



ORDINANCE NO. 2020-A458

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A ZONING TEXT AMENDMENT FOR THE FOLLOWING: SHIPPING CONTAINERS: SECTION 312.A, B, AND GENERAL CITATIONS; SIGNS: SECTION 404, STANDARDS FOR PORTABLE/ TEMPORARY SIGNS; OF THE TOWN OF CAMP VERDE PLANNING & ZONING ORDINANCES AND SUBDIVISION REGULATIONS.

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

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

WHEREAS, the Town of Camp Verde Planning and Zoning Commission held a public hearing on the proposed revisions at its Regular Session held November 5, 2020, and voted thereafter to forward the same to the Town Council with a recommendation of approval; and

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

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

Section 1. The Town Council hereby finds as follows:

A. Text Amendments may be initiated by the Planning & Zoning Commission, the Town Council itself or by application of a property owner per Part 6, Section 600, C.1 of the Planning and Zoning Ordinance. This Text Amendment was initiated by the Town of Camp Verde Community Development Department.

B. The Text Amendment was reviewed by the Planning & Zoning Commission on November 5, 2020, in a public hearing that was advertised and posted according to state law and forwarded a recommendation for approval to the Town Council.

C. The proposed Text Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

Section 2:

The following are proposed changes to the Planning & Zoning Ordinance based on issues that have arisen that need clarification, corrected, or added. Items to be removed are ~~struck~~, items to be added are in **BOLD, RED TYPE**. (Proper punctuation and case will be provided after approval in the revised document).

1) SECTION 312 – SHIPPING CONTAINERS

A. Residential and **NEIGHBORHOOD OR GENERAL** Commercial Zones: (R1L, R1, R2, RR, RS, C1, C2)

Shipping Containers are permitted in Residential **AND NEIGHBORHOOD OR GENERAL COMMERCIAL** Zones ~~on properties of one (1) acre or more~~ subject to the following standards:

- a. **ONE (1) 160 SQUARE FOOT SHIPPING CONTAINER ON PARCELS LESS THAN ONE ACRE; AND ONE (1) 360 SQUARE FOOT, ~~OR~~ One (1) 320 square foot, or two (2) 160 square foot Shipping Container(S) ON PARCELS GREATER THAN ONE ACRE. may be established with an approved zoning clearance.**
- b. Shipping Containers are required to meet all Zoning District and Building Permit requirements, **AND MUST BE ESTABLISHED WITH AN APPROVED ZONING CLEARANCE.**
- c. There shall be no signage on the Shipping Container.
- d. All containers shall be painted and maintained with either the principal structure color or a solid, subdued color consistent with the surrounding terrain prior to placement.
- e. Use of the unit is for the storage of personal effects owned by the property owner or tenant. There shall be no commercial use or subleasing of the unit.
- f. The unit shall not be used for residential use or for the keeping of animals.
- g. Nothing shall be stored on top of the unit.

B. **HEAVY** Commercial and **PERFORMANCE** Industrial Zones: (C3, PM)

Shipping Containers are permitted in **HEAVY** Commercial **AND PERFORMANCE INDUSTRIAL** Zones subject to the following standards:

- a. **ONE (1) 424 SQUARE FOOT, ~~Two (2) 320~~ SQUARE FOOT, TWO (2) 360 SQUARE FOOT, or four (4) 160 square foot Shipping Containers. may be established with an approved zoning clearance.**
- b. Shipping Containers are required to meet all Zoning District and Building Permit requirements, **AND MUST BE ESTABLISHED WITH AN APPROVED ZONING CLEARANCE.**
- c. There shall be no signage on the Shipping Container.
- d. All containers shall be painted and maintained with either the principal structure color or solid, subdued color consistent with the surrounding terrain prior to placement.
- e. The unit shall not be used for residential use or for the keeping of animals.
- f. Nothing shall be stored on top of the unit.

C. Industrial Zones: (M1, M2)

Shipping Containers are permitted in Industrial Zones subject to the following standards:

- a. Shipping Containers ~~may~~ **MUST** be established with an approved zoning clearance.
- b. Shipping Containers are required to meet all Zoning District and Building Permit requirements.

- c. There shall be no signage on the Shipping Container.
- d. The unit shall not be used for residential use or for the keeping of animals.
- e. Nothing shall be stored on top of the unit but stacking two (2) high is permitted.

Shipping containers existing prior to the adoption of this Ordinance will have until ~~January 1, 2018~~ **JANUARY 1, 2022** to meet these requirements.

2) SECTION 404 – SIGNS

G. Standards for Portable/Temporary Signs

TYPE/LAND USE	LOCATION	MAX SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Commercial Temporary Signs					
Up-right or A-Frame	On premises not in public right of way	6 sq ft	1	Professionally Crafted. Sign must be taken down at the close of business	No
On Site Banner Commercial AND SPECIAL EVENTS	On premises securely attached to wall, post or fence	32 sq ft	1 PER SITE OR PER BUSINESS ON SAME SITE	Must be in good condition. INCLUDES PROJECT CONTRACTORS AND SPONSORS. EVENTS MAY DISPLAY ONLY FOR DURATION OF EVENT.	No
New Commercial	On Premises	64 sq ft	1 or 2 may be allowed for parcels fronting more than 1 public street	Project under 10 acres	Yes
New Large Commercial	On Premises	64 sq ft	2	Projects over 10 acres	Yes
Inflatable Objects event related	On Premises	20 ft max height	1	5 ft setback from property line 2 times per year for duration of event	Yes with Temporary Use Permit

Section 3:

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

Section 4.

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

Section 5.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON THIS 2ND DAY OF DECEMBER, 2020.



Dee Jenkins - Mayor

Date: December 7, 2020

Approved as to form:

Attest: 

Cindy Pemberton, Town Clerk



Town Attorney

Town Attorney