at least 20 feet wide, in addition to the setbacks required by the zoning district.

4. An 8-foot masonry wall shall be provided to reduce visual and noise impacts.

5. The following minimum setbacks shall also apply from the listed uses:

    a. Residentially zoned property: 500 feet.

    b. Schools, parks, hospitals, and other identified sensitive land uses: 1,000 feet.

> ***Note:*** *The stand-alone standards govern. They require 1,000-foot setbacks for buildings and mechanical equipment from residential zoning, 2,000 feet from schools and hospitals, and 1,000 feet from public parks. The embedded standards separately state 500 feet from residentially zoned property and 1,000 feet from schools, parks, hospitals, and other sensitive uses. The stand-alone standards' more specific setbacks control; the embedded setback language is retained here to flag the conflict for resolution.*

C. Traffic and Parking.

1. A Traffic Impact Analysis shall be required when the Town Engineer, Commission, or Council determines that the analysis is necessary.

2. The Town Engineer may require a comprehensive Traffic Impact Analysis addressing construction traffic, employee traffic and shifts, service vehicle access, and emergency response and staging.

3. Parking shall be based on staffing, at a rate of 1 space per employee.

D. Water Resources.

1. The applicant shall submit a Water Impact Analysis addressing:

    a. Projected water demand.

    b. Cooling technology.

    c. Water conservation measures.

    d. Long-term water availability.

    e. Additional information requested by [Town official responsible for utilities].

2. The Commission and Council may require additional water conservation measures.

3. The Town may require continuous water-use monitoring, annual water-use reporting, and use of reclaimed water infrastructure where available.

E. Environmental Protection.

1. The applicant shall submit an Environmental Protection Plan addressing:

    a. Stormwater management and runoff.

    b. Air emissions, including emissions from emergency power generation.

    c. Hazardous materials and their storage.

    d. Heat island effects and mitigation.

    e. Environmental impacts associated with emergency power generation.

2. The Commission and Council may require additional environmental protection measures.

3. The applicant shall submit an electrical infrastructure report describing grid capacity, proposed substations, transmission upgrades, and backup systems.

4. Emergency backup generators shall comply with applicable ADEQ and EPA requirements. Generators shall not be tested between 10:00 p.m. and 7:00 a.m.

5. Renewable energy generation and battery storage systems shall be integrated where feasible.

6. A facility shall detail and mitigate generator air emissions, stormwater runoff, hazardous material storage, and heat island effects in accordance with applicable ADEQ and EPA requirements.

F. Noise.

1. Noise generated by the facility shall not create a nuisance on adjoining properties.

2. The applicant shall submit a noise mitigation plan and a professional acoustical study demonstrating compliance with applicable Town Code requirements at the property boundary. [Section reference to be confirmed]

3. Mechanical cooling loops, generators, and transformers shall minimize off-site noise. The applicant shall implement mitigation measures, which may include sound walls, specialized equipment enclosures, strategic building orientation, and landscape buffers.

4. The Commission and Council may modify the noise mitigation plan.

G. Outdoor Lighting. Lighting shall comply with applicable Town outdoor lighting standards and shall:

1. Use fully shielded fixtures.

2. Prevent light trespass and direct light away from residential zones.

3. Use the minimum illumination necessary for public safety and follow dark sky principles.

H. Property Maintenance. The applicant shall submit a property maintenance plan. The plan shall be a condition of the CUP and may be modified by the Commission and Council. Failure to maintain the property may constitute grounds for CUP review or revocation.

I. Safety, Security, and Emergency Operations.

1. The applicant shall submit a Safety and Security Plan and an Emergency Operations Plan.

2. Emergency vehicle access shall be maintained at all times.

3. The applicant shall submit a Fire Protection Plan for approval by the Copper Canyon Fire and Medical District Fire Marshal. The plan shall address facility-specific hazards, including battery energy storage systems (BESS).

4. The applicant shall coordinate with the Fire Marshal's Office and utility providers.

J. Operational Management. The applicant shall submit an Operational Management Plan.

K. Additional Conditions.

1. The Commission may recommend, and the Council may impose, additional conditions necessary to protect public health, safety, and welfare. Conditions may include:

   a. Additional setbacks, landscaping, buffers, or screening.

   b. Additional water conservation measures.

   c. Utility and infrastructure improvements, including off-site public infrastructure improvements for which the applicant may be responsible.

   d. Enhanced noise mitigation.

   e. Operational modifications to mitigate identified impacts.

f. Monitoring or reporting of water use, energy consumption, or environmental performance.

2. The facility shall provide complete screening of exterior mechanical equipment, cooling towers, and infrastructure from public view. Perimeter landscaping shall be installed along all property boundaries.

3. Building facades visible from public roadways shall incorporate varied building materials, structural articulation, and decorative screening treatments to avoid large, blank, windowless walls.

L. Water Monitoring. The applicant shall demonstrate sufficient water availability under applicable Arizona requirements.

6.18 Parks, Playgrounds, and Sports Fields

Parks, playgrounds, and sports fields shall provide recreational opportunities for residents and visitors. They shall minimize adverse impacts on surrounding properties, protect public safety, environmental resources, and neighborhood character, and provide adequate public infrastructure and accessibility.

A. Site Suitability.

1. The site shall be appropriate for recreational use considering surrounding land uses and shall not create a nuisance to surrounding lots.

2. Existing natural features shall be incorporated into the site design.

3. The site shall be sufficient to accommodate recreation facilities, parking, internal circulation, emergency access, drainage facilities, landscaping, buffers, utilities, and future maintenance access.

B. Setbacks and Buffers. Unless greater setbacks are required by the underlying zoning district, the following minimum setbacks shall apply:

1. Adjacent to residential zoning:

   a. Recreation facilities: 100 feet.

   b. Athletic fields: 150 feet.

   c. Parking lots: 75 feet.

   d. Restrooms: 100 feet.

   e. Maintenance buildings: 150 feet.

   f. Sport court lighting poles: 200 feet.

2. Adjacent to agricultural uses:

   a. Active recreation: 100 feet.

   b. Buildings: 75 feet.

   c. Parking: 50 feet.

3. A landscape buffer shall be provided adjacent to residential development. The buffer shall:

   a. Be at least 30 feet wide.

   b. Include a combination of native trees and shrubs.

   c. Include earthen berms where appropriate.

d. Include decorative fencing or masonry walls when necessary.

e. Achieve at least 75% visual screening within 5 years.

4. Masonry walls shall be provided next to residential zoning districts.

5. Artificial turf shall not count toward required landscaping.

C. Traffic Impact.

1. A Traffic Impact Analysis shall be required if the proposed park:

a. Exceeds 5 acres.

b. Includes athletic fields.

c. Includes tournament facilities.

d. Includes 2 or more sports courts.

e. Is expected to generate more than 200 vehicle trips on a typical weekend day.

f. Is determined by the Town Engineer to warrant additional analysis.

2. The analysis shall evaluate:

a. Peak-hour traffic.

b. Weekend traffic.

c. Event traffic.

d. School traffic conflicts.

e. Intersection capacity.

f. Emergency response access.

g. Pedestrian crossings.

D. Parking.

1. Parking shall be based on maximum anticipated occupancy rather than average daily use.

2. Overflow parking on public streets shall be prohibited unless the streets are specifically improved for individual events.

3. Parking lots adjacent to residential zoning shall include:

a. Landscape islands every 10 spaces.

b. A 6-foot screening wall.

c. Fully shielded lighting.

d. Controlled access after operating hours.

E. Hours of Operation. Unless otherwise approved by The Town of Camp Verde Development Services:

1. Parks shall operate between 7:00 a.m. and 10:00 p.m.

2. Athletic field lighting shall terminate no later than 10:30 p.m.

3. Playground lighting shall terminate 1 hour after sunset.

4. Maintenance activities shall occur between 7:00 a.m. and 5:00 p.m.

5. The Commission may impose shorter operating hours adjacent to residential neighborhoods.

6. The Commission may require gated access after operating hours.

F. Noise.

1. Noise generated by a facility shall not create a nuisance on adjoining properties.

2. The applicant shall submit a noise mitigation plan.

3. The Commission may prohibit or restrict:

   a. Outdoor amplified music.

   b. Public addressing systems.

   c. Airhorns.

   d. Outdoor concerts.

   e. Fireworks.

   f. Motorized recreation equipment.

4. Athletic tournaments may be subject to additional operational conditions.

G. Outdoor Lighting.

1. Lighting shall comply with applicable dark sky standards and shall:

   a. Use fully shielded fixtures.

   b. Prevent light trespass.

   c. Be directed away from residences.

   d. Include automatic shutoff timers.

   e. Use the minimum illumination necessary for public safety.

2. Athletic field lighting shall be supported by a photometric study demonstrating no measurable adverse impacts on adjacent residential properties.

H. Water Conservation and Environmental Protection.

1. The applicant shall submit a Water Conservation Plan demonstrating:

   a. Native and drought-tolerant landscaping.

   b. Hydrozoning.

   c. Smart irrigation controllers.

   d. Soil moisture sensors.

   e. Rain sensors.

   f. High-efficiency irrigation equipment.

   g. Use of reclaimed water where available.

   h. Rainwater harvesting.

2. The Commission may prohibit ornamental turf except where programmed recreation requires it.

3. The applicant shall demonstrate that no practical drought-tolerant alternative exists for large turf areas.

4. Development shall avoid disturbance of riparian habitat, floodways, significant vegetation, wildlife corridors, and steep slopes.

5. Grading shall be minimized as determined by the Town Engineer.

6. Natural washes shall remain undisturbed except where crossings are approved.

I. Maintenance Plan.

1. The applicant shall submit a long-term maintenance program identifying:

   a. The responsible maintenance entity.

   b. The landscape maintenance schedule.

   c. The playground inspection schedule.

   d. Irrigation maintenance.

   e. The restroom cleaning schedule.

   f. The trash removal frequency.

   g. Graffiti removal procedures.

   h. The replacement schedule for damaged equipment.

2. Failure to maintain the property may constitute grounds for CUP review or revocation.

J. Special Events.

1. The Commission shall identify and condition:

   a. Maximum attendance.

   b. The number of special events allowed annually.

   c. Maximum event duration.

   d. Parking management.

   e. Security staffing.

   f. Traffic control measures.

   g. Sanitation facilities.

2. Events that exceed approved attendance or operating hours shall require a Special Event Permit under [Section reference to be confirmed].

K. Additional Conditions.

1. The Commission may recommend, and the Council may impose, additional conditions necessary to protect public health, safety, and welfare, including:

   a. Limiting the types of recreational activities permitted on the site.

   b. Restricting tournament play or large organized events.

   c. Establishing maximum occupancy.

d. Requiring additional setbacks, landscaping, or screening.

e. Requiring sidewalks, multi-use paths, transit improvements, or roadway improvements.

f. Requiring ongoing maintenance agreements or financial assurances for privately maintained parks.

g. Prohibiting alcohol consumption.

h. Restricting food vendors, temporary structures, or commercial activities unless specifically authorized.

> ***Note:*** *Table 5.4-1 lists parks and playgrounds as CUP uses in residential districts. Requiring a CUP for neighborhood parks, including Town parks, may be unintended; the Town should confirm the table's intended applicability. The source does not identify who may approve exceptions to the hours of operation or the section governing Special Event Permits, so placeholders are included.*

6.19 Nuclear Power Generation and Advanced Energy Systems

A. Purpose and Intent. This section establishes criteria for the location, construction, and operation of nuclear energy generation facilities, including Small Modular Reactors (SMRs) and microreactors. The criteria address integration with local land-use plans, protection of natural resources, particularly water resources and visual corridors, and coordination of municipal planning with state and federal oversight agencies.

B. Definitions.

1. Nuclear Power Generation Facility (NPGF) means a commercial facility designed to generate electricity using nuclear fuel or nuclear fission reactions. The term includes traditional reactors, SMRs, and microreactors, together with associated support buildings, cooling systems, and substations.

2. Small Modular Reactor (SMR) means a nuclear power reactor with a design capacity generally up to 300 megawatts electric (MW_e) per unit, designed to be built off-site and transported to the location.

3. Microreactor means a compact nuclear reactor designed to produce electricity or process heat, generally producing under 20 megawatts electric (MW_e), and factory-fabricated and transportable.

4. Nuclear fuel and waste storage means temporary or long-term storage areas for unspent, spent, or low-level radioactive materials governed by applicable federal regulations.

C. Zoning District Applicability.

1. Nuclear Power Generation Facilities, SMRs, and microreactors are prohibited in all residential, commercial, and agricultural zoning districts.

2. These facilities may be considered only in the Heavy Industrial (M-2) or General Industrial (M-1) zoning districts and only upon Council approval of a CUP following a Commission recommendation.

> ***Note:*** *Nuclear power generation is not listed in Table 5.4-1. The Town should add the use and identify the districts in which it may be considered so that the table and this section are consistent.*

D. CUP Requirements. In addition to the standard CUP submittal requirements, an application for a Nuclear Power Generation Facility shall include:

1. A federal and state compliance matrix documenting active application status or preliminary review approval from the U.S. Nuclear Regulatory Commission (NRC), the Arizona Department of Environmental Quality (ADEQ), and the Arizona Corporation Commission (ACC).

2. A water resource impact study prepared by a licensed Arizona hydrologist. The study shall address:

a. Source water demands, including cooling water and closed-loop systems.

b. Impacts on local aquifer storage, regional watersheds, and riparian habitats.

c. On-site wastewater treatment and discharge containment protocols.

3. An emergency response and evacuation plan reviewed and approved by the Town of Camp Verde Marshal's Office, the local fire district, and Yavapai County Emergency Management. The plan shall establish emergency zones, access routes, and training protocols.

4. A decommissioning and site reclamation plan that includes a narrative and financial guarantee addressing long-term site restoration, building demolition, and soil remediation after the facility's operational life.

E. Site Development and Performance Standards.

1. Setbacks and buffers:

a. Structures shall be set back at least 500 feet from any property boundary.

b. Structures shall be set back at least 1,500 feet from any residential zoning district boundary or existing residential structure.

2. Primary containment structures or cooling towers that exceed the maximum height allowed by the zoning district shall require explicit Council approval during the CUP process. The Council shall consider visual impacts on surrounding terrain and scenic vistas.

3. Outdoor illumination shall comply with the Town's outdoor lighting standards. Full-cutoff, shielded fixtures shall be used for all security and operational lighting.

4. Sound levels generated at the facility boundary shall not exceed 55 dBA at any property line adjacent to a non-industrial district.

5. High-security perimeter fencing and controlled access points shall be screened from public rights-of-way using native landscaping or earthen berms where appropriate.

F. Federal and State Preemption.

1. Nothing in this section shall be construed to regulate radiological health and safety standards or nuclear materials management in a manner that preempts or conflicts with the Atomic Energy Act of 1954, as amended, or the rules and oversight of the NRC.

2. The NRC has exclusive authority over radiological safety. This section regulates land use and shall not be construed to regulate radiological safety in a manner preempted by federal law.

> ***Note: LEGAL REVIEW:*** *The federal-preemption language preserves the distinction between local land-use regulation and federal authority over radiological safety. The source identifies Pacific Gas & Electric Co. v. State Energy Resources Conservation & Development Commission; legal counsel should confirm the case citation and the scope of the stated preemption language before adoption.*

6.20 General Maintenance and Appearance Standards

A. Applicability. The following property maintenance standards apply uniformly across all land uses governed by Section 6.1.

B. Standards.

Table 6.20-1 General Maintenance and Appearance Standards

Standard	Requirement
Site Cleanliness	The entire property shall be maintained in a clean, orderly, and sanitary condition.
Vegetation and Debris	Weeds, accumulated debris, litter, and abandoned or unapproved equipment shall be regularly removed from the premises.
Structural Integrity	Buildings, fences, screening walls, and structural materials shall be kept in good repair and structural condition.
Visual Organization	Outdoor display and storage areas shall be structurally organized to avoid visual clutter or blight when viewed from public rights-of-way.

Article 7 – Agritourism Use Standards

7.1 Legislative Authority and Purpose

A. Intent. This section promotes economic development, agritourism, and the preservation of the Town's open spaces and rural heritage. It establishes a dual-path regulatory process that implements the agricultural-preservation, economic-development, and rural-character goals of the Town of Camp Verde 2026 General Plan (Vision 2050).

1. The process provides a streamlined administrative approval track for accessory agritourism uses on working farms.

2. The process provides a transparent, criteria-driven Conditional Use Permit (CUP) process when the scale of an operation triggers public health, safety, or infrastructure concerns.

B. Statutory Framework. This Article aligns with A.R.S. § 9-462.01 and A.R.S. § 3-111(2), which defines "agritourism," and A.R.S. § 42-12151(12), which classifies qualifying agritourism land as agricultural real property. It also incorporates the risk-mitigation approach reflected in right-to-farm frameworks. This Article establishes boundaries for municipal safety oversight of public-facing agritourism infrastructure, including building, fire, and wastewater matters. Where state law limits municipal regulation of qualifying agricultural or agritourism operations, this Article shall be construed consistently with those limits.

> **Drafting Note:** Legal review is needed to confirm the cited statutes, their applicability to the Town's standards, and the intended scope of the source's reference to right-to-farm frameworks.

7.2 Definitions and Tiered Use Matrix

A. Core Definitions. For purposes of this Article:

1. **Bona fide agricultural operation** means a farming, ranching, or orchard tract consisting of at least 2acres under active cultivation or livestock management. The operator shall verify the operation through an IRS Schedule F, a business plan, or a state agricultural designation. Land qualifying as agricultural real property under A.R.S. § 42-12151 shall be presumed to satisfy this definition.

2. **Accessory agritourism activity** means an activity that allows members of the public to view, enjoy, or participate in rural activities for recreational or educational purposes. Such activities include farming, ranching, historical, cultural, U-pick, harvest-your-own produce, and natural activities and attractions, including U-pick operations, farm tours, and agricultural education, consistent with A.R.S. § 3-111(2).

3. **Agritourism event or high-impact use** means a temporary or recurring assembly at an agricultural location that departs from standard daily operations and introduces intensive commercial elements, including weddings, music festivals, or large-scale farm-to-table dining events.

B. Tiered Use Matrix. The Town shall assign agritourism development approvals to 1 of 3 operational tiers based on the scale of the use and its infrastructure impacts. These standards apply in the Agricultural (A) zoning district and in any other district where agritourism is a permitted or conditional use under Table 5.4-1.

Table 7.2-1 Agritourism Tiered Use Matrix

Development Tier	Core Criteria	Permitted Activities	Approval Track
Tier 1: Permitted Accessory	Minimum 2contiguous acres Active agricultural production Daily traffic <	Farm tours and demonstrations U-pick operations On-site raw	Administrative sign-off Exempt from standard site plan review and subject only to basic access and safety validation

Development Tier	Core Criteria	Permitted Activities	Approval Track
	50 vehicles	agricultural sales Educational workshops	Annual self-certification of continued compliance is recommended [Town to confirm]
Tier 2: Minor Agritourism (Hybrid Model)	Minimum 2contiguous acres Regular public interface Daily traffic 51–150 vehicles	Farm-to-table dining (< 50 guests) Farm stays (no more than 2 lodging units; see Section 7.7) Retail sales (up to 25% non-agricultural items) Tasting rooms accessory to a vineyard (tasting rooms associated with production facilities remain subject to Section 7.6)	Staff-level administrative approval, reviewed by the Director and subject to explicit performance standards Notice of approved permits posted on the Town website and published in a newspaper of general circulation, consistent with the notice-and-quarterly-reporting approach discussed by the Town Council in response to HB 2447
Tier 3: Major / Conditional	Minimum 5 acres Over 150 vehicles per day Amplified outdoor sound	Commercial weddings and private parties Concerts and festivals Large-scale non-agricultural retail sales Corporate retreat centers	CUP Public hearing process: Commission review and recommendation, followed by final action by the Council

C. Cumulative Tier Thresholds. Tier thresholds are cumulative. Any activity meeting a Tier 3 trigger in Section 7.4 requires a CUP, regardless of the operator's requested tier.

7.3 Tier 1 and Tier 2 Administrative Performance Standards

The operator of a Tier 1 or Tier 2 use shall comply with and maintain the following operational standards. Failure to meet these standards shall route the use to Tier 3 evaluation.

A. Verification of Agriculture. An applicant requesting Tier 1 or Tier 2 status shall submit documentation of active agricultural operations to the Department through the Online Services portal in the format specified by the Department. Acceptable documentation includes:

1. An active IRS Schedule F (Profit and Loss Form Farming).
2. Arizona Department of Agriculture livestock brands and grazing leases.
3. A comprehensive 3-year agricultural business plan for a newly established operation.
4. Other comparable documentation acceptable to the Director, including evidence of agricultural use classification under A.R.S. Title 42.

B. Site Design and Access.

1. **Setbacks.** Structural enhancements dedicated to public agritourism use, including farm stands, tasting rooms, and event staging areas, shall maintain a setback of at least 100 feet from all lot lines. High-density processing facilities shall maintain a setback of at least 200 feet.

> **Drafting Note:** This section flags a conflict between these setbacks and setbacks in its former Sections 6.6 and 6.7. Under the new structure, those references do not align with the agritourism subjects cited in the source. The Town shall confirm the applicable setback standards before adoption.

2. **Parking infrastructure.** The operator shall provide all parking on site. The operator shall not provide parking along public rights-of-way. Parking surfaces may remain unpaved to preserve rural character, but the operator shall treat them to mitigate dust. Any use open to the public shall provide accessible parking that complies with applicable accessibility requirements, regardless of the parking surface type.

3. **Dark sky compliance.** All outdoor illumination shall comply with the Town's outdoor lighting standards in Section 8.3. Fixtures shall be fully shielded, directed downward, and use low-lumen, warm-spectrum light sources to minimize light pollution and preserve the night sky.

C. Hours of Operation. Tier 1 and Tier 2 uses shall operate only from 7:00 a.m. to 9:00 p.m.

7.4 Tier 3 Conditional Use Permit Criteria

A Tier 3 agritourism activity shall obtain a CUP under Section 6.1 when it introduces intensive commercial use patterns that affect public infrastructure or adjacent residential zones. The following criteria trigger CUP review.

A. Hours of Operation. Tier 3 uses authorized by a CUP shall operate only from 7:00 a.m. to 10:00 p.m. The operating window for outdoor amplified music is subject to subsection C.2.

B. Traffic and Logistical Thresholds.

1. **Traffic volume.** A proposed agritourism use shall obtain a CUP if it is projected to generate more than 150 vehicular trips per day or if an event format is expected to have more than 100 vehicles present at one time.

2. **Right-of-way access.** An operation using a shared, unpaved private easement for public access shall obtain a CUP. The applicant shall provide a recorded Road Maintenance Agreement or demonstrate clear, unencumbered access to a dedicated collector or arterial street.

C. Amplified Sound and Event Operations.

1. **Amplified music.** An outdoor use that uses an amplified sound system or live band shall obtain a CUP.

2. **Sound levels.** Outdoor amplified music shall operate only within the hours specified in subsection A. Sound levels shall not exceed the maximum limits established by the Town's general noise ordinance, measured at the lot line.

3. **Frequency of events.** Regular commercial event hosting, including commercial weddings or non-profit festivals, more than 6 times per calendar year shall require a CUP.

D. Environmental Health and Sanitation.

1. **Wastewater management.** A use requiring permanent public restrooms or commercial food preparation shall obtain approval from Yavapai County Environmental Services or the Arizona Department of Environmental Quality (ADEQ) for an on-site wastewater treatment system (OWTS).

2. **Portable sanitation.** The operator may use portable sanitation units only for temporary events that do not exceed 72 consecutive hours.

7.5 Administrative Process and Enforcement

A. Administrative Track for Tiers 1 and 2.

1. **Submission.** The operator shall submit an Agritourism Declaration form, supporting agricultural documentation, and a basic plot plan showing parking, setbacks, and structures electronically through the Online Services portal in the format specified by the Department.

2. **Review period.** The Department shall conduct an expedited administrative review to verify compliance with the performance standards. The review shall be completed within 15 business days.

3. **Determination.** If the operator meets the standards, the Department shall issue administrative clearance. No public hearing or structural building permit is required for basic agricultural exemptions. The Town may conduct life-safety field inspections, including inspections of clear fire-access paths.

4. **Notice and reporting.** The Town shall publish notice of approved Agritourism Declarations on the Town website and in a newspaper of general circulation. The Town shall provide quarterly summary reports to the Commission and Council, consistent with the notice-and-reporting approach recommended by Town staff in response to HB 2447.

B. Conditional Use Permit Track for Tier 3.

1. **Pre-application meeting.** The applicant shall meet with the Department to define the project scope, traffic mitigation strategies, and site design parameters.

2. **Public notification.** The applicant shall provide public notice in accordance with Section 3.1.F and shall post physical notice signs on the lot at least 15 business days before the public hearing. The Town shall mail notice letters to all property owners within 300 feet of the site.

3. **Hearing and decision.** The Commission shall review the Department's analysis and hold a public hearing to make a recommendation. The Council shall take final action on the CUP application, including approval, approval with conditions, or denial. The hearing and CUP procedure shall comply with Sections 3.1.G and 6.1.

C. Operational Enforcement and Revocation. An approved Agritourism Declaration, administrative clearance, or CUP shall be subject to compliance monitoring. If a Code Enforcement Officer's investigation documents violations involving traffic, lighting, noise, or sanitation, the Director may initiate a formal review and may suspend or revoke the applicable clearance or permit.

1. Before the Town suspends or revokes a clearance, permit, or CUP, the Town shall give the operator written notice of the alleged violation and at least 30 business days to correct it.

2. The operator may appeal a suspension or revocation to the Board under Section 2.5 within 30 business days after the determination.

7.6 Breweries, Distilleries, and Wineries

A. Applicability. This section applies to all breweries, distilleries, and wineries operating under a Conditional Use Permit (CUP) within the Town. These uses shall balance production logistics with community compatibility.

B. Exception. A tasting room that is accessory to on-site agricultural production and has no on-site production or processing facility may instead be approved as a Tier 2 use under Section 7.3.

C. Agricultural Production Requirement.

1. **Direct connection.** The applicant shall demonstrate and maintain a direct, functional connection to regional agricultural production through one or more of the following:

a. Cultivation of grapes, grain, hops, fruits, herbs, agave, or other agricultural products on the lot.

b. Cultivation of agricultural products on land owned or leased by the applicant within the Verde Valley region.

c. Procurement of agricultural products from local or regional agricultural producers.

2. **Continuity of operations.** Agricultural production shall remain an active component of the operation throughout the life of the CUP.

D. Site Area and Location Standards.

1. **Minimum lot area.** The minimum lot area shall be 2acres.

2. **Site access.** The property shall consist of a legally configured lot with direct access to a public roadway or an approved private roadway engineered to safely accommodate emergency response vehicles.

3. **Repurposing existing infrastructure.** The operator may use or retrofit existing agricultural structures, including barns and sheds, as tasting rooms, processing areas, storage facilities, bottling lines, or retail space, provided the structures comply with applicable building and fire safety codes.

E. Setbacks and Buffering.

1. Production buildings, tasting rooms, and event facilities shall be set back at least 100 feet from all property lines.

2. Production buildings, tasting rooms, and event facilities shall be set back at least 200 feet from existing residential dwellings on adjacent properties.

3. Existing agricultural vegetation, orchards, vineyards, and natural vegetation may be used to satisfy buffering requirements.

F. Lighting.

1. Outdoor lighting shall be fully shielded and directed downward.

2. Lighting shall comply with dark sky standards.

3. Event lighting shall be extinguished no later than 10:00 p.m.

G. Noise.

1. Activities shall be conducted in a manner that does not create unreasonable noise impacts on surrounding properties.

2. Outdoor amplified music associated with events shall conclude no later than 10:00 p.m.

H. Parking and Traffic.

1. Off-street parking shall be provided in accordance with this Ordinance.

2. Parking areas may use stabilized aggregate where approved by the Town Engineer.

3. The applicant shall demonstrate adequate ingress and egress for customers, employees, deliveries, and emergency vehicles.

4. The Director or Town Engineer may require a Traffic Impact Analysis.

5. Accessible parking accommodations shall be provided for uses open to the public in accordance with applicable accessibility requirements.

I. Hours of Operation.

1. Production activities may occur as required for the best harvesting of the crop.

2. Special events shall conclude no later than 10:00 p.m.

J. Production and Processing Standards.

1. Processing, fermentation, distillation, bottling, packaging, storage, and distribution activities shall occur within enclosed buildings unless otherwise approved through the CUP.

2. Outdoor storage of equipment, materials, and supplies shall be screened from public roadways and adjacent properties.

3. The applicant shall comply with all federal, state, county, and local licensing requirements.

4. All production, processing, storage, and distribution activities shall comply with all applicable adopted building, fire, health, safety, and other codes, regulations, and standards, as determined by the applicable authorities having jurisdiction.

K. Tasting Rooms and Retail Sales.

1. On-site tasting rooms shall be permitted as an accessory use.

2. Retail sales of products produced on-site shall be permitted.

3. Retail sales of merchandise, food products, and agricultural products shall be limited to items customarily associated with the operation.

4. Food service may be permitted as an accessory use, subject to applicable health regulations. Liquor service requires applicable licenses from the Arizona Department of Liquor Licenses and Control.

5. All tasting room and retail sales activities shall comply with all applicable adopted building, fire, health, safety, accessibility, and other codes, regulations, and standards, as determined by the applicable authorities having jurisdiction.

L. Special Events.

1. Weddings, festivals, harvest celebrations, concerts, educational programs, and similar agritourism events may be permitted as part of the CUP.

2. The applicant shall identify the following:

    a. Maximum attendance.

    b. Parking accommodations.

    c. A traffic management plan.

    d. Hours of operation.

    e. Event frequency.

3. The Commission and Council may establish attendance limits and event-frequency limitations as conditions of approval.

4. Special events shall comply with the Town's Special Event Permit requirements in [Town Code reference].

M. Water Conservation, Environmental, and Resource Protection.

1. The applicant shall demonstrate an adequate and sustainable water supply for agricultural and commercial operations.
2. If the lot is adjacent to and within 1 mile of the Verde River, a water conservation plan may be required as a condition of approval. The plan shall identify:
    a. Estimated annual water demand.
    b. Irrigation methods.
    c. Water conservation measures.
    d. Wastewater management practices, if applicable.
    e. Opportunities for reclaimed water use.
3. Agricultural irrigation systems shall use water-efficient practices where feasible.
4. The applicant shall implement measures to reduce water consumption.
5. Landscaping shall use native and drought-tolerant vegetation.

7.7 Agritourism Lodging and Accommodations

A. Applicability and Approval. Agritourism lodging and accommodations shall require approval of a CUP in agricultural zoning districts. Agritourism lodging shall be accessory to and associated with an active agricultural operation. Agritourism lodging may include farm stays, ranch stays, guest cabins, glamping accommodations, casitas, guest cottages, and bunkhouses. Hotels, motels, resorts, multifamily residential developments, and other intensive commercial lodging facilities are not agritourism lodging and accommodations.

B. Exception. Farm stays and ranch stays with no more than 2 lodging units on qualifying lots may be approved administratively as a Tier 2 use under Section 7.3. All other agritourism lodging requires a CUP.

C. Agricultural Production Requirement. The applicant shall demonstrate a direct connection to agricultural production through one or more of the following:

1. Cultivation of grapes, grain, hops, fruits, herbs, agave, or other agricultural products on the lot.
2. Cultivation of agricultural products on land owned or leased by the applicant within the Verde Valley region.
3. Procurement of agricultural products from local or regional agricultural producers.

D. Site and Location Standards.

1. All lodging units shall comply with applicable building, fire, health, and safety regulations.
2. The development shall preserve agricultural lands and productive soils to the maximum extent.
3. Existing agricultural infrastructure, including irrigation systems, ditches, and access roads, shall be maintained or relocated in a manner approved by the appropriate entity.
4. Development shall be designed to minimize grading and disturbance of native vegetation.
5. The maximum number of lodging units shall be established based on the following:

Table 7.7-1 Maximum Number of Lodging Units

Lot Size	Maximum Number of Lodging Units
Less than 5 acres	2 lodging units (including principal residence)
5 to 10 acres	3 lodging units (including principal residence)
10 to 25 acres	4 lodging units (including principal residence)
25 to 50 acres	5 lodging units (including principal residence)
50 to 100 acres	6 lodging units (including principal residence)
100 acres or more	Discretion of the Commission and Council

6. Lodging units shall be clustered to minimize impacts on agricultural operations, natural resources, and open space.

7. Individual lodging units shall not be sold separately or subdivided from the agricultural property.

8. Long-term residential occupancy shall be prohibited.

9. The same guest shall not occupy a lodging unit for more than 29 consecutive days.

> **Drafting Note:** A.R.S. § 9-500.39 restricts municipal prohibitions on short-term rentals while allowing regulation for health and safety. Town Attorney review is requested on how that statute applies to the lodging-unit limits, the prohibition on long-term occupancy, and the 29-consecutive-day limit.

E. Setbacks and Buffering.

1. Lodging units shall be set back at least 50 feet from property lines.

2. Lodging units shall be set back at least 100 feet from existing residential dwellings on adjacent properties.

3. Additional setbacks may be required to protect agricultural operations, irrigation infrastructure, riparian areas, or the Verde River, based on recommendations from the Commission and Council.

4. Existing vegetation, orchards, vineyards, and agricultural features may be used as buffers.

F. Lighting.

1. Outdoor lighting shall be fully shielded and directed downward.

2. Lighting shall comply with dark sky standards.

3. Lighting shall be designed to minimize impacts on neighboring properties, wildlife habitat, and agricultural operations.

G. Parking and Access.

1. Adequate off-street parking shall be provided for guests and employees.

2. Parking areas may use stabilized aggregate surfaces where approved by the Town Engineer.

3. Access roads shall be designed to accommodate emergency vehicles.

4. The designated reviewing authority may require the applicant to improve roadways or access points.

5. Lodging open to the public shall provide accessible parking in accordance with applicable accessibility requirements.

H. Operational Standards.

1. Guests shall be informed that the property is located within an active agricultural area and may experience:

a. Agricultural equipment operations.

b. Dust.

c. Odors.

d. Livestock activities.

e. Irrigation operations.

f. Other normal agricultural practices protected under Arizona's Right-to-Farm laws.

2. Quiet hours shall be maintained from 10:00 p.m. to 7:00 a.m.

3. Outdoor events shall be limited to events approved as part of the CUP.

4. The property owner shall maintain a local contact or property management company responsible for handling complaints.

5. A disclosure that the property is a working agricultural operation protected under Arizona's Right-to-Farm laws shall be posted at check-in and included in all rental agreements. Guests shall be informed of the inherent risks of agricultural activities, including equipment operations, dust, odors, livestock, and irrigation.

I. Water, Environmental, and Resource Standards.

1. The applicant shall demonstrate an adequate and sustainable water supply for agricultural operations and lodging accommodations.

2. The applicant shall submit a Water Resource and Conservation Plan that includes:

a. Existing water sources.

b. Estimated annual water demand.

c. Water conservation measures.

d. Irrigation practices.

e. Drought contingency measures.

3. All lodging units shall use water-efficient plumbing fixtures and appliances.

4. Landscaping shall consist primarily of native and drought-tolerant vegetation.

5. Turf areas shall be minimized and limited to functional recreational areas.

6. Irrigation systems shall use water-efficient technologies.

7.8 Outdoor Event Centers and Recreational Uses

A. Applicability and Approval. Outdoor event centers and recreational uses shall require approval of a CUP in agricultural zoning districts. The use shall be accessory to and associated with an active agricultural operation. Permitted agritourism activities may include, but are not limited to, farm tours, agricultural education programs, harvest festivals, corn mazes, u-pick operations, agricultural demonstrations, outdoor recreational activities, weddings and receptions, community gatherings, seasonal events, agricultural markets, and similar agritourism activities that the Director determines are consistent with the purpose of this section. Commercial amusement parks, motorsports facilities, permanent concert venues, and other intensive entertainment uses shall not be permitted under this section.

B. Agricultural Production Requirement.

1. The property shall contain an active agricultural operation.

2. Agritourism activities shall remain secondary and subordinate to the agricultural production occurring on the property.

3. Agricultural production shall continue throughout the duration of the CUP.

C. Site Area and Location Standards.

1. The minimum lot size shall be 5 acres.

2. The maximum event attendance shall be established through the CUP based on the following:

Table 7.8-1 Maximum Event Attendance

Lot Size	Event Capacity
Less than 5 acres	N/A
5 to 10 acres	Up to 50 attendees
10 to 25 acres	Up to 100 attendees
25 to 50 acres	Up to 150 attendees
50 to 100 acres	Up to 250 attendees
100 acres or more	Discretion of the Commission and Council

3. The applicant shall identify the following:

   a. Types of events.

   b. Maximum attendance.

   c. Frequency of events.

   d. Seasonal schedules.

4. The Commission and Council may establish additional limits on attendance, event frequency, and operating hours as conditions of approval.

5. Event areas shall be designed to minimize disturbance to agricultural operations, irrigation systems, and neighbors.

6. Permanent structures shall comply with all applicable building, fire, zoning, and safety regulations.

7. Temporary structures shall comply with all applicable building and fire code requirements.

8. Existing agricultural buildings may be used for event-related activities, subject to applicable code requirements.

D. Lighting.

1. Outdoor lighting shall be fully shielded and directed downward.

2. Lighting shall comply with dark sky standards.

3. Event lighting shall be extinguished no later than 10:00 p.m.

E. Noise.

1. Amplified music and entertainment shall conclude no later than 10:00 p.m.

2. The Town may require noise mitigation measures.

F. Sanitation.

1. Adequate restroom facilities shall be provided for all events.
2. Solid waste receptacles shall be provided throughout event areas.
3. All waste shall be removed and properly disposed of following events.

G. Parking and Traffic Management.

1. Adequate off-street parking shall be provided on-site.
2. Parking areas may use stabilized aggregate surfaces when approved by the Town Engineer.
3. Event traffic shall not create hazardous conditions on public roadways.
4. The Town may require roadway improvements, traffic control measures, or event traffic management personnel.
5. Emergency vehicle access shall be maintained at all times.
6. Events open to the public shall provide accessible parking in accordance with applicable accessibility requirements.

H. Operational Standards.

1. Events shall occur only between 7:00 a.m. and 10:00 p.m.
2. A responsible property owner or manager shall be available during all events.
3. Overnight camping shall be prohibited unless designated camping areas are provided as part of the CUP.
4. Special events shall comply with the Town's Special Event Permit requirements in [Town Code reference].

I. Water, Environmental, and Resource Standards.

1. The applicant shall demonstrate an adequate and sustainable water supply.
2. A Water and Conservation Plan may be required to identify:
    a. Existing water sources.
    b. Estimated water demand.
    c. Water conservation methods.
    d. Irrigation measures.
    e. A drought contingency plan.
3. Landscaping shall use native and drought-tolerant vegetation.
4. Temporary and permanent restroom facilities shall incorporate water-conserving measures.
5. Dust-control measures shall be implemented during construction and operation.
6. The Town may require environmental studies for properties abutting the Verde River.

7.9 General Provisions

A. Disclosure Signage. Tier 1, Tier 2, and Tier 3 operators shall post signage at public entrances and registration points disclosing the inherent risks of agricultural activities, including equipment operations, dust, odors, livestock, and irrigation, consistent with Arizona's Right-to-Farm laws.

B. Other Permits. This Article does not exempt an operator from applicable federal, state, county, or Town requirements, including Arizona Department of Liquor Licenses and Control licenses, Yavapai County Environmental Services food-service permits, building and fire code approvals, and Town business licensing.

C. Nonconforming Agritourism Uses. Agritourism uses lawfully established before the effective date of the ordinance adopting this Article may continue. Within 12 months of that effective date, the operator shall file a declaration with the Development Services Department to have the use assigned a tier under Section 7.2. An agritourism use for which the operator does not file a declaration shall be subject to the permit requirements of this Article as applied to new uses.

D. Severability. If any provision of this Article, or its application to any person or circumstance, is held invalid, the remainder of this Article and its application to other persons or circumstances shall not be affected.

Article 8 – Site Development Standards

8.1 Fences and Walls

A. General Standards.

1. The Town shall permit fences and screening as provided in this Section.

2. Fence materials shall be durable and consistent with fences on abutting lots.

3. A subdivision approval, Planned Area Development (PAD) approval, or Conditional Use Permit may modify the height and location requirements of this Section. For fences on retaining walls, see the definition of "retaining wall" in Section 1.15.

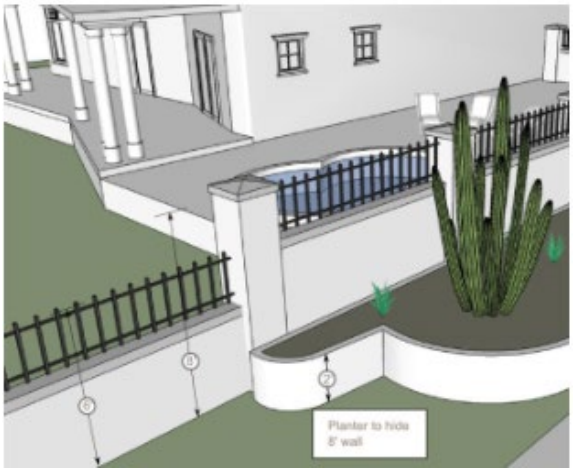
4. A fence in a required front yard setback shall not exceed 36 inches in height. The fence may reach a maximum height of 48 inches if the portion above 36 inches consists of open material. A lot may have a fence up to 6 feet in height if any solid portion is at least 8 feet from the front property line and the fence does not create a visibility conflict, as determined by the Town.

Figure 8.1-1 Fence height illustration



5. A fence on a side or rear property line shall not exceed 6 feet in height measured from the highest finished grade adjacent to the fence, or 8 feet measured from the lowest grade adjacent to the fence. If a fence exceeds 6 feet in height on the low side, the fence shall use berming, landscaping, offsets, or similar enhancements to mask the height difference. In no case shall the fence exceed 8 feet in height. The portion of a fence that exceeds 6 feet in height on the low side shall be view fencing.

Figure 8.1-2 Fence height on sloping ground



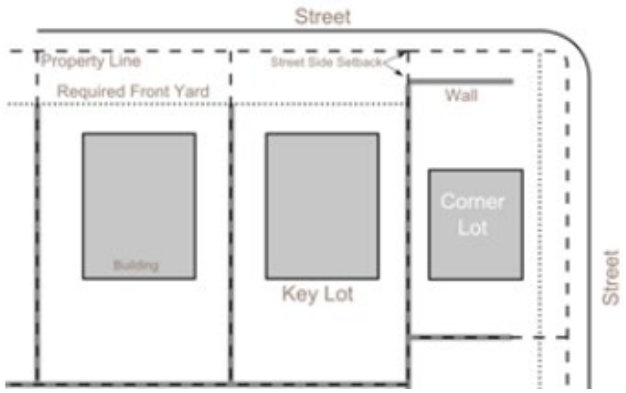
6. A fence more than 7 feet in height shall be designed by an Arizona-registered structural engineer and shall require a building permit issued by the Town.

7. Outside the required front yard setback, a fence may be erected up to 6 feet in height.

8. A connecting side-yard fence shall be set back at least one-quarter of the required front yard setback from the front face plane of the residential structure.

9. On a corner lot abutting a key lot, a fence or freestanding wall more than 3 feet, 6 inches in height, but no more than 6 feet in height, shall be set back from the street-side property line by at least one-half of the required front yard depth.

Figure 8.1-3 Corner-lot fence setback illustration



10. Fence details shall show the proposed method of construction and the anchoring of the fence, posts, and gates.

11. Fence details shall show the proposed distance between the fence and abutting property lines, if any, and the distance to the sight line of a street right-of-way intersection. The fence shall maintain adequate sight distance.

12. The height of a fence shall be measured from ground level at all points where the fence is located. The fence height may be increased as needed to provide drainage space beneath the fence.

13. The owner shall confine storage areas, solid waste dumpsters, and large items for solid waste pickup within an enclosed area. The enclosure shall be of solid construction, 6 feet in height, and have gates providing access.

14. A Fence Permit under Section 3.2.D shall be required only for a fence located on a property line or an interior fence more than 6 feet in height. A fence on a property line that is 6 feet or less in height shall require a Zoning Clearance issued by the Development Services Department. All solid-wall construction shall require a building permit issued by the Department.

> **Drafting Note:** The Fence Permit trigger is stated to match Section 3.2.D: property-line fences or interior fences over 6 feet. The source separately requires a Zoning Clearance for property-line fences 6 feet or less; confirm whether Section 3.2.D also requires that clearance or whether the Fence Permit replaces it.

B. Residential Zoning Districts.

1. Fencing along individual property boundaries, excluding the front yard setback, may be view fencing or a solid wall and shall not exceed 6 feet in height.

Figure 8.1-4 Residential boundary fencing



Figure 8.1-5 Residential boundary fencing detail



2. Metal wire fencing is permitted as perimeter fencing if it meets the height and location requirements of this Section. Metal wire fencing may be added to the side of split-rail fencing and shall not extend above the highest rail.

C. Non-Residential Zoning Districts.

1. All perimeter fences shall be finished on all sides to match the commercial or industrial architectural style.

2. A fence on a side or rear yard abutting a residential zoning district or residential use shall not exceed 8 feet in height measured from the highest finished grade, or 10 feet measured from the lowest grade adjacent to the fence. A fence more than 8 feet in height on the low side shall use berming, landscaping, offsets, or similar enhancements to mask the height difference.

3. A parking area adjacent to a required front yard shall provide a decorative screen wall, landscape berm, or combination of the two, not exceeding 3 feet in height, to screen the undercarriages of parked vehicles. A parking lot screen wall shall also comply with the design provisions of this Section.

Figure 8.1-6 Parking-area screening illustration

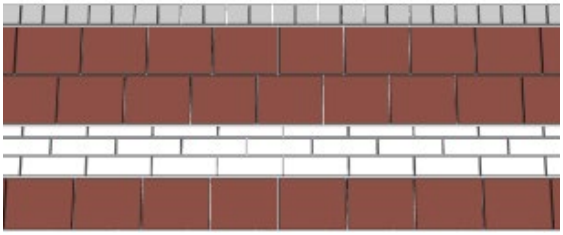


4. Six-inch-wide interlocking blocks or 6-inch-wide concrete masonry blocks are permitted for internal lot-line and privacy fences.

5. All perimeter subdivision fences adjacent to open space or arterial or collector rights-of-way shall be constructed of 6-inch block. An Arizona-registered structural engineer shall design the fence system, and the Town shall approve it.

6. Eight-inch non-interlocking block is permitted in all areas of a subdivision if an Arizona-registered structural engineer designs the block wall and it is installed in accordance with that design.

Figure 8.1-7 Block wall illustration



7. Solid perimeter fence standards apply to solid fencing along arterial and collector streets on the perimeters of residential projects. Solid fencing addresses concerns about noise, light, privacy, and safety. Because solid fencing affects the image, character, safety, and privacy of the community, the project shall include design upgrades, such as material choices and additional buffering, to offset reduced openness and lessen the impact of solid fencing.

8.2 Landscaping

A. Purpose. This Section implements the goals of the General Plan by establishing landscaping and buffering standards that support the Town's rural character and identity and preserve natural resources, native plants, and scarce water supplies. These requirements apply to new development, redevelopment, and building expansion projects that increase gross building area by more than 25%, including streetscaping in rights-of-way. A landscape plan, including an irrigation plan, shall accompany each application for development approval. The minimum landscape requirements shall:

1. Establish a landscape theme, including street trees and streetscape design, to promote the character and identity of the Town and its neighborhoods.

2. Provide buffering and transitions between less intensive uses and abutting intensive development and land uses, and between washes, multi-use trails, and low-intensity residential development.

3. Preserve and accentuate Camp Verde's rural and agricultural heritage.

4. Preserve existing native vegetation and incorporate native and low-water-use plant communities into landscape design.

5. Promote innovative and cost-effective approaches to landscape design, installation, and maintenance while encouraging water conservation.

6. Reduce soil erosion and increase infiltration in permeable land areas essential to stormwater management and aquifer recharge.

7. Manage groundwater supplies efficiently and effectively by using drought-tolerant, low-maintenance, and low-water-use landscaping.

8. Maintain property values by requiring landscaping to be incorporated into development.

B. Interpretation of Landscaping Terms. When needed to interpret technical landscaping terms in this Section, the Town shall refer to *The American Standard for Nursery Stock*, published by the American Association of Nurserymen (AAN), which is incorporated by reference as though set forth in full in this Section.

C. Minimum Standards for Landscaping Design and Development.

1. **Landscape Requirements.** Except for single-family uses, each developed lot shall provide the following minimum landscaping:

   a. **Street right-of-way landscaping.** One tree and 6 shrubs shall be provided for each 30 feet of street frontage. The front 20 feet of the required on-site landscape buffer setback area may also count toward this requirement.

   b. **On-site landscaping.** The following quantities of plant material shall be provided in all on-site areas, including parking lots:

      i. Commercial, office, and retail developments shall provide 1 tree and 10 shrubs per 1,000 square feet of landscape area. The Director may approve an alternative landscape design that meets the intent of this Section.

      ii. Industrial developments shall provide 1 tree and 10 shrubs per 1,500 square feet of landscape area. The Director may approve an alternative landscape design that meets the intent of this Section.

   c. The Director may reduce the planting requirements in this paragraph and the total required landscape area by up to 25% if existing shade trees in excess of the minimum requirement are retained. An existing shade tree shall have a caliper of at least 4 inches, measured 18 inches above the ground.

2. **Minimum Plant Size.** New plantings shall meet the following minimum sizes:

   a. Trees shall be at least 15-gallon size, 6 feet in height, and 1-inch caliper measured 4 inches above the soil line. At least 50% of the required street-frontage trees shall be at least 24-inch box size, 6 feet in height, and 1.5-inch caliper measured 4 inches above the soil line.

   b. Shrubs shall be at least 5-gallon size at installation.

   c. Organic ground covers shall be at least 1-gallon size at installation.

d. Inorganic ground cover shall consist of decomposed granite, at least one-half-inch minus or screened. When boulders are used, one-third of each boulder shall be buried.

3. **Turf.** Under A.R.S. § 45-563.03, the Town shall not impose minimum turf requirements except for functional turf in areas associated with public recreational use, other public spaces used for civic, community, or recreational purposes, including playgrounds, sports fields, cemeteries, schoolyards, and stormwater management. This exception does not include stormwater drainage areas located in subdivisions.

> **Drafting Note:** Confirm the statutory citation and the scope of the stated turf exception before adoption.

4. All plant material shall meet the minimum standards for size, condition, and appearance in the most recent edition of the Arizona Nursery Association's *Growers Committee Recommended Tree Specifications*, which is incorporated by reference as though set forth in full in this Section.

5. **Acceptable Frontage Landscaping.** At least 30% of all frontage landscape areas shall be covered with vegetative or organic ground cover or other living plant materials that generally do not exceed 18 inches in height.

6. **Landscape Street Setbacks.**

   a. A 30-foot-wide landscape setback shall be provided along all abutting arterial roadways for residential subdivisions, multifamily development, and nonresidential development, with breaks for approved access points. A landscape setback at least 15 feet wide shall be planted along collector roadways.

7. **Landscape Installation.** All landscaping shall be installed in accordance with accepted planting procedures. If plant materials have not formed an effective screen within 3 years after installation, or if an effective screen is not maintained, the Director may require another type of screen or additional plantings. Landscaped areas shall be protected from vehicle encroachment. The Director shall inspect all landscaping. The Town shall not issue a Certificate of Occupancy or similar authorization unless the landscaping complies with this Section.

   a. All required landscaping shall be installed before issuance of a final Certificate of Occupancy, weather permitting. During adverse weather conditions, the Town may issue a temporary Certificate of Occupancy if the applicant posts a cash escrow or irrevocable letter of credit equal to 1.5 times the estimated landscaping cost. A landscaping provider shall certify the cost estimate. The Town may forfeit the cash escrow or irrevocable letter of credit if the applicant does not complete the landscaping within 1 year after issuance of the temporary Certificate of Occupancy. Forfeiture does not relieve the owner of the responsibility to complete the required landscaping.

   b. Trees and shrubs shall be adequately supported and staked when planted. No tree shall be planted under overhead service wires if its mature height will interfere with the wires.

   c. All landscaped areas shall have a natural topping material, which may include groundcover planting, decomposed granite at least 2 inches deep, river-run rock, or expanded shale.

   d. Trees shall not be planted under outdoor lighting structures. Landscape material shall be arranged so that it does not obstruct security lighting. If required landscape elements conflict with security lighting, the Director shall make the final determination.

   e. Plant material installed within a roadway intersection site triangle shall not exceed 24 inches in height at maturity. Tree canopy height shall be at least 6 feet.

   f. Plant materials in public rights-of-way, medians, or parking lot islands shall be low-water-use plants.

8. **Site Stabilization.** The applicant shall revegetate graded or disturbed land where construction activity has occurred to prevent erosion by water, wind, or subsidence, as follows:

   a. The applicant shall revegetate the construction area with native species or revegetation seed mixes. Native revegetation plants include desert trees, desert shrubs and grasses, cacti, or seed of those plants.

   b. On slopes steeper than 3:1 where revegetation and plant material alone will not hold soil in place, the applicant shall stabilize the slope with retaining walls, riprap, groundcover, a system of terraces or diversions, or another method the Town deems appropriate. The method shall ensure slope stability, control surface water runoff, and encourage rapid vegetation establishment.

9. **Dust Control.** During grading and until revegetation is established, the applicant shall use the following methods to reduce and mitigate dust production. The applicant shall address the methods in the grading permit before construction begins:

   a. Use a dust palliative approved by the Town Engineer.

   b. Water during grading.

   c. Use decomposed granite or other decorative landscape material as ground cover in non-slope and vehicle or pedestrian areas.

   d. The applicant shall not use motor oil, oil treatment, sodium chloride, or another palliative method that adversely affects human, animal, or plant life or causes property damage.

D. Prohibited Plants.

1. Olive trees (*Olea europaea*) are prohibited because they produce profuse quantities of allergy-producing pollen. The “Swan Hill Olive” and “Wilson Hill Olive” varieties are exempt.

2. Fountain grass (*Pennisetum setaceum*) is prohibited as a defined weed with the potential to spread throughout the Town and become a fire hazard.

3. Common Bermuda grass (*Cynodon dactylon*) is prohibited as a defined weed and because it produces profuse quantities of allergy-producing pollen.

E. Street Rights-of-Way Landscaping.

1. The applicant shall plant street trees and other planting materials, including shrubs, ground cover, and accent plantings, within all street rights-of-way in all zoning districts.

2. The applicant shall not plant trees in planting strips less than 5 feet wide, measured from the back of curb to the edge of the adjacent sidewalk.

3. A lot located at the intersection of arterial streets shall provide a buffer setback. The buffer shall not contain parking areas, buildings, or other improvements. The Director may impose special conditions or guidelines for development at arterial intersections to achieve the purposes of this Section. The conditions or guidelines may address:

   a. Landscape architecture.

   b. Building architecture.

   c. Building orientation.

   d. Vehicular ingress, egress, and circulation.

e. Walls and screening devices.

f. Building setbacks.

> **Drafting Note:** The source does not state the buffer setback distance. The Director's authority to impose conditions or guidelines is retained, but the distance requires confirmation: [buffer setback distance to be confirmed].

Figure 8.2-1 [description to be confirmed]



4. The applicant shall space street trees on each side of the street and within medians, where applicable, to provide a pleasant experience for motorists, pedestrians, and building occupants, as applicable.
5. The applicant shall space planting at regular intervals without regard to lot lines to present a balanced appearance. Required tree spacing shall not exceed 30 feet or a fraction thereof to achieve a tree-lined appearance. Linear planting is preferred.
6. The applicant shall plant the trees for an entire block at the same time.
7. The applicant may plant up to 2 tree species alternately when an entire block is developed.
8. The applicant shall plant at least 6 shrubs for each tree planted.

Figure 8.2-2 [description to be confirmed]



9. The applicant shall landscape the entire area of the right-of-way between the lot line and the back of curb or pavement, except for approved driveways, walkways, and bicycle paths.
10. The applicant shall install median landscaping at a rate of 1 tree and 6 shrubs per 30 linear feet of median. The Director may consider alternative planting materials.
11. Adjacent property owners or a homeowners association shall install and maintain landscaping, including landscaping in medians. If landscaping is not maintained and creates a safety hazard or is poorly maintained, the Town may clean up the area to bring the landscaping into compliance. The Town may

assess fees for that work to the property owners or homeowners association responsible for maintaining the area.

F. Parking Lot Landscaping. The applicant shall landscape parking lots in accordance with Section [Section reference to be confirmed].

G. Retention Basin Landscaping and Design.

1. The applicant shall landscape all private retention basins in duplex, multifamily, commercial, or industrial projects or districts. A retention basin shall not exceed 50% of the linear street frontage.

2. The applicant shall contour and design retention basins as an integral part of frontage landscaping. A retention basin shall not have the appearance of a ditch or basin.

H. Native Plant Preservation and Landscape Plan Standards.

1. **Purpose.** These standards protect native plants and ensure appropriate revegetation for all development projects. The standards provide for in-place preservation of existing plants and transplanting of native plant materials indigenous to the area. These standards protect public health, safety, and general welfare by:

   a. Preserving the organic and inorganic characteristics of the Verde Valley.

   b. Preserving desert wildlife habitats and food sources.

   c. Requiring revegetation with native plants disturbed during land development.

   d. Encouraging the use of drought-tolerant native plants that require low maintenance and minimal groundwater after establishment.

   e. Reducing the potential for erosion by water, wind, or subsidence.

2. **Standards.**

   a. The applicant shall preserve all existing native plants in their original locations, except in areas permitted to be graded. The applicant shall preserve large or unique native plants in place, including plants located in areas proposed for grading.

   b. The applicant shall not remove, destroy, or relocate native plants from an existing stand designated for in-place preservation.

   c. The applicant shall salvage and relocate on-site protected native plants, as defined by the Arizona Department of Agriculture, that are determined to be transplantable and are located in areas to be graded. The applicant may maintain salvaged plants in a temporary nursery pending relocation in accordance with the approved landscape plan. Each temporary nursery shall:

      i. Provide an automatic drip irrigation system.

      ii. Provide fertilizer to promote plant health.

   d. The applicant shall transplant native plants on-site. The applicant shall use the plants in common areas, in landscaped areas graded as part of the approved grading plan, and in the front yards of residential lots.

3. **Determination of Salvageability.**

   a. The applicant shall indicate salvageability on the landscape plan submitted during the site plan process.

b. The applicant shall preserve in place or salvage and transplant within on-site landscaped areas all plants rated "high." The applicant shall place all plants rated "medium" or "low" in a salvage pool. The applicant shall use 50% of the plants in the salvage pool on-site or replace them with nursery stock at a 2:1 ratio.

c. A plant shall receive a "high" rating if it meets the following criteria:

i. The plant is in good to excellent health, without major infestations or apparent diseases.

ii. The plant is young enough to have a likely chance of surviving transplantation.

iii. The plant is undamaged and suitable for box or spade transplantation, with upright branching.

iv. The soil can be excavated, is cohesive, and appears capable of supporting a boxed or spaded root ball.

v. The surrounding topography permits access with the equipment needed to box or spade and remove the plant.

vi. Adjacent plants are unlikely to interfere with the root system or removal of the plant.

4. **Inspections.** The applicant shall tag and number all protected native plants scheduled to remain in place or authorized for destruction, removal, or relocation by the approved landscape plan before an on-site inspection by the Director. Removal shall not begin until the inspection has occurred and the Director has approved removal.

5. **Tagging.**

a. The applicant shall use color-coded tags to identify the status of each plant:

i. Red plastic tape for plants proposed for destruction.

ii. Blue plastic tape for plants proposed for on-site relocation.

iii. Yellow tape for plants proposed for relocation to another site.

iv. White plastic tape for plants proposed to remain in place.

b. The applicant shall affix required tags in a visible location on each plant. The Department shall perform the initial inspection after tagging is complete and the Department receives an inspection request.

c. The applicant shall not remove tags until the approved landscape plan has been implemented and the Department has performed a final inspection.

d. The developer shall fence or tape off all areas designated to remain as natural open space during grubbing or grading. The developer shall maintain the "no disturbance" boundary. No plants shall be removed from the protected area.

e. The Town shall not issue a grading permit for a site before the initial on-site inspection is complete.

6. **Final Inspection.** The Department shall perform a final inspection to verify that salvaged plants have been relocated on-site or to the holding nursery as required, and that native plants have been preserved in place as required.

I. Irrigation Guidelines. The applicant shall submit an irrigation plan for review and approval by the Director.

J. General Landscaping and Site Maintenance.

1. The applicant, property owner, subsequent or successor owners, and their agents shall maintain landscaping on the property continuously for the life of the development, as specified in this Section. The responsible party shall maintain all required landscaping in a neat and orderly manner at all times. Maintenance shall include mowing, edging, pruning, fertilizing, watering, weeding, and other activities commonly used to maintain landscaping.
2. The responsible party shall keep landscaped areas free of trash, litter, weeds, and other materials or plants that are not part of the landscaping.
3. The responsible party shall maintain all required plant material in a healthy, growing condition appropriate for the season. The responsible party shall appropriately treat plant materials showing evidence of insect pests, disease, or damage. The responsible party shall promptly remove dead plants and replace them by the next planting season after installation. Replacement plants and other nonliving landscape materials shall be equal in size, density, and appearance to those required when the development order or development permit was approved.

8.3 Outdoor Lighting

A. Purpose. These provisions control outdoor artificial illuminating devices that emit rays into the night sky, adversely affect the rural atmosphere or astronomical observations, or cause glare. These provisions encourage good lighting practices that conserve energy and money, minimize glare, protect the use and enjoyment of surrounding property, and increase nighttime safety, utility, security, and productivity. The source cites A.R.S. § 49-1106, which provides that A.R.S. §§ 49-1101 through 49-1106 are cumulative and supplemental and do not apply within a county, city, or town that has adopted, by ordinance or resolution, provisions restricting light pollution that are equal to or more stringent than those statutory provisions.

> **Drafting Note:** Legal review should confirm the cited statutory authority and the description of its applicability before adoption.

B. Conformance with Applicable Codes.

1. The applicant shall install all outdoor artificial illuminating devices in conformance with this Section and the Town's adopted building code.
2. If this Section conflicts with the Arizona Revised Statutes, federal law, or another applicable Town ordinance, the most restrictive provision shall govern.
3. This Section does not prevent the use of a material or installation method that this Ordinance does not specifically prescribe. When considering a variance from this Section, the Board shall consider state-of-the-art technology that is consistent with this Section's intent and reduces light above the horizontal plane.

C. Shielding and Filtration.

1. The applicant shall limit all nonexempt outdoor lighting fixtures to the fixture types specified in Table 8.3-1 and shall provide shielding and filtration as required by that Table.
2. The applicant shall locate light sources to minimize glare hazards. The ratio of spacing to mounting height shall not exceed 4:1.
3. The applicant shall anodize or otherwise coat poles and standards used to support outdoor lighting fixtures to minimize glare from the light source.

D. Illumination. To minimize glare and hazardous conditions, illumination levels for any use permitted by this Ordinance shall not exceed the levels in Table 8.3-2. The applicant shall measure maximum illumination at grade at the lot line in accordance with subsection K of this Section.

Table 8.3-1 Shielding Requirements

Fixture Lamp Type	Shielded	Filtered
Low Pressure Sodium [1]	Partially	None
High Pressure Sodium	Fully	None
Metal Halide	Fully [2, 6]	Yes
Fluorescent	Partially [3, 4]	Yes
Quartz [4]	Partially	None
Incandescent, Greater than 150W	Partially	None
Incandescent, 150W or Less	No	None
Fossil Fuel	No	None
Glass Tubes filled with Neon, argon, Krypton	No	None

Notes:

[1] This is the preferred light source to minimize undesirable light emission into the night sky affecting astronomical observations.

[2] Metal halide lighting used primarily for display purposes shall not be used for security lighting after 11:00 p.m. Metal halide lamps shall be installed only in enclosed luminaires.

[3] Outdoor advertising signs constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are preferred to minimize detrimental effects.

[4] For the purposes of this Code, quartz lamps shall not be considered an incandescent light source.

[5] Warm white and natural lamps are preferred to minimize detrimental effects.

[6] Metal halide fixture lamp types shall be filtered. “Filtered” means an outdoor light fixture has a glass, acrylic, or translucent enclosure around the light source. Quartz glass does not meet this requirement.

Table 8.3-2 Illumination Standards

Area/Activity	Lux (lx)	Footcandle (fc)
Residential Zoning Districts	—	—
Building Exterior	50	5.0
Front, side or rear (at property line)	10	1.0
Non-residential zoning districts	—	—
Adjoining another non-residential zoning district along major arterial	20	2.0
Adjoining residential zoning district along major arterial	10	1.0
Adjoining another non-residential zoning district along minor arterial or collector street	6	0.6
Adjoining another non-residential zoning district along local street	4	0.4
Adjoining another non-residential zoning district along a property line	10	0.9
Adjoining a residential zoning district along a property line	2	0.2
Outdoor Events	—	—

Area/Activity	Lux (lx)	Footcandle (fc)
Adjoining non-residential zoning district	1,000	100
Adjoining or within 1,000 feet of residential zoning district	100	10

E. Control of Glare.

1. A luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and any flood or spot luminaire with a lamp or lamps rated at a total of more than 900 lumens, shall not emit direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.

2. A luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and any flood or spot luminaire with a lamp or lamps rated at a total of more than 900 lumens, shall be mounted at a height not exceeding [formula to be confirmed; source states "3+(D3)"], where D is the distance in feet to the nearest lot boundary. A luminaire shall not exceed 25 feet in height.

3. **Exceptions.**

   a. A luminaire with a lamp or lamps rated at a total of 1,800 lumens or less, and any flood or spot luminaire with a lamp or lamps rated at a total of 900 lumens or less, may be used without restrictions on light distribution or mounting height. However, if a spot or flood luminaire rated at 900 lumens or less is aimed, directed, or focused so that it directs light toward residential buildings on adjacent or nearby land or creates glare perceptible to persons operating motor vehicles on public ways, the responsible party shall redirect the luminaire or control its light output to eliminate the condition.

   b. The applicant may install public roadway illumination luminaires at a maximum height of 25 feet and may position them at that height up to the edge of any bordering property.

   c. Temporary emergency lighting needed by the Police, Fire Department, or other emergency services, and all vehicular luminaires, are exempt from this Ordinance's requirements.

F. Prohibitions.

1. **Mercury Vapor Fixtures and Lamps.** The installation of a mercury vapor fixture or lamp for outdoor lighting is prohibited.

2. **Certain Other Fixtures and Lamps.** The installation of a low-pressure sodium, high-pressure sodium, metal halide, fluorescent, quartz, or incandescent outdoor lighting fixture or lamp that does not comply with Table 8.3-1 and Table 8.3-2 is prohibited.

3. **Laser Light Source.** The use of a laser light source or similar high-intensity light for outdoor advertising, when projected above the horizontal, is prohibited.

4. **Searchlights.** The operation of searchlights for advertising purposes is prohibited.

5. **Recreational Facilities.** A public or private outdoor recreational facility shall not be illuminated by nonconforming means after 11:00 p.m., unless the Council authorizes the illumination through a Conditional Use Permit. This restriction does not prevent completion of a specific recreational or sporting event, or another activity at a ball park, outdoor amphitheater, arena, or similar facility, that was in progress before 11:00 p.m. All recreational outdoor lighting shall comply with height restrictions in the building codes. Outdoor lighting for open-air arenas primarily used for rodeo and roping activities may reach a maximum height of 30 feet if it meets the shielding and filtration requirements.

6. **Outdoor Building or Landscaping Illumination.** Unshielded outdoor illumination of a building, landscaping, sign, or other object is prohibited, except for incandescent fixtures of 150 watts or less or low-pressure sodium fixtures.

G. Exceptions. The following light fixtures are exempt from this Section:

1. **Nonconforming Fixtures.** An outdoor light fixture installed before adoption of this Ordinance, or one equipped with a permanent automatic shut-off device, may remain unchanged. The fixture shall not operate between 11:00 p.m. and sunrise.

2. **Fossil Fuel Light.** Light produced directly or indirectly by combustion of natural gas or other utility-type fossil fuels is exempt.

3. **Low Intensity Fixtures.** An outdoor lighting fixture with a maximum candlepower of less than 1,000 candelas is exempt if equipped with an automatic device that shuts off the fixture between 11:00 p.m. and sunrise.

H. Recreational Facilities. A light source permitted by this Ordinance may be used to light a public or private outdoor recreational facility, including football fields, soccer fields, baseball fields, softball fields, tennis courts, auto racetracks, or show arenas, if the lighting complies with Table 8.3-2 and the following conditions:

1. The applicant shall use event-lighting fixtures that are fully shielded or designed or provided with sharp cut-off capability to minimize uplight, spill light, and glare.

2. The operator shall schedule all events to complete all activity before or as near to 10:30 p.m. as practical. The operator shall not illuminate a playing field, court, or track after 11:00 p.m., except to conclude a scheduled event that was in progress before 11:00 p.m. and could not be concluded before that time.

3. Lighting for the facility shall not exceed a maximum height of 50 feet.

I. Outdoor Display Lots. A light source permitted by this Ordinance may be used to light an outdoor display lot, including an automobile sales or rental lot, recreational vehicle sales lot, or building material sales lot, if the following conditions are met:

1. The applicant shall use display-lighting fixtures that are fully shielded or designed or provided with sharp cut-off capability to minimize uplight, spill light, and glare.

2. The business operator shall turn off display lot lighting within 30 minutes after the business closes. The Director may authorize full illumination of the lot after 11:00 p.m. through a Temporary Use Permit under Section 6.2. Lighting used after 11:00 p.m. shall be used only for security.

J. Residential Neighborhoods. Adequate lighting may be provided for outdoor amenities used at night in residential neighborhoods, including parks, trails, fields, open space areas, and sport courts. The applicant shall shield lighting sources from adjacent residential uses to minimize negative impacts. The following standards also apply:

1. Outdoor amenity area lighting within 100 feet of a residential lot line shall not exceed 15 feet in height.

2. Outdoor amenity area lighting in all other amenity areas shall not exceed 25 feet in height.

3. The applicant shall set all outdoor amenity area lighting back at least 15 feet from all lot lines.

4. **Submittal Requirements.** The applicant shall submit a lighting plan with the site plan or preliminary plat application. The plan shall show the location and specifications of all proposed lighting. The applicant shall also provide an ISO foot-candle diagram showing the level and extent of proposed lighting.

K. Measurement.

1. **Metering Equipment.** The person measuring lighting levels shall use a direct-reading, portable light meter that measures in foot-candles. The meter shall have a color- and cosine-corrected sensor, multiple scales, and an accuracy of plus or minus 5%. An independent commercial photometric laboratory or the manufacturer shall have tested, calibrated, and certified the meter within 1 year before its use.

8.4 Off-Street Parking and Loading

A. Off-Street Parking.

1. **Purpose.** This section establishes minimum off-street parking requirements for new construction and for the expansion of or changes to existing uses.

2. **Uses Not Identified.** The Director shall determine the parking requirement for a use that does not correspond to a category listed in Table 8.4-2. The applicant shall provide adequate information for review, including, but not limited to:

   a. Type of use.

   b. Number of employees.

   c. Building design capacity.

   d. Square feet of sales area and service area.

   e. Parking spaces proposed on the lot.

   f. Parking spaces provided elsewhere.

   g. Hours of operation.

3. **Multiple Uses.** When a structure or structures contain clearly identified accessory or multiple uses, the minimum parking standard shall apply to each use or structure. The total parking requirement shall be the sum of the requirements for each use or structure, except as provided in Paragraph 4, Shared Parking Facilities.

4. **Shared Parking Facilities.** A use may satisfy its off-street parking requirement with an off-site, off-street parking facility serving another use when all of the following conditions are met:

   a. The off-site parking facility is within 500 feet of the lot.

   b. Based on the minimum off-street parking requirements, the Director determines that the total parking demand for all uses at any one time is less than the total number of parking spaces required for those uses.

   c. The owners and lessees execute a written agreement for a minimum of 20 years. The Director shall approve the agreement. The agreement shall be recorded with title to the land, and the Department shall maintain a copy in the project file. If the lease expires or otherwise terminates, the use relying on the off-site parking shall be considered nonconforming, and any approvals, including a Conditional Use Permit, shall be subject to revocation. The use shall not continue or expand unless it is brought into compliance with this Ordinance's parking regulations.

   d. A development with a mix of uses on the same lot that requests a reduction in required parking shall submit a shared parking analysis to the Town that clearly demonstrates compliance with this Ordinance's parking regulations.

e. If a nonresidential use in the Heritage District cannot provide all required parking spaces on the lot, the Director may approve off-site parking. The applicant shall provide documentation with the development submittal addressing:

i. Location.

ii. Safety.

iii. Pedestrian circulation.

iv. Evidence of adequate total parking.

v. Cross-access easements or written agreements between owners and lessees.

vi. Compliance with all state and federal accessibility requirements.

vii. Other applicable supporting information.

5. **Location.** The applicant shall provide the parking area on the same lot as the principal structure wherever practicable. In a nonresidential zoning district, parking may be located up to 500 feet from the lot, but shall be located in a zoning district that allows business, commercial, or industrial parking. The applicant shall not locate parking spaces in a front yard setback or in a side yard setback adjacent to a residential zoning district.

6. **Parking Lot Landscaping.** The minimum landscaping requirements are intended to alleviate adverse visual and environmental effects associated with parking facilities, except those serving single-family detached and duplex dwellings, including through climate modification. These requirements shall improve compatibility and appearance, implement the General Plan's public realm goals, provide relief from unshaded paved areas, reduce heat gain, and minimize glare and light associated with parking areas. The following standards apply:

a. The interior area of a parking facility is the area within the perimeter of the curbs or edge of pavement. The applicant shall locate and design landscaped areas to break up the expanse of paving and better define parking lot circulation. The applicant shall maintain existing large trees where possible. Required parking area landscaping shall be in addition to required perimeter and street frontage landscaping.

b. The applicant shall provide raised concrete curbing to define and protect all landscaped areas.

c. Interior parking lot islands shall be at least 10 feet wide, shall run the entire length of the parking stall, and shall be provided at a rate of at least 1 island for every 12 parking spaces.

d. Each 10-foot by 20-foot landscape island shall include at least 1 tree and sufficient shrubs and ground cover. At planting, each tree shall be at least 15 gallons in size and each shrub shall be at least 1 gallon in size.

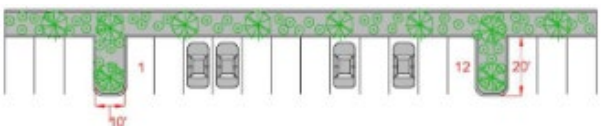


Figure 8.4-1 Parking lot landscape island illustration.

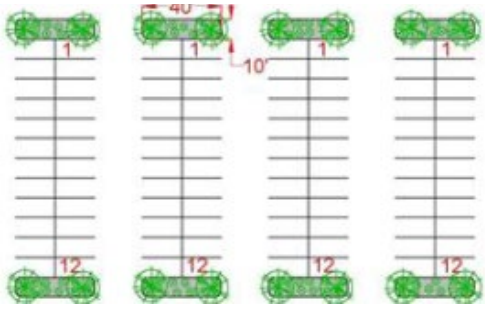


Figure 8.4-2 Parking lot landscape island illustration.

e. **Plant Materials.** All plants used in parking lot islands shall be selected from the AZDWR list of low-water-use plants and shall comply with Section 8.2. The foliage crown of trees shall not be included when calculating this percentage. The remaining 25% of the required landscape area may be covered with inorganic materials, such as minus, screened-size decomposed granite.

f. **Landscape Paving Materials.** Pedestrian crossing areas in parking lots, especially near buildings, shall be constructed of alternative materials, including surface pavers, such as brick or stone, stamped concrete, or other materials that form a smooth surface and contrast with asphalt. The Director or Town Engineer may approve the materials.

g. **Maintenance Responsibility.** The property owner shall maintain all required landscaping, whether located on the property in question or in adjoining right-of-way. The property owner shall obtain required permits for landscaping in a public right-of-way.

h. **Submittal Requirements.** The applicant shall submit a conceptual landscape plan with the site plan or preliminary plat application.

> **Drafting Note:** The source refers to "this percentage" without identifying the percentage, and refers to the "remaining 25%" without stating the preceding amount. Confirm the intended landscape-coverage calculation. "AZDWR" is retained from the source; confirm the intended agency/list reference.

7. **Parking Lot Lighting Requirements.** The applicant shall provide adequate lighting for surface parking facilities used at night. Lighting sources shall not be directly visible from adjacent roadways or residential uses. The following standards also apply:

a. **Maximum Lighting Height.** Required lighting shall not exceed 15 feet in height. Lighting near buildings and adjacent to sidewalks shall not exceed 12 feet in height. This standard does not apply to lighting on buildings.

b. **Lighting Location.** The applicant shall locate parking area lighting in landscaped areas, such as planting islands and buffers.

c. **Submittal Requirements.** The applicant shall submit a lighting plan with the site plan or preliminary plat application. The plan shall detail the location and specifications of all lighting. The applicant shall also provide an ISO foot-candle diagram showing the level and extent of proposed lighting.

8. **Vehicle Traffic Areas.** All parking and vehicular traffic surfaces shall comply with the following standards:

a. The applicant shall grade all required parking and vehicular traffic surfaces for drainage and surface them with concrete or bituminous pavement in accordance with Town standards. The Town Engineer may permit a gravel or similar surface in overflow parking areas, low-traffic storage yards,

or as provided in Subparagraph b. The applicant shall establish that the permitted surface will not generate more dust than a paved surface. "Overflow parking" means parking in addition to the minimum required by this Ordinance that is designed for use no more than 12 times per year. "Low-traffic storage yard" means a storage area generating fewer than 15 average daily trips (ADT).

b. The property owner shall maintain all surfaces in sound condition and free of weeds, dust, trash, and debris. All vehicular traffic areas shall meet or exceed the construction standards established by the Town of Camp Verde Engineer Design Standards and the Town Engineer.

c. The applicant shall use a temporary parking lot only under an approved site plan. A temporary surface parking lot is a parking area that serves as a transitional use of a property during development. The applicant shall not use a temporary parking lot for more than 24 months from issuance of a Town permit. Temporary parking lots are permitted uses in nonresidential zoning districts and are subject to site plan review under Section 3.3. Temporary parking lots shall be hard surfaced, or gravel shall be treated with a Town-approved dust-control agent. The applicant shall grade the lot for drainage and maintain it in sound condition and free of weeds, dust, trash, and debris. Temporary parking lots shall comply with all landscaping and screening requirements.

d. The applicant shall screen vehicular traffic areas to minimize disturbance to occupants of adjacent residential buildings. The applicant shall erect a decorative solid wall or fence at least 3 feet in height along each boundary line directly abutting a residential zoning district or residential use, in accordance with Section 8.1.

e. The applicant shall locate and construct all entrances and exits to vehicular traffic areas to minimize traffic congestion on the public street system. The applicant shall provide and arrange wheel or bumper guards so that no part of a parked vehicle extends beyond the boundaries of the parking area.

f. The applicant shall completely screen from public view all above-ground equipment at gasoline service stations or public garages for the service of gasoline, oil, air, or water. Such equipment shall be at least 10 feet from any public right-of-way.

9. **Measurement.** Parking stall and aisle dimensions shall comply with the following standards:

a. The applicant shall surface off-street parking areas with permanent pavement and stripe them as required by this section.

b. Except where a wall is required, the applicant shall construct a vertical concrete curb at least 6 inches high so that no part of a vehicle extends beyond the lot line.

c. The applicant shall arrange parking spaces and driveways to allow vehicles to enter and exit the lot to a street by forward motion.

d. The minimum dimensions of parking spaces, other than compact-car parking spaces, and maneuvering areas shall be as set forth in Table 8.4-1.

Table 8.4-1 Parking Aisle Dimensions

Parking Angle	Stall Width	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
0	22 feet	10 feet	12 feet	20 feet
45	10 feet	20 feet	13 feet	24 feet
60	10 feet	21 feet	18 feet	24 feet
70	10 feet	21 feet	19 feet	24 feet

Parking Angle	Stall Width	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
90	10 feet	20 feet	24 feet	24 feet

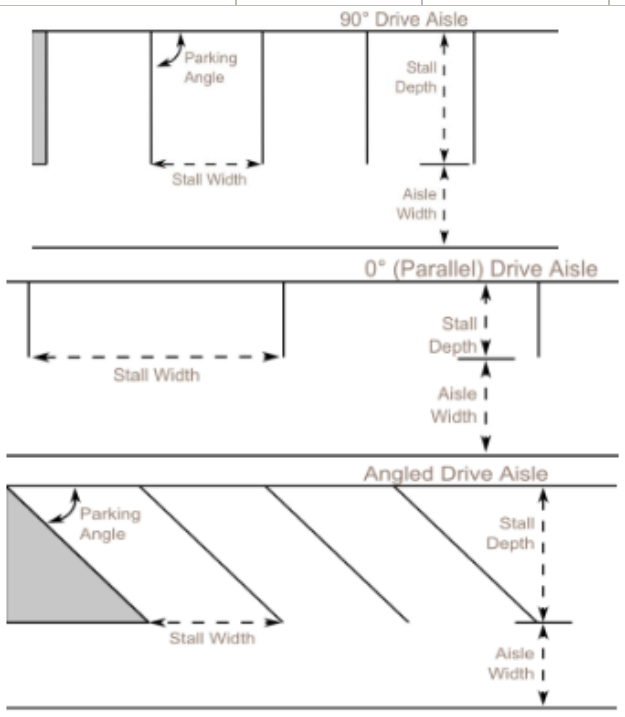


Figure 8.4-3 Parking stall and aisle dimension illustration.

10. **Minimum Amounts.** Table 8.4-2 establishes the minimum number of parking spaces required and the maximum number of parking spaces permitted for the uses indicated. For parking calculations, the gross area of any parking garage within a building shall not be included in the building's Gross Floor Area (GFA).

Table 8.4-2 Off-Street Parking Requirements

Use Category	Specific Use	Minimum Vehicle Spaces
Residential	—	—
Group Living	Assisted Living Facilities	0.3 per room
Group Living	Treatment Facility	0.3 per room
Household Living	Bed and Breakfast Establishment	1 per guest room plus 2 spaces for owner's portion
Household Living	Rooming/Board House	1 per room
Household Living	Single-Family and Duplex	2 accessible (non-tandem) spaces per dwelling unit
Household Living	Elderly Housing	1 per 3 units
Household Living	All Other Dwelling Units	1 per unit
Lodging	Hotels/Motels	1 per room + 1 per 800 square feet of public meeting area and restaurant space
Multi-Family Complex	One Bedroom	1.5 per unit
Multi-Family Complex	Two Bedroom	2 per unit
Multi-Family Complex	Three or more bedrooms	2.5 per unit + 0.5 per additional

Use Category	Specific Use	Minimum Vehicle Spaces
		bedroom
Institutional	—	—
Cultural	Museums, Art Galleries, Libraries	1.5 per 1,000 square feet GFA
Day Care	Limited Day Care and General Day Care	1 per 375 square feet GFA
Hospital or Medical Clinic	All	1 per 200 square feet + 1 per physician and 3 spaces per bed
Parks and Open Space	All Other	20 per athletic field or ball diamond, or 1 per 4 seats, whichever is more
Public Safety Service	All	1 per employee + 1 per 3 volunteer personnel on normal shift + 1 per 200 square feet usable office space
Religious Institutions	All	1 per 8 seats
Schools	Elementary and Junior Highs	1 per classroom + 1 per 200 square feet office space
Schools	High Schools	1 per 200 square feet
Schools	Schools of Private Instruction	1 per 200 square feet
Utilities, Basic	All	1 per employee
Commercial	—	—
Office	General	1 per 350 square feet GFA
Office	Medical	1 per 200 square feet GFA
Recreation and Entertainment, Indoor	Assembly/Auditorium	1 per 6 seats or 1 per 50 square feet of GFA if not permanent seats
Recreation and Entertainment, Indoor	Amusement Center or Dance Hall	1 per 250 square feet GFA
Recreation and Entertainment, Indoor	Bowling Alley	2 per lane
Recreation and Entertainment, Indoor	Clubs/Lodges	1 per 3 persons or 1 per 200 square feet GFA, whichever is greater
Recreation and Entertainment, Indoor	Funeral Home/Mortuary/Crematorium	1 per 4 seats
Recreation and Entertainment, Indoor	Health Club/Fitness Center	10 spaces + 1 per 200 square feet more than 1,000 square feet
Recreation and Entertainment, Outdoor	All Other Outdoor Recreation, including amusement parks, miniature golf, batting cages, and water parks	1 per 600 square feet outdoor recreation area
Recreation and Entertainment, Outdoor	Driving range	1 per 2 tees
Recreation and Entertainment, Outdoor	Golf Course	4 per hole + 1 per square foot GFA of clubhouse
Retail Sales and Service	General	1 per 300 square feet GFA
Retail Sales and Service	Appliance sales/repair shops, nurseries, greenhouses, and similar use	1 per 300 square feet GFA
Retail Sales and Service	Bank	1 250 square feet GFA, plus required stacking spaces for drive-through (if applicable)
Retail Sales and Service	Bars/Nightclubs	1 per 2 seats
Retail Sales and Service	Convenience Store	6 per 100 square feet GFA

Use Category	Specific Use	Minimum Vehicle Spaces
Retail Sales and Service	Drive-In Cleaners; Drive-In Liquor	1 per 250 square feet GFA
Retail Sales and Service	Fuel: full service with repair/service facility; full service no repair/service facility; self-service	1.5 per 1,000 square feet GFA
Retail Sales and Service	Other Service Business Stand-alone (e.g., salon/barber, frozen food lockers, laundries, and similar uses)	1 per 300 square feet GFA
Retail Sales and Service	Outdoor Sales (e.g., plant nurseries, building supplies) and Vehicle Sales (including Recreational Vehicles and Boats)	1 per 375 square feet GFA of sales and service buildings
Retail Sales and Service	Restaurants	1 per 75 square feet GFA + 1 per 400 square feet outdoor dining area
Retail Sales and Service	Restaurant with drive-through facilities	1 per 50 square feet GFA patron seating + 1 per employee + 3 stacking spaces per ordering kiosk
Retail Sales and Service	Shopping Center less than 50,000 square feet	3 per 1,000 GFA
Retail Sales and Service	Supermarkets, department and hardware stores, book stores, big box stores, and similar uses greater than 50,000 square feet	1 per 300 square feet GFA
Retail Sales and Service	Theaters	1 per 6 seats
Retail Sales and Service	All other uses	As required by building code and Director
Industrial	Manufacturing and Production, Warehouse and Distribution Center, Wholesale Sales	0.3 per employee + 1 space per 1,000 square feet GFA to 10,000 square feet. Then 1 space for each 10,000 square feet over
Waste Related Uses	All	1 per employee
Other	—	—
Agriculture	All	None
Telecommunications Facilities	All	1 per service employee

11. **Exceptions.** In unusual circumstances, the standard parking requirement may not be appropriate. The Director may vary the parking requirement upward or downward by up to 10% of the required number of vehicle parking spaces.

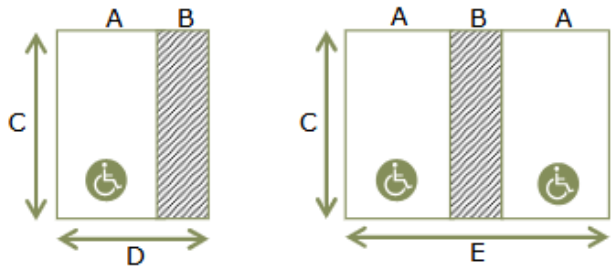
13. Accessible Parking.

a. Each accessible parking space shall have the following minimum dimensions:

i. A single space shall be 16 feet by 20 feet, consisting of an 11-foot-wide space and a 5-foot-wide access aisle.

ii. A double space shall be 27 feet by 20 feet, consisting of 2 spaces that are each 11 feet wide, with a 5-foot-wide access aisle between them.

b. Each off-street parking area, other than one serving a single-family dwelling, shall include reserved spaces for persons with disabilities. Accessible parking spaces shall comply with the 2010 ADA Standards for Accessible Design. The number of accessible spaces shall comply with Table 8.4-4.



A – Width of Stall: Eleven feet (11')
B – Width of Access Aisle: Five feet (5')
C – Length of Space: Twenty feet (20')
D – Overall With of Single Space: Sixteen feet (16')
E – Overall Width of Double Space: Twenty-seven feet (27')

Table 8.4-4 Accessible Parking Spaces Required

Total Number of Spaces	Number of Accessible Spaces Required
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–300	7
301–400	8
401–500	9
501–1,000	2% of total
1,001 and more	20 plus 1 for each 100 over 1,000

14. Existing Parking Lots. A parking area established before the effective date of this Section may convert existing parking spaces to accessible parking spaces and associated access aisles. The conversion shall not reduce the total available parking spaces to less than 95% of the number of off-street parking spaces otherwise required by this Ordinance.

15. Large Vehicle Parking. The Director may require certain uses to provide larger customer parking spaces for trucks and trucks hauling equipment. Large vehicle parking spaces may satisfy no more than 20% of the total required parking. Each large vehicle parking space shall be at least 35 feet by 12 feet and shall be clearly marked for customer use. An applicant shall identify the type of customer parking provided in the application.

16. Off-Street Parking Access. Each off-street parking space shall connect to a public street by a paved driveway that provides safe and convenient ingress and egress. A driveway serving both ingress and egress shall be at least 20 feet wide. If ingress and egress use separate driveways, each driveway shall be no more than 12 feet wide.

17. Compact Parking Allowance. Where fewer than 100 parking spaces are provided, up to 10% of the required parking spaces may be designated as compact parking. Where more than 100 parking spaces are provided, up to 20% of the required parking spaces may be designated as compact parking.

    a. A compact parking space shall be at least 8.5 feet by 16 feet.

b. Each compact parking space shall have a sign or pavement marking identifying it as compact parking.

c. A single cluster shall contain no more than 8 compact parking spaces.

> **Drafting Note:** The source does not specify the compact parking allowance for a site with exactly 100 parking spaces. That allowance requires a decision.

18. Continuation of Use. The area reserved for off-street parking or loading under this Ordinance shall not be reduced or changed to another use unless the use it serves is discontinued or modified, or equivalent parking or loading space is provided. On-street parking adjacent to a use shall not reduce the off-street parking requirement.

19. Parking or Storage of Large Vehicles.

    a. A large vehicle may be parked or stored in a residential zoning district while it is actively being loaded or unloaded, for no more than 48 hours, or on a property in a residential zoning district that is at least 2 acres.

    b. Parking or storage of a large vehicle on a property of less than 2 acres is prohibited.

    c. Where large vehicles are permitted, they shall be parked behind the back wall of the principal residence and at least 10 feet from each property line.

    d. A vacant lot or open land area in a residential zoning district shall not be used to park customer or employee passenger vehicles or large vehicles.

    e. An inoperable vehicle shall be stored only in conjunction with an industrial use and shall be completely screened from view from a public street.

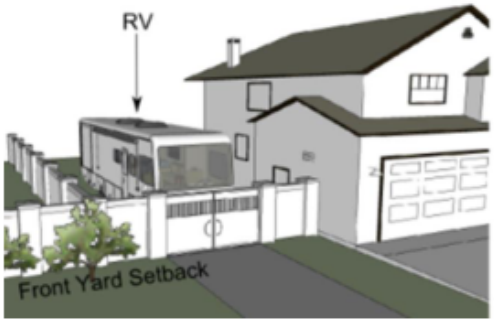
    f. A bus shall not be parked in a residential zoning district.

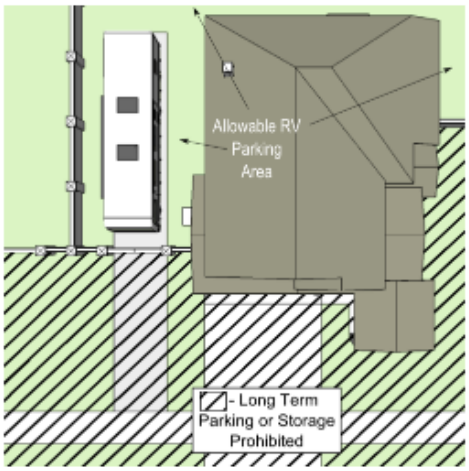
20. Parking or Storage of Recreational Vehicles.

    a. A recreational vehicle (RV) may be parked in a front setback in a residential zoning district while it is being loaded or unloaded.

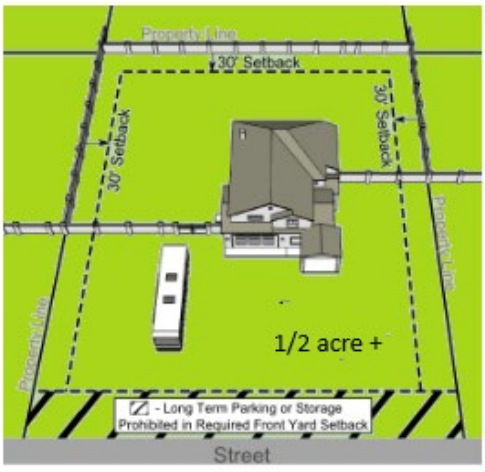
    b. For long-term parking or storage, an RV shall be parked behind the minimum front yard setback required by the zoning district and screened by a masonry fence wall, solid gate, landscaping, or another appropriate means of screening approved under this Ordinance.

    c. On a lot of one-half acre or less, no more than 1 RV may be parked for short-term and long-term purposes at any time. An RV shall not be parked in front of the home during long-term storage.





d. On a lot of one-half acre or more, an RV may be parked in front of the home during long-term storage if it is not parked in a required setback.



21. Parking or Storage of Boats or Trailers.

a. A boat or trailer may be temporarily parked in a residential zoning district while it is actively being loaded or unloaded, for no more than 48 hours.

b. Long-term parking or storage of a boat or trailer is permitted in a residential zoning district if it is parked behind the front yard setback and screened.

c. A homeowners association may impose additional requirements for RVs, boats, and trailers.

B. Loading.

1. A commercial or industrial building or structure shall have adequate space on the same lot for off-street loading, unloading, and maneuvering of commercial vehicles. Commercial vehicles shall not be loaded or unloaded in a public right-of-way, except in the Heritage District. The site shall provide off-street maneuvering space so that vehicles do not back onto or from a public street. All loading and maneuvering areas shall meet the following requirements:

   a. The areas shall have a hard, impervious, dustless surface.

   b. The areas shall be properly drained.

   c. The areas shall be designed with regard to pedestrian safety.

   d. The areas shall have direct access to public streets.

   e. The areas shall be screened from adjacent residentially zoned property.

   f. Loading docks, service bays, and service windows shall not be visible from an arterial or collector right-of-way.

2. Each off-street loading space shall be at least 12 feet wide and 35 feet long, exclusive of access aisles and maneuvering space.

3. A multifamily residential, commercial, or industrial structure or use, other than a self-service storage warehouse, with an aggregate gross floor area of 25,000 square feet or more shall provide off-street truck loading and unloading berths in accordance with Table 8.4-5.

Table 8.4-5 Off-Street Loading Requirements

Aggregate Gross Floor Area Devoted to the Use	Required Number of Berths
25,000–40,000 square feet	1
40,001–100,000 square feet	2
100,001–160,000 square feet	3
160,001–240,000 square feet	4
240,001–320,000 square feet	5
320,001–400,000 square feet	6
400,001–490,000 square feet	7
For each additional 100,000 square feet	+1

4. Required off-street loading facilities shall be on the same lot or parcel as the structure they serve.

Article 9 – Sign Regulations

9.1 Purpose and Applicability

A. Purpose. The purpose of this Article is to promote economic vitality, a visually attractive environment, and vehicular and pedestrian safety, and to protect public health and safety through the regulation of signs. The Town intends to:

1. Preserve and protect public health, safety, and general welfare by ensuring that signs are properly designed and located.
2. Promote and aid the public and private sectors in identifying, locating, and advertising goods and services throughout the Town.
3. Enhance the beauty, unique character, and quality of the Town to attract commerce, businesses, residents, and visitors.
4. Promote economic development and the value of commercial properties, remain sensitive to surrounding land uses, and maintain an attractive community appearance.
5. Encourage development of private property in harmony with the desired character of the Town, with due regard for public and private interests.
6. Promote effective signs by encouraging clear and legible signs and preventing overconcentration, improper placement, and excessive size.

B. Applicability. This Article regulates signs in the Town. It applies without regard to the message displayed on a sign.

9.2 General Regulations and Signs Permitted by District

A. Administration and Enforcement.

1. The Director is authorized to enforce this Article in accordance with A.R.S. § 9-462.05(A) and (B), and Section 2.6.
2. The Director may confiscate or cause the confiscation of a sign that violates this Article. The sign is a nuisance and may be impounded as evidence or disposed of without prior notice.
3. The Director may approve a minor deviation from this Article if strict application of a standard would prohibit a reasonable sign that generally conforms to this Article.

> **Drafting Note:** This authorizes confiscation or disposal without prior notice and grants broad discretion to approve deviations. The Town Attorney should review those provisions for consistency with due process, applicable enforcement procedures, and objective review requirements.

B. Residential Zoning Districts. The standards in this subsection apply in the R1L, R1, R2, RR, and RS districts.

1. **Address signs.** An address sign shall not exceed 2 square feet in area. New construction shall have an address sign readily visible from the street before the Town issues a certificate of occupancy.
2. **Temporary signs.** Temporary signs are allowed as provided in Section 9.5.
3. **On-site directional signs.** On-site directional signs are allowed. [Section reference to be confirmed]

4. **Signs for institutional and civic uses.** An institutional or civic use in a residential zoning district may have total sign area based on its street frontage as follows:

Table 9.2-1 Institutional and Civic Use Sign Area in Residential Districts

Street frontage (feet)	Total sign area (square feet)
0–50	16
51–100	24
101–250	32
251–500	40
500+	48

5. **Residential subdivision entry signs and features.** A residential subdivision entry sign or feature may be wall-mounted or freestanding. It shall not exceed 20 feet in height or 32 square feet in area. For a freestanding sign, the height shall be measured from the top of the adjacent curb or the crown of the roadway, whichever is higher. An entry sign or feature shall be decorative and designed to match the predominant architectural character and materials of the neighborhood. A sign may be displayed on 1 or both sides of a street that directly accesses and serves as a major entry to the subdivision.

6. **Enhanced subdivision entry signs and features.** The Director may consider a residential subdivision entry sign or feature that is 20 feet in height or has sign copy exceeding 32 square feet if the proposal includes the following enhanced design features:

   a. Enhanced materials or finishes, such as stone, brick, tile roof, or laser-cut metal.

   b. Unique monumentation, such as towers or porte cocheres.

   c. Increased landscaping and specialty lighting.

C. Commercial Centers and Complexes. This paragraph applies to commercial centers and complexes with 3 or more stand-alone buildings, regardless of the number of businesses.

1. Before the Town issues a sign permit for a business or occupancy in a center or complex, the applicant shall submit a Comprehensive Sign Plan to the Department with the site plan. The Comprehensive Sign Plan shall identify the size, type, location, and color of all signs within the center or complex.

2. A Comprehensive Sign Plan proposing a deviation from this subsection shall be reviewed under subsection F.

3. A Comprehensive Sign Plan may allow the following signs in the RS, C1, C2, and C3 districts:

   a. **Building-mounted identification signs.** Each permitted use or principal building may have building-mounted identification signs subject to the following standards:

      i. Front-wall sign area shall not exceed 1.5 square feet per lineal foot of building occupancy frontage.

      ii. Side-wall sign area shall not exceed 0.5 square feet per lineal foot of side wall.

      iii. Rear-wall sign area shall not exceed 0.5 square feet per lineal foot of rear wall.

      iv. No part of a sign shall project more than 1 foot or extend above the height of the building.

      v. A sign may be illuminated if the source of illumination is not visible. A sign shall not have flashing, rolling, scrolling, or intermittent illumination.

      vi. Total wall sign area shall not exceed 250 square feet.

b. **Center identification ground-mounted signs.** A center may have 1 ground-mounted freestanding sign identifying the center and its tenants, subject to the following standards:

i. A freestanding sign shall be decorative and shall have an architectural planter or base at least 2 feet in height. An inorganic base shall match the predominant architectural character of the principal building.

ii. A ground-mounted sign shall not exceed 48 square feet in area or 15 feet in height above grade. Grade is the higher of the street grade or the finished grade adjacent to the sign base. A sign shall not extend or project over a street or alley line.

iii. A lot with 600 feet of street frontage per street may have 2 ground-mounted signs per street frontage, as determined by the Director. The signs shall be at least 300 feet apart.

iv. A lot may have 1 additional sign for each additional 300 feet of street frontage, as determined by the Director.

c. **On-site directional signs.** A center may have on-site directional signs as needed. Each sign shall not exceed 3 square feet in area.

d. **Parking lot signs.** A center may have 1 wall-mounted or ground-mounted sign at each parking lot entrance or exit. Each sign shall not exceed 6 square feet in area and shall be limited to parking instructions and directions. A sign may have interior illumination.

e. Lighting shall be directed away from residential zoning districts and residences.

f. Temporary signs are allowed as provided in Section 9.5.

D. Individual Buildings in Commercial Zoning Districts. This paragraph applies to individual buildings in the C1, C2, and C3 districts that are not part of a center or complex.

1. A sign type allowed in a residential zoning district may be used in a commercial zoning district, subject to the sign standards of the district where the sign is located. A use allowed in a residential zoning district that is located in a commercial zoning district is subject to the sign standards of the commercial zoning district.

2. New commercial construction shall have an address sign readily visible from the street before the Town issues a certificate of occupancy, regardless of zoning district.

3. On-site directional signs are allowed. [Section reference to be confirmed]

4. A lot may have 1 freestanding sign per street frontage, not exceeding 40 square feet in area or 8 feet in height, subject to the following standards:

a. A lot with 600 feet of street frontage per street may have 2 freestanding signs per street frontage, as determined by the Director. The signs shall be at least 300 feet apart on the lot. One property owner shall not diminish the number of signs allowed in adjacent developments.

b. A lot may have 1 additional sign for each additional 300 feet of street frontage, as determined by the Director.

c. A freestanding sign shall be decorative and shall have an architectural planter or base at least 2 feet in height. An inorganic base shall match the predominant architectural character of the principal building.

5. **Building-mounted signs.**

a. Front-wall sign area shall not exceed 1.5 square feet per lineal foot of building occupancy frontage.



Figure 9.2-1 Sign illustration.

b. Side-wall sign area shall not exceed 0.5 square feet per lineal foot of side wall.

c. Rear-wall sign area shall not exceed 0.5 square feet per lineal foot of rear wall.

d. No part of a sign shall project more than 1 foot or extend above the height of the building.

e. A sign may be illuminated if the source of illumination is not visible. A sign shall not have flashing, rolling, scrolling, or intermittent illumination.

f. Total wall sign area shall not exceed 150 square feet per business.

g. The Director may approve additional total wall sign area if strict application of the standards would prohibit a reasonable sign that generally conforms to this Article. A reasonable allowance may include increased area based on building size, location, and proximity to surrounding areas.

h. A blade sign shall not project more than 2 feet from the building wall plane or be wider than 1 foot.

i. Temporary signs are allowed as provided in Section 9.5.

E. Industrial Zoning Districts. The standards in this subsection apply in the M1 and M2 districts.

1. A single-tenant site may have ground-mounted identification signs subject to the following standards:

a. A site may have 1 sign per street frontage.

b. A ground-mounted sign shall not exceed 15 feet in height or 48 square feet in area.

c. A lot with 600 feet of street frontage per street may have 2 freestanding signs per street frontage, as determined by the Director. The signs shall be at least 300 feet apart.

d. A lot may have 1 additional sign for each 300 feet of street frontage, as determined by the Director.

2. **Building-wall signs.**

a. Front-wall sign area shall not exceed 1.5 square feet per lineal foot of building occupancy frontage.

b. Side-wall sign area shall not exceed 0.5 square feet per lineal foot of side wall.

c. Rear-wall sign area shall not exceed 0.5 square feet per lineal foot of rear wall.

d. No part of a sign shall project more than 1 foot or extend above the height of the building.

e. A sign may be illuminated if the source of illumination is not visible. A sign shall not have flashing, rolling, scrolling, or intermittent illumination.

f. Total wall sign area shall not exceed 150 square feet per business.

3. Center identification wall-mounted and freestanding signs for a multi-tenant industrial project shall not count toward the total monument signage allowed.

F. Comprehensive Sign Plan (CSP). A CSP may provide flexibility from the standards in this Article to establish sign criteria for a development that promote superior design while maintaining general conformance with the underlying zoning district requirements.

1. **Design criteria.** Each proposed sign shall:

a. Integrate with the proposed architectural elements of the site and buildings.

b. Be located and oriented with respect to surrounding developed and undeveloped land.

c. Be no larger than necessary for sufficient visibility and legibility.

d. Not be a sign type prohibited by this Article.

2. **Approval.** The Director shall review and approve a CSP that proposes a deviation from a requirement of this Article or proposes electronic signs.

3. **Amendments.** The Director shall review amendments to an approved CSP as follows:

a. **Minor amendments.** A minor amendment is a change of up to 10 percent that does not increase the total number of signs in the approved CSP. A minor amendment shall comply with this Article. The applicant shall request a minor amendment in writing. The Director may approve a minor amendment administratively.

b. **Major amendments.** A major amendment is an amendment that does not qualify as a minor amendment. The applicant shall request a major amendment, and the Director shall review and approve or deny it in the same manner as the initial CSP application.

> **Drafting Note:** This assigns CSP approvals and major amendments to the Planning and Zoning Commission, including for deviations. This draft assigns those decisions to the Director to conform to the required administrative review of covered design review plans without a public hearing under A.R.S. § 9-500.49. The Town Attorney should confirm whether CSPs and proposed deviations fall within that statute and whether the source's qualitative criteria provide objective standards for the required review.

G. Interior Window Signs. In a nonresidential zoning district, a business may display 1 non-electronic or neon sign in a window. The sign shall be displayed only on the interior of the window and shall not count toward the maximum allowed sign area if it meets the following standards:

1. The sign shall not exceed 2 square feet in area.

2. The sign shall not be placed higher than 6 feet from finished grade.

3. This allowance does not apply to electronic or static-message signs or reader boards.

4. A sign permit is not required.



Figure 9.2-2 Sign illustration.



Figure 9.2-3 Sign illustration.

H. Specialty Signs. Awning, canopy, neon, and similar specialty signs may be permitted subject to a sign permit and design review as part of a CSP. A specialty sign shall count toward the applicable wall-mounted or ground-mounted freestanding sign allowance.



Figure 9.2-4 Sign illustration.

I. Prohibited Signs. A sign is prohibited unless this Article specifically allows it. Prohibited signs include:

1. **Animated signs.** An animated sign is prohibited, except for approved pennants, banners, flags, revolving barber poles, and clocks, including clocks that alternately display time and temperature. A clock face shall not exceed 3 square feet.

2. **Flashing signs.** A flashing sign is prohibited, except a sign that alternately displays time and temperature and does not exceed 3 square feet in area.

3. **Sound signs.** A sign that emits sound or any substance is prohibited.

4. **Signs affixed to objects.** A person shall not tack, paint, paste, or otherwise affix a sign or poster visible from a public way to a tree, fence, utility pole, or other structure, or to a vehicle when the vehicle is primarily used to support the sign.

5. **Permanent off-premises signs.** A permanent sign located off the premises to which it relates, including a billboard, is prohibited.

> **Drafting Note:** Prohibits permanent remote or off-premises advertising. This draft states the prohibition by sign location rather than advertising message. The Town Attorney should review this restriction and the treatment of flags, banners, and other sign forms for content neutrality under Reed v. Town of Gilbert.

6. **Wall-mounted cabinet signs.** A wall-mounted cabinet sign is prohibited unless it:

   a. Uses a cabinet with a stylized shape, rather than a rectangular shape, that reflects the shape of the image displayed on the sign face; or

   b. Uses a molded sign face with embossed sign copy or sign copy in relief.

7. **Projecting signs.** A projecting sign is prohibited except in a commercial zoning district as part of an approved CSP. A projecting sign allowed under this paragraph shall meet the following standards:

   a. The sign shall not exceed 12 square feet in area.

   b. The sign shall be spaced from the building between 6 inches and 12 inches.

   c. The bottom of the sign shall be at least 8 feet from the base of the building.

   d. A sign shall not project into the public right-of-way, except that the Director may approve a wall sign attached to the front face of a building to extend no more than 12 inches into the public right-of-way.



Figure 9.2-5 Sign illustration.

8. **Signs facing residential districts.** A sign identifying a business in a nonresidential zoning district is prohibited on a building façade adjacent to a shared zoning district boundary with a residential zoning district. This prohibition does not apply when the zoning district boundary is a public right-of-way.

9. **Vehicle signs.** A sign attached to a vehicle is prohibited when the vehicle is placed adjacent to a roadway primarily to display the sign and is not used in the typical conduct of the business identified by the sign.



Figure 9.2-6 Sign illustration.

10. **Signs in roadway medians and rights-of-way.** A sign is prohibited in a roadway median, including a sign placed there for directional purposes that are unrelated to Town traffic regulations or directions. A person shall obtain a right-of-way permit from the appropriate agency before posting a sign in a right-of-way. A sign posted in a median in violation of this paragraph, or a failure to comply with applicable requirements, is a nuisance under the Town Code and is enforceable as provided by law and the Town Code.

> **Drafting Note:** Distinguishes signs by directional purpose and refers to "bandit signs." The draft retains the restriction on signs in medians and clarifies that only traffic-related directional signs are excepted. The Town Attorney should review the scope of the right-of-way restriction and its application to signs with differing messages, including political signs and A.R.S. § 16-1019.
>
> **Drafting Note:** The Comprehensive Sign Plan criteria include "superior design," and it authorizes discretionary deviations. The Town Attorney should review whether these criteria and the deviation authority can be administered as objective, content-neutral standards.

J. Nonconforming Signs. Legal nonconforming signs shall be governed by Section 1.8. If a sign-specific standard in this section conflicts with Section 1.8, the stricter standard shall apply.

K. Location and Placement of Signs.

1. Temporary signs may be located in a public right-of-way only as allowed under Section 9.5.

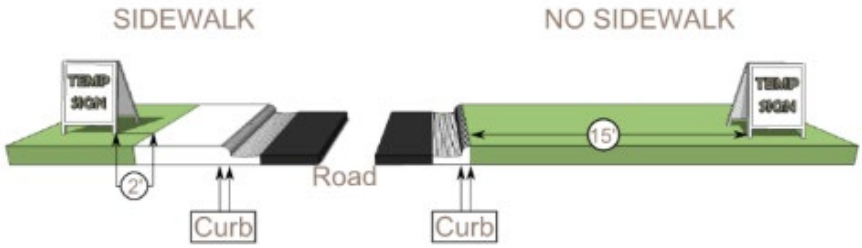


Figure 9.2-1 Sign location and placement illustration.

2. A sign shall not obstruct free ingress to or egress from a door, window, or fire escape. A sign shall not be attached to a standpipe or fire escape.

3. A sign, whether temporary or permanent, shall not be located within a sight visibility triangle as defined by the Town. A sign shall not be located or designed by its position, shape, color, or illumination in a manner that interferes with or obstructs the view of, or is confused with, an authorized traffic sign, signal, or device, or a device mounted on a police or fire protection vehicle. A sign shall not use words such as "Stop" or "Look" in a manner that interferes with, misleads, or confuses drivers.

4. A sign shall not be erected, painted on, or attached to a tree, rock, other natural feature, fence post, utility pole, or utility structure.

5. An illuminated sign shall be placed so that light or reflection is not cast directly on an adjoining residential district.

6. A sign extending over an area intended for pedestrian use shall have a clearance of at least 8 feet between the finished grade below the sign and the lowest portion of the sign. A sign extending over an area intended for vehicular use shall have a clearance of at least 14 feet between the finished grade below the sign and the lowest portion of the sign.

L. Permanent Sign Design Criteria.

1. A sign shall be integrated with the building and landscape design.

2. A freestanding sign shall have a substantial base or planter at least 2 feet in height.

3. A sign, other than a sign consisting of individual letters mounted against a nondifferentiated surface, shall have edge treatment or borders.

4. The Town encourages sign designs compatible with Camp Verde's western character and agricultural heritage.

M. Window Signs. Window signs may cover up to 100% of the aggregate window area, subject to the following requirements:

1. Window signs shall be placed on the street level of the building.

2. Window signs are not permitted above the first story of a building.

3. A sign permit is not required for a window sign.

N. On-Site Directional Signs. An on-site directional sign is permitted in any zoning district, subject to the following requirements:

1. The area of an on-site directional sign shall not exceed 3 square feet.

2. A freestanding on-site directional sign shall not exceed 4 feet in height.

3. Unless otherwise provided in this article, an on-site directional sign shall not count toward the total sign area allowed for a lot, building, or occupancy.

O. Menu Boards. Menu boards are permitted for drive-through or drive-up restaurants, subject to the following requirements:

1. A menu board may be freestanding or building-mounted.

2. Each qualifying restaurant may have no more than 2 menu boards per drive-through lane. One of the 2 menu boards may be a preview menu board.

3. A menu board shall not exceed 24 square feet in area. A preview menu board shall not exceed 12 square feet in area.

4. A menu board shall not exceed 6 feet in height when building-mounted or 8 feet in height when freestanding.

5. A freestanding drive-through menu board shall meet the following requirements:

a. The menu board shall have a masonry monument base with an aggregate width of at least 50% of the sign width.

b. The landscape area at the base of the menu board shall be at least 2 square feet for each square foot of sign area.

c. The menu board shall match the architectural style, materials, and color of the principal structure.



Figure 9.2-2 Freestanding drive-through menu board illustration.

d. The menu board shall not be placed adjacent to a public right-of-way.

e. A sign permit shall be obtained before installation.

P. Obsolete Signs. The property owner, the owner's agent, or a person having beneficial use of the building or structure on which an obsolete sign is erected shall remove the sign, its supporting structures, and its frames within 6 months after receiving notice from the Town that the sign is obsolete.

Q. Maintenance of Signs.

1. A sign shall be maintained to prevent and eliminate peeling, cracking, discoloration, and covering with dirt or other material, and similar problems caused by ordinary weather conditions.

2. The responsible person shall repair or replace a cracked or broken sign face or a nonfunctioning interior lamp within 45 business days after receiving notice from the Town that the sign requires repair or maintenance.

9.3 Sign Measurement

A. Sign Area. Sign area shall be measured as follows:

1. For a sign with all copy mounted on a single geometric plane, sign area is the area within the continuous exterior perimeter enclosing all portions of the sign, including background panels. A background panel shall be excluded only if it is entirely opaque and has the same color and texture as the building to which the sign is attached. Necessary structural supports are excluded from the sign area calculation.

2. A double-faced sign counts as 1 sign. Its area is the area visible from any single viewing position on or above the ground.

3. A spherical, free-form sculptured, or other nonplanar sign counts as 1 sign. Its area is the sum of the areas of the 2 largest of the 4 vertical sides of the smallest polyhedron that encompasses the sign structure.

4. For a sign with multiple components mounted on the same surface, sign area is the area within the smallest continuous exterior perimeter that encompasses all components.

5. Total sign area for a lot, building, or occupancy is the aggregate area of all permitted signs, except on-site directional signs and window signs allowed by this article.

6. The allowed sign area for an occupancy shall be calculated using the sign area ratios established for the applicable zoning district.

B. Interior Occupancies. The allowed sign area for an interior occupancy shall be based on the linear distance of the width of the single occupancy from which the building or occupancy address is derived.

C. Corner Occupancies. Each building face of a corner occupancy is allowed sign area based on the sign area ratio for the applicable zoning district and the length of the front, side, or rear wall plane for that face. The aggregate sign area shall not exceed the maximum sign area allowed for a single frontage or interior occupancy in the applicable zoning district.

D. Diagonal Cutoffs. A corner occupancy with a diagonal cutoff at the corner may calculate allowed sign area as follows:

1. Project a line along the front exposure and a line along the side exposure to their point of intersection.

2. Select the resulting projected distance for either the front or side exposure.

3. Add the selected projected distance to the actual building exposure measured along the selected exposure.

4. The resulting measurement may be used with the applicable sign area ratio for the zoning district to establish allowed sign area for the measured exposure. The calculated sign area may be placed only on the diagonal cutoff or the exposure used for the calculation. The Director may approve placement on an exposure not used for the calculation.

5. The remaining exposure, not calculated with the diagonal cutoff exposure, shall be allowed sign area based on the linear distance of the actual building exposure, without projection, and the sign area ratio allowed by the applicable zoning district.

6. The total sign area shall not exceed the sign area allowed by the applicable zoning district.

7. All linear occupancy frontage distances shall be measured at sidewalk or grade level immediately adjacent to the portion of the structure used for the occupancy.

E. Sign Height. Sign height shall be measured as follows:

1. **Freestanding sign.** The height of a freestanding sign is the vertical distance from the higher of the adjacent finished grade or the top of the curb to the top of the sign canopy panel, excluding architectural

embellishment. Where no curb exists, the crown of the roadway shall be used instead of the top of the curb. Total sign height includes any monument base or other structure erected to support or ornament the sign.



Figure 9.3-1 Freestanding sign height measurement illustration.

2. **Wall-mounted sign.** A wall-mounted sign shall not extend above the top of a parapet wall or the eave line of a gable, gambrel, mansard, or similar roof.



Figure 9.3-2 Wall-mounted sign height illustration.

9.4 Permits and Approval

A. Permit Requirement. A sign permit is required before a sign is erected, painted, or otherwise installed in the Town, unless this article specifically exempts the sign. A sign permit is not required for a home-based occupation sign, a temporary sign, minor repair of a permitted sign, or repainting of a permitted sign, unless this article provides otherwise. The sign permit procedure is established in Section 3.2.I.

B. Application Requirements. In addition to information required by the applicable building code, an application for a sign permit shall include:

1. A site plan showing the sign's location in relation to nearby buildings, structures, rights-of-way, easements, and driveways.
2. A scaled drawing showing the sign's dimensions and copy, all materials, and the method of construction and attachment to a building.
3. The name of the person, firm, or corporation that will erect the sign and any attendant structures.
4. Written consent from the owner of the building, structure, or premises on which the sign will be erected.
5. Other information required by the Department.

Applications and plans shall be submitted electronically through the Online Services portal in the format specified by the Department. No licensed-contractor requirement applies to a sign permit application.

C. Issuance and Effect of Permit.

1. The Director shall issue a sign permit if the application and the proposed sign comply with this ordinance and other applicable Town ordinances.
2. The Town may revoke a sign permit at any time.

3. Issuance of a sign permit does not approve a violation of this ordinance. This ordinance does not relieve or limit the responsibility or liability of a person, firm, or corporation that erects or owns a sign, including liability resulting from the negligence or willful act of that person, firm, or corporation or its agents, employees, or workers in constructing, maintaining, repairing, or removing a sign. Issuance of a sign permit does not impose responsibility or liability on the Town or its officers or employees for approving a sign, material, or device under this ordinance.

9.5 Temporary Signs

A. Permit Requirement. All temporary signs shall require a Temporary Sign Permit unless this section specifically exempts the sign from the permit requirement.

B. Construction and Maintenance. The sign owner shall anchor and weight each temporary sign to prevent displacement in windy conditions and to prevent the sign from creating a safety hazard. Each temporary sign shall be constructed with durable, weather-resistant materials and maintained in good condition, free from chipping paint, cracks, gouges, missing letters, fading, tearing, tattering, and other maintenance issues.

C. Temporary Sign Types and Standards. The standards in this subsection regulate temporary signs by their physical type and dimensions, not by the message displayed.

1. **Banner Signs.**

a. Banner signs may be displayed in any zoning district where commercial, industrial, or institutional uses are permitted.

b. A banner sign shall not be displayed for more than 90 cumulative days in a calendar year. A banner sign associated with an event shall be removed no later than 3 calendar days after the event concludes.

c. A banner sign displayed for a grand opening shall not exceed 48 square feet in area.

d. The Director shall approve the placement and display duration of a banner sign through the Temporary Sign Permit application.

e. No more than 1 banner sign shall be displayed per use, except as provided in paragraph f.

f. For a large single-user or other mitigating circumstances, the Director may modify the banner sign size, number, or placement standards in this paragraph.



2. **A-Frame and T-Frame Signs.**

a. An A-frame or T-frame sign shall be constructed of durable materials, supported by a base of sufficient weight, and maintained in good condition, free from fading, tearing, or tattering.

b. A business in a Commercial or Industrial zoning district may display an A-frame or T-frame sign without a Temporary Sign Permit.

c. An A-frame or T-frame sign shall not exceed 36 inches in width or 48 inches in height.

d. A business may display 1 sign along the business frontage and up to 2 signs along each visible side and rear wall plane of the business. A business with 30 feet or more of frontage may display 2 signs along the business frontage. Each sign shall be located within the building envelope, which is the area directly adjacent to a business wall plane and within 20 feet of the building wall.

e. The combined number of signs displayed by a business under paragraph d shall not exceed 8.

f. A sign shall maintain at least 5 feet of clearance for unobstructed pedestrian use of a sidewalk or walkway in a commercial center.

g. A sign shall be displayed only during business hours and shall be at least 10 feet from any similar sign.

h. An A-frame or T-frame sign shall not be illuminated.

i. A public, quasi-public, or institutional use located on a single-use campus may display 1 sign along each adjacent street frontage. If an adjacent street frontage is 300 feet or longer, the use may display 1 additional sign for each additional 300 feet of street frontage.

j. A sign allowed under paragraph i may be placed adjacent to a public sidewalk within the public right-of-way. If no sidewalk exists, the sign shall be at least 4 feet from the edge of the curb. A sign shall not be attached to or placed on another sign, a tree, light pole, traffic signal or controller, utility box, or other structure in the right-of-way. A sign shall not be placed in a roadway median.

k. A sign allowed under paragraph i may be displayed beginning 24 hours before an event and shall be removed no later than 24 hours after the event.

l. An A-frame or T-frame sign shall not be placed on a fence, boulder, planter, another sign, vehicle, utility facility, or other structure; in a raised or painted median, driving lane, parking aisle, or parking stall; across a street or drive aisle from the business being advertised; or in any other location that obstructs vehicle movement.

m. A sign displayed in connection with an event shall be displayed no earlier than 24 hours before the event and shall be removed no later than 24 hours after the event.

3. **Portable Yard Signs.** A portable yard sign is a temporary sign supported by a base and used to direct traffic to a single-family home.

a. A portable yard sign shall be made of solid, durable materials, supported by a base of sufficient weight, and maintained in good condition, free from fading, tearing, or tattering.

b. A portable yard sign shall not exceed 3 feet in height or 6 square feet in area.

c. A portable yard sign may be double-faced.

d. A portable yard sign shall not be illuminated.

e. A portable yard sign may be displayed daily from 5:00 a.m. to 8:00 p.m.

f. Each single-family lot or model home may display 1 sign anywhere on the lot. Each single-family lot or model home cluster may display 1 additional sign at each turning movement along a route extending no more than 1 mile from the subject lot or model home. A sign may be placed adjacent to a public sidewalk within the public right-of-way. If no sidewalk exists, the sign shall be at least 4 feet from the edge of the curb. A sign shall not be attached to or placed on another sign, a tree, light pole, traffic signal or controller, utility box, or other structure in the right-of-way. A sign shall not be placed in a roadway median.

g. Before a person places a sign on private property, the person shall obtain written authorization from the property owner.

h. The Code Enforcement Officer may remove a sign that violates this article and may impound the sign as evidence. The Code Enforcement Officer shall make a good-faith effort to contact the sign owner before disposing of the sign. The Town may dispose of the sign 1 week after making a good-faith effort to contact the owner.

4. **Political Signs.**

a. Political signs shall comply with A.R.S. § 16-1019 and other applicable Arizona law.

b. Political signs supporting a candidate for public office or urging action on a primary, general, or special election ballot may be displayed in all zoning districts.

c. A political sign shall not require a sign permit.

d. A person may display a political sign on private property with the property owner's permission.

e. A political sign placed in the public right-of-way shall include the name and telephone number or website address of the candidate or campaign committee contact person, to the extent required or permitted by A.R.S. § 16-1019.

f. This section shall not prohibit a sign authorized or protected by Arizona law. The Town shall not remove or regulate a qualifying political sign in the public right-of-way during the statutory election period except as A.R.S. § 16-1019 allows.

> **Drafting Note:** The right-of-way provisions are expressly subject to A.R.S. § 16-1019. The statute controls the applicable election-period protections and limits on Town regulation or removal; confirm the statutory requirements when administering this section.

5. **Temporary Freestanding Signs.**

a. **Signs with a Sign Face of 16 Square Feet or Less.**

i. Each lot may display 1 temporary freestanding sign. A corner lot may display 2 signs, with no more than 1 sign per street frontage.

ii. A lot may display 1 additional sign for each additional 300 feet of street frontage, as determined by the Director.

iii. The sign face shall not exceed 16 square feet in area.

iv. A sign on a residential lot shall not exceed 6 feet in height.

v. A sign on a nonresidential lot shall not exceed 8 feet in height.

vi. No setback is required for a sign on private property. A sign shall not be closer than 2 feet to a public or private sidewalk.

vii. The sign shall be constructed of durable materials that withstand the elements and shall be maintained in good condition.

viii. A sign more than 6 feet in height shall require a sign permit.

ix. A sign shall not be illuminated.

x. A sign or notice required or posted by a government agency shall not count toward the number of signs allowed under this paragraph and shall not require a building permit.

b. **Signs with a Sign Face of More Than 16 Square Feet and No More Than 32 Square Feet.**

i. Each unsubdivided property, nonresidential development or center, or property recorded for a residential subdivision may display 1 temporary freestanding sign. A corner lot may display 2 signs, with no more than 1 sign per street frontage.

ii. The property may display 1 additional sign for each 300 feet of street frontage, as determined by the Director.

iii. The sign face shall not exceed 32 square feet in area.

iv. A sign shall not exceed 8 feet in height.

v. No setback is required for a sign on private property. A sign shall not be closer than 2 feet to a public or private sidewalk.

vi. The sign shall be constructed of durable materials that withstand the elements and shall be maintained in good condition.

vii. A sign more than 6 feet in height shall require a sign permit.

viii. A sign shall not be illuminated.

ix. A sign or notice required or posted by a government agency shall not count toward the number of signs allowed under this paragraph and shall not require a building permit.

c. **Nonresidential Property Signs with a Sign Face of More Than 32 Square Feet.** A sign displayed on nonresidentially zoned property shall comply with the following standards:

i. The sign shall not exceed 15 feet in height.

ii. The sign face shall not exceed 32 square feet for the first acre or portion of an acre. If the lot proposed for development exceeds 5 acres, the sign face may increase by 4 square feet for each additional acre or portion of an acre, up to a maximum sign face area of 96 square feet.

iii. No setback is required for a sign on private property. A sign shall not be closer than 2 feet to a public or private sidewalk.

iv. The sign shall be constructed of durable materials that withstand the elements and shall be maintained in good condition.

v. A sign more than 6 feet in height shall require a sign permit.

vi. A sign shall not be illuminated.

vii. A sign shall be at least 25 feet from any property line of an existing residence.

viii. A sign or notice required or posted by a government agency shall not count toward the number of signs allowed under this paragraph and shall not require a building permit.

6. **Flags and Flagpoles.** The following standards apply without distinction based on the flag's message or whether it is a government flag.

   a. A residential development may display no more than 6 flags at each major street entrance to the development.

   b. Flagpoles shall be spaced at least 20 feet apart.

   c. A flagpole shall be set back at least 5 feet behind the right-of-way line.

   d. A flagpole shall not require a building permit, except as provided in paragraph f.

   e. A flagpole shall not exceed 15 square feet in area or 15 feet in height.

   f. A property rezoned for a residential subdivision may have 1 flagpole at each model home complex. Each such flagpole may be up to 60 feet in height and shall require a building permit.

9.6 Sign Walkers

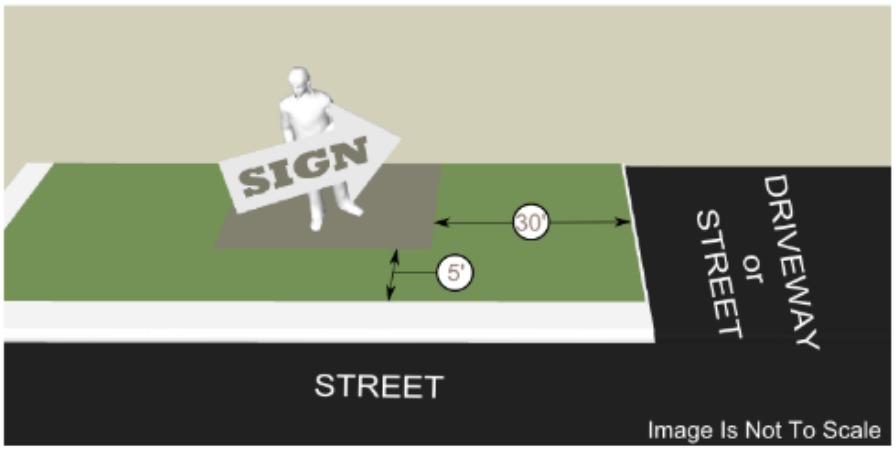
A. Applicability. A business in a Commercial or Industrial zoning district may use a sign walker subject to this section.

B. Location. A sign walker shall comply with the following location standards:

1. A sign walker shall be at least 30 feet from a street or driveway intersection, measured from the back of the curb or, if no curb exists, the edge of pavement.

2. A sign walker shall be at least 5 feet from the street, measured from the back of the curb or, if no curb exists, the edge of pavement.

3. A sign walker shall be at grade level.



C. Prohibited Locations and Conduct. A sign walker shall not be:

1. Within 20 feet of another sign walker.

2. Located where the sign walker interferes with pedestrian or bicycle use of a right-of-way or sidewalk.

3. Located in a raised or painted median.

4. Located in a driveway, drive lane, parking aisle, or parking space.

5. Located on a multi-use trail.

6. Attached to or placed on a fence, vehicle, utility facility, another sign, or other structure.

7. Used in a manner that results in physical interaction with a motorist, pedestrian, or bicyclist.

D. Number, Display, and Size.

1. A business shall display no more than 1 sign per sign walker.

2. A sign walker shall display the sign only during the hours the business is open to the public.

3. A sign shall have no more than 2 faces, and each face shall not exceed 12 square feet.

E. Prohibited Elements. A sign walker shall not:

1. Wear a costume.

2. Use illumination or animation on or within the sign.

3. Use mirrors or other reflective materials.

4. Attach balloons, ribbons, speakers, or other items to the sign.

F. State Law. A sign walker may use a public sidewalk, walkway, or pedestrian thoroughfare to the minimum extent allowed by [Statutory reference to be confirmed].

> **Drafting Note** This cites "A.R.S. 4-499.13." That citation could not be confirmed; verify the statute and replace the placeholder before adoption.

9.7 Sensitive Use Signs

A. Adult-Oriented Businesses. An adult-oriented business may display 1 freestanding or monument sign per site, subject to the following standards:

1. The sign shall not exceed 6 feet in height, measured from the adjacent curb or crown of the roadway.

2. The sign face shall not exceed 24 square feet in area.

3. The freestanding sign shall have a substantial base and planter or other feature to be confirmed, not exceeding 2 feet in height.

4. If the sign has an inorganic base, the base shall be designed to match the predominant architectural character of the principal building.

9.8 Interpretation

A. Conflict with Other Town Regulations. If this article conflicts with another Town regulation, this article shall control.

B. Applicability. This article applies to the erection, construction, alteration, use, location, and maintenance of all signs in the Town, except as provided in Section 9.2.

C. Noncommercial Messages. A sign permitted by this article may display a noncommercial message in place of any other message.

D. Construction and Severability. The Town shall construe any provision of this article that limits freedom of speech in a viewpoint-neutral manner and shall treat expressive speech the same as, or less restrictively than, commercial speech. If a court finds a provision of this article to be an unconstitutional limitation on

freedom of speech, the provision shall be severed to preserve the remainder of this article and protect freedom of speech.

Town of Camp Verde – Town Council Work Session

Planning and Zoning Ordinance Rewrite: High-Priority Policy Items for Council Direction

Work session for discussion and direction only; no action will be taken. Recommendations are staff drafts. Matrix IDs match the full Decision Matrix. Section numbers refer to the October 2026 Public Review Draft.

Part 1 – Policy Direction Requested (18 items)

Item	Matrix ID	Article / Section	Topic	Issue	Options	Staff Recommendation (draft)	Council Direction
1	D-001	Art. 1: 1.7.D	**Proposition 207 transition period**	The length of the transition period is not stated, and the scope of the A.R.S. § 12-1134(I) waiver needs review.	A. 2 years. B. 3 years. C. Other.	Set a fixed period with Town Attorney input; waiver language as drafted pending review.	
2	D-002	Art. 1–7: 3.2; 7.5; others	**Calendar vs. business days**	Many time periods (permit review, school review, appeals, agritourism notice) do not specify the type of day.	A. Calendar days throughout, except where a statute says business days. B. Business days throughout.	A. Clear and consistent with most A.R.S. time frames.	
3	D-003	Art. 2: 2.3	**Administrative Relief limit**	15% limit for the Heritage Character Area and agricultural districts has no stated rationale.	A. 15%. B. 10% (same as other districts). C. 20%.	A, if the Town wants extra flexibility for older lots; otherwise B.	
4	D-005	Art. 3: Table 3.1-1	**Notice requirements**	Notice for PAD, General Plan amendments, Board appeals, and Administrative Relief is marked "confirm."	A. Mailed notice to owners within 300 ft, posting, and newspaper for all hearings. B. Statutory minimum only.	A. Consistent with rezoning notice.	
5	D-007	Art. 4: 4.4.E; 4.6; 4.10.C.4; 4.10.K.2; 4.11.D.4.g	**Mandatory water adequacy**	Whether to require an adequate water supply for new subdivisions under A.R.S. § 9-463.01(O), which needs a separate ordinance.	A. Adopt a separate adequacy ordinance. B. Disclosure framework only (as drafted).	Policy choice for Council; A gives stronger long-term water protection.	
6	D-009	Art. 4: 4.10.C.4	**Open-space table**	Table has no rows or values.	A. Set by subdivision type. B. Flat percentage (for example, 10%).	Staff proposes values for Commission review.	
7	D-010	Art. 5: Table 5.4-1	**"AG approved in all zones" rows**	Workbook allows rodeo/arena and commercial equestrian facilities by right in all residential districts, and livestock in commercial and industrial districts.	A. Keep as drafted (by right everywhere). B. Permit by right in A-1/A-2/RR; CUP in R1L/R1/RS; prohibit in R2. C. Limit to agricultural districts only.	B. Keeps agricultural character without allowing arena or commercial equestrian uses by right next to small residential lots.	
8	D-011	Art. 5: Table 5.4-1	**Event venues in RS**	Event venues are shown as permitted by right in the RS district.	A. Permitted by right. B. CUP. C. Not permitted (agritourism Tier 3 only).	B. Event venues generate noise, traffic, and late hours; a CUP allows site-specific conditions.	
9	D-012	Art. 5: Table 5.4-1; 3.2.G	**Schools**	Public, charter, and private schools have no district assignments.	A. Permitted in all districts. B. Permitted in commercial/CF; CUP in residential. C. CUP everywhere.	B. Charter school timelines under A.R.S. § 15-189.01 still apply; confirm with Town Attorney.	
10	D-013	Art. 5: Table 5.4-1; 3.2.H	**Religious institutions**	No use-table row; 500-seat CUP threshold needs district assignment.	A. Permitted wherever assembly uses are permitted; CUP above 500 seats. B. CUP in all districts. C. Permitted only in commercial districts.	A. Equal-terms treatment with comparable assembly uses under RLUIPA.	
11	D-015	Art. 5: Table 5.4-1	**Home-based occupations**	Proposed row added; districts need confirmation.	A. Permitted in all residential and agricultural districts subject to 6.5. B. Tiered: minor by right, major by CUP.	B. Tiering matches the impact-based approach used for agritourism.	
12	D-016	Art. 5: Table 5.4-1; 6.6	**Adult-oriented businesses**	Proposed row allows the use in M1/M2 only.	A. M1 and M2 by right with 6.6 separation. B. M2 only. C. C3, M1, and M2.	A, if the Town Attorney confirms enough sites remain available (secondary-effects doctrine).	
13	D-017	Art. 5: Table 5.4-1; 6.17	**Data and technology centers**	Two inconsistent workbook rows; PM and M1 highlighted; 6.17 limits the use to industrial districts.	A. M1/M2 only. B. M1/M2 plus PM by CUP. C. CUP in all nonresidential districts.	B. Keeps large facilities industrial while allowing campus-style projects in PM with conditions.	
14	D-018	Art. 5: Table 5.4-1; 6.19	**Nuclear and advanced energy systems**	6.19 standards exist but the use is not in the table.	A. M2 by CUP only. B. M1/M2 by CUP. C. Not permitted.	A. Most restrictive district with case-by-case review; federal NRC preemption applies to radiological safety.	
15	D-019	Art. 5: Table 5.4-1; 6.18	**Parks and playgrounds**	Shown as CUP in residential districts, which would require a CUP for neighborhood and Town parks.	A. Permitted by right in all districts; CUP only for lighted sports complexes. B. Keep CUP.	A. Avoids a CUP for ordinary neighborhood parks.	
16	D-021	Art. 5: Table 5.4-1; Art. 6	**Uses marked * without standards**	Vehicle sales, commercial kennels, car washes, commercial vehicle storage, C2 contractor yards, and multi-family dwellings have no use-specific standards.	A. Draft standards before adoption. B. Remove the * and rely on district standards. C. Require a CUP until standards are adopted.	A for kennels, car washes, and contractor yards (neighbor impacts); B for multi-family and vehicle sales.	
17	D-022	Art. 5: 5.1; 5.3; 5.5	**OS, CF, and IO districts**	Purposes, uses, and dimensional standards are placeholders.	A. Complete before adoption. B. Reserve the districts and adopt later. C. Delete.	B if content is not ready; reserving avoids holding up adoption.	

18	D-023	Art. 5: 5.5	**A-1 and A-2 dimensional values**	Values other than minimum lot area are staff proposals.	A. Adopt proposed values. B. Carry forward current AG values for both.	A, after comparison with existing AG lots to limit new nonconformities.	

Part 2 – Legal and Administrative Items, Information Only (7 items; Town Attorney or staff will resolve)

Item	Matrix ID	Article / Section	Topic	Issue	Options	Staff Recommendation (draft)	Council Comments
19	D-004	Art. 2: 2.6	**Permit revocation**	Hearing body and procedure for revocation are not set.	A. Director decides, appeal to Board. B. Civil Hearing Officer. C. Council.	A, with notice and hearing; confirm with Town Attorney.	
20	D-006	Art. 3: Table 3.1-2	**Appeals of administrative decisions**	Appeal body for site plan and plat decisions; 300-ft aggrieved-person definition.	A. Board of Adjustment and Appeals. B. Hearing Officer. C. Council.	A; confirm deadlines and Superior Court review.	
21	D-008	Art. 4: 4.2; 4.9; 4.10; 4.11.F	**Council modification authority**	Council authority to modify subdivision standards, PAD plans, street design, and phasing plans may conflict with administrative review.	A. Move to Director under objective standards. B. Keep Council role for PADs only.	B; confirm with Town Attorney.	
22	D-014	Art. 5: Table 5.4-1; 6.9	**Group homes of 6 or fewer**	Workbook shows a CUP in RS; state law treats these homes as single-family residential use.	A. Permitted wherever single-family dwellings are permitted. B. Keep CUP in RS.	A. Required by A.R.S. § 36-582 and the Fair Housing Act; option B is not legally available.	
23	D-020	Art. 5: Table 5.4-1; 6.2.B	**Temporary uses by district**	6.2 does not tie temporary uses to districts.	A. Add a temporary-use column to Table 5.4-1. B. List districts within 6.2.	A. One place to check use permissions.	
24	D-024	Art. 6: 6.1.D–E	**CUP criteria**	Prescriptive CUP criteria (zero-risk language, 0.2 foot-candle limit, full-cutoff LED) and water/wastewater documentation.	A. Keep as criteria. B. Move numeric items to standards; keep findings general.	B. Keep CUP findings general and move numeric limits into the use standards.	
25	D-025	Art. 9: 9.2.I; 9.2.J; 9.5	**Content neutrality and political signs**	Prohibited-sign list, right-of-way rules, flags, and political signs.	Town Attorney review under Reed v. Town of Gilbert and A.R.S. § 16-1019.	Required before adoption.	