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AGENDA

**TOWN OF CAMP VERDE
COUNCIL HEARS PLANNING AND ZONING MATTERS
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, JUNE 28, 2017 at 6:30 P.M.**

If you want to speak ON ANY ITEM ON THE AGENDA, PLEASE complete the Request to Speak Form

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** – All those 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 as a separate item if a member of Council requests.
 - a) **Approval of the Minutes:**
 - 1) Work Session – June 16, 2017
 - b) **Set Next Meeting, Date and Time:**
 - 1) Wednesday, July 5, 2017 at 6:30 p.m. – Regular Session Cancelled
 - 2) Wednesday, July 12, 2017 at 5:30 p.m. - Work Session
 - 3) Wednesday, July 19, 2017 at 6:30 p.m. – Regular Session
 - 4) Wednesday, July 26, 2017 at 6:30 p.m. – Council Hears Planning & Zoning
5. **Special Announcements and presentations:**
 - **There are no special announcements.**
6. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open 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))
7. **Discussion, consideration and possible approval of Resolution 2017-980, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring as a public record a certain document filed with the Town Clerk and entitled “amendments to the Planning and Zoning Ordinances and Subdivision Regulations” dated June 28, 2017. Staff Resource Carmen Howard**
8. **Public hearing followed by Discussion, consideration and possible approval of Ordinance 2017-A423, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference a certain document filed with the Town Clerk entitled “Amendments to the Planning & Zoning Ordinances and Subdivision regulation dated June 28, 2017, amending “part 1 Section 102 – Applicability and**

Exemptions, Section 103 – Definitions, Part 2 Section 203 - Use Districts, Amending regulatory criteria for subsections A, B, C, D, E, F, G, H, L, N, adding a new Section O, CF Community Facilities, Section 204 – Use District regulatory Criteria, Section 306 – Mobile/Manufactured Home Parks, Section 307 – Golf Course Development Environmental Standards, adding a new Section 312 – Accessory Dwelling Unit, Section 402 – Development Compatibility, protection and appearance. Section 403 – Off-Street parking and loading, Section 503 – subdivisions – General Provisions, Section 508 – Subdivision Design, Section 601 – Zoning Decisions “of the Town of Camp Verde planning and Zoning Ordinances and subdivision regulation. Staff Resource: Carmen Howard

- **Call for Staff Presentation**
- **Declare Public Hearing Open**
- **Declare Public Hearing Closed**
- **Call for Council Discussion**

9. **Call to the Public for items not on the agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**
10. **Council Informational Reports.** These reports are relative to the committee meetings that Council members attend. The Committees are Camp Verde Schools Education Foundation; Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.
11. **Manager/Staff Report** Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.
12. **Adjournment**

Posted by: 

Date/Time: 6-22-2017

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council 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 at 928-554-0023

38-431.01 Meetings shall be open to the public
A. All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All Legal Action of public bodies shall occur during a public meeting.

- Bashas's Community Board
- Town Hall
- Website

4. a1

**MINUTES
WORK SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
FRIDAY, JUNE 16, 2017 at 8:00 A.M.**

The Work Session started at 8:00 a.m. with a tour of the Waste Water Treatment Plant located at 1000 E. State Route 260. All members of the Council were present. Others present during Waste Water Treatment Plant Tour included: Town Manager Russ Martin, Risk Manager Carol Brown, Town Clerk Virginia Jones. Tour information by Jerry Tinagero and Marshal Davis. After the Tour, Council returned to Camp Verde Council Chambers at 9:30 a.m.

1. **Call to Order**

Mayor German called the meeting to order at 9:40 a.m.

2. **Roll Call**

Mayor Charles German, Vice Mayor Jessie Murdock, Councilor Brad Gordon, Councilor Dee Jenkins, Councilor Robin Whatley Councilor Jackie Baker and Councilor Buck Buchanan were present.

Also Present

Town Manager Russ Martin, Public Works/Wastewater Troy O'Dell, Town Clerk Virginia Jones, and Recording Secretary Lynn Riordan.

3. **Pledge of Allegiance**

Mayor German led the Pledge of Allegiance.

4. **Wastewater Facility discussion of current and future projects and possible Town Council Direction to staff regarding those projects.**

Direction to Staff: It was the **consensus** of the Mayor and Town Council, acting as Trustees of the Sanitary District, to direct the Town Manager and Finance Director to seek out and secure refinancing of current debt obligations (without increasing principal) that will reduce net costs and allow the amount saved on interest to be re-directed into funding for upgrades at the Wastewater Treatment Facility, specifically the drying beds, rehab of the lagoons and filters/chlorination.

Discussion: Town Manager Russ Martin stated the Mayor and Council are the trustees of the Wastewater/Sewer District. Public Works/Wastewater Troy O'Dell addressed the Mayor and Council advising there are funds available (leftover) from the USDA payments, but not enough funding to cover all the CIP items needed at this time. Mr. O'Dell and Town Manager Russ Martin are asking Council, in their capacity as trustees, for direction with respect to funding and priorities, advising that the Town has approximately \$650,000 to spend, with 1.4 million needed for upgrades and projects within the Wastewater Treatment Facility. Mr. O'Dell gave an overview of necessary upgrades, and proposed cost effective changes, including the necessity of drying beds, rehab of the lagoons, and filters/chlorination (eliminating the potential expense of the UV system at this time), advising that acquiring these upgrades are critical at this time, and additionally will reduce the cost of hauling sludge (wet vs. dry) and meet the need to get A+ rating of effluent water for future use at the proposed park(s).

At the request of Council, Mr. Martin advised that the recommended upgrades would be put out for bid; staff recommends the Town not pursue a new WIFA loan, as the costs would increase with the WIFA requirements (David Bacon certified wages, US manufactured only equipment, etc.), but shop for better

interest rates on the current loans which may provide enough savings, without acquiring additional debt, to meet the needed 1.4 million to complete these necessary upgrades. Mr. Martin advised that this proposal to fund the needed upgrades will not increase customer rates (rates would remain the same and are based on property valuation), but will not likely decrease rates as any savings would be put back into capital for long term maintenance and/or replacement as needed. Mr. O'Dell, at the request of Council, advised that the upgrades could be done in stages, however, with each stage, and each delay, the cost to complete will increase. Mr. Martin advised that he, and Finance Director Michael Showers, are requesting direction from the Mayor and Council, as trustees of the Sanitary District, regarding shopping for new loans/refinancing while interest rates are low, in an attempt to save enough money on the current debt to finance (combined with the budgeted \$650,000) to complete the necessary upgrades.

Mr. Martin advised that a study on rates for new construction is in progress. Mr. O'Dell and Mr. Martin advised that Council members and residents (public) are welcome to take a tour of the Wastewater Treatment Plant (reservations recommended).

Mr. Martin advised that the old mobile home located at the Wastewater Treatment had been auctioned off, however, the mobile home was unable to be moved due to instability and liability, therefore the auction/sale was not completed. Mr. Martin advised that the Town would look for other alternatives to removing the mobile home (auction, sale or removal), as well as putting the old vacuum truck up for auction.

Adjournment. Mayor German, with no objection from Council, pronounced the meeting adjourned at 10:31 a.m.

Charles German, Mayor

Lynn Riordan, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Work Session, Mayor and Common Council of the Town Council of Camp Verde, Arizona, held on June 16, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2017.

Virginia Jones, Town Clerk



Town of Camp Verde

Exhibit A - Agenda Item Submission Form – Section I

Meeting Date: June 28, 2017

- Consent Agenda
- Decision Agenda
- Executive Session Requested
- Presentation Only
- Action/Presentation

Requesting Department: Community Development

Staff Resource/Contact Person: Carmen Howard, Community Development Director

Agenda Title (be exact):

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD A CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED JUNE 28, 2017.

List Attached Documents:

1. Resolution 2017-980.
2. Exhibit A- Ordinance 2017-A423

Estimated Presentation Time: 2 minutes

Estimated Discussion Time: 2 minutes

Reviews Completed by:

- Department Head:** Carmen Howard
- Town Attorney Comments:** N/A
- Finance Department:** N/A

Background Information: Arizona Revised Statute (A.R.S) §9-802 permits the enactment and publication by reference of a code or public record, including statute, rule or regulation of the municipality, of lengthy amendments to municipal codes. This amendment qualifies to have the document declared a public record and the amendments to be adopted by reference only.

Recommended Action (Motion):

A MOTION TO APPROVE (OR DENY) RESOLUTION 2017-980 OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD A CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED JUNE 28, 2017.



RESOLUTION 2017-980

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD A CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED JUNE 28, 2017.

WHEREAS, that certain document entitled "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED JUNE 28, 2017, three copies of which shall be filed in the office of the Town Clerk pursuant to this Resolution and have been ordered to remain on file with the Town Clerk;

WHEREAS, Arizona Revised Statute (A.R.S) §9-802 permits the enactment and publication by reference of a code or public record, including statute, rule or regulation of the municipality, in the interest of the economy, and;

WHEREAS, the document entitled "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED JUNE 28, 2017, is a lengthy ordinance to be adopted by Ordinance 2017-A423, and which would qualify for enactment by reference;

NOW THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, HEREBY DECLARE THAT THE DOCUMENT ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED JUNE 28, 2017", IS HEREBY DECLARED A PUBLIC RECORD FOR THE PURPOSE OF ADOPTION BY REFERENCE PURSUANT TO ORDINANCE 2017-A423, AND ORDER THAT THREE (3) COPIES OF THE ORDINANCE BE PERMANENTLY FILED IN THE OFFICE OF THE TOWN CLERK AND AVAILABLE FOR PUBLIC INSPECTION.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON JUNE 28, 2017.

Charles C. German, Mayor

Date

Attest:

Approved As To Form:

Virginia Jones, Town Clerk

Town Attorney

EXHIBIT "A"

d.c. Nonconforming accessory uses, structures or appurtenant fixtures shall not be altered, reconstructed, or replaced without a valid permit issued by the Community Development Department that specifies compliance with the provisions of this Zoning Ordinance.

- 1) Such uses, structures or fixtures located on a development site for which a valid permit is obtained or on a parcel for which a zoning map change or Use Permit is approved, shall, likewise, be brought into compliance.
- 2) Owners of properties with such nonconforming accessory conditions when seeking a valid permit, zoning map change or Use Permit for which full compliance cannot reasonably be achieved may seek approval from the Board of Adjustment and Appeals upon findings and stipulations, as appropriate, to assure that partial compliance will constitute an improvement of the substandard conditions.
 - a) Nonconforming parking: Where automobile parking space is provided and maintained in connection with any existing main building or use at the time this Zoning Ordinance became effective and is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, then this building or structure may be expanded or enlarged only if automobile parking spaces are provided for an enlargement, extension or addition to the standards set forth in these regulations.

No existing parking may be counted as meeting this requirement unless it exceeds the requirements for the original building and then only the excess portion may be counted.
 - b) Nonconforming signs are not required to be brought into conformance with the provisions of this Zoning Ordinance when development on a site for which a zoning map change or Use Permit is obtained does not result in an increase in the number of sign structures or more than 100 percent of the sign area on the site.
 - c) Nonconforming outdoor lighting shall be extinguished between 12:00a.m. and sunrise by an automatic shutoff device. No nonconforming outdoor lighting fixture shall be modified or replaced, unless the fixture thereafter conforms to the provisions of this Zoning Ordinance, except for identical bulb replacement of mercury vapor light fixtures (prohibited after January 1, 2005) in outdoor lighting systems installed prior to 1950.
 - d) Nonconforming and conforming uses and structures may be included on the same lot within limits of the District regulations for conforming uses and structures.
 - e) Nonconforming uses or structures are not transferable to other properties or parcels not covered by original nonconforming use or structure.

Where lots were recorded prior to the Town's incorporation with less area than required by the Zoning District, the Community Development Director may approve reduced setbacks.

5. Verification of an Existing Nonconforming Use:

- Any work on vehicles outside permitted structures or enclosures, unless on the service apron of a gasoline service station;
- Any unscreened outside storage of parts, materials, or disabled vehicles;
- Any draining or dumping of oil, fuel, grease, cleaning fluids or hazardous materials on the pavement, gravel, ground, drainage system or in any other unauthorized place or method;
- Any hours of operation between ten p.m. and six am. Within 300 feet of any parcel zoned or used for residential purposes;
- Any use or structure failing to comply with applicable local and state fire safety standards.

AUTOMOBILE & MACHINERY SALES: General sales of new and used automobiles, light trucks, recreational vehicles, travel trailers, mobile homes, boats, boat trailers, utility trailers, motorcycles, ATV's, bicycles and small stationary or portable machinery within enclosed buildings. Outside display of such vehicles or similar merchandise shall be permitted only as specified in Section 309 Automobile & Machinery Sales.

AUTOMOBILE SERVICE STATION: That portion of a building where flammable or combustible liquids or gases used as motor fuels are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles.

AWNING: A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

BASEMENT: A floor level below the main story of a building, wholly or partly below ground level, which may be used for habitation, household equipment or storage in compliance with the currently adopted building codes.

BED AND BREAKFAST: An overnight rooming or boarding house with breakfast where the host lives on the premises. Bed and Breakfast establishments are limited to five (5) bedrooms and must comply with parking requirements under Section 403.

BEDROOM: A private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a bathroom.

BLOCK: That property fronting on one side of a street and so bounded by other streets, canals, railroad right-of-way, un-subdivided acreage or other barriers (except alleys) of sufficient magnitude as to interrupt the continuity of development on both sides thereof.

BOARDER OR ROOMER: An individual other than a member of the family occupying the dwelling unit or part thereof who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration.

BOARDING HOUSE: See "ROOMING OR BOARDING HOUSE".

BOARDING STABLE: A structure designed for the feeding, housing or exercising of horses not owned by the owner of the premises for a consideration.

BUFFER: Undeveloped or landscaped property used to separate the activity from surrounding properties. Required landscaping or setbacks do not qualify as buffer.

BUILDING: A structure having a roof supported by columns or walls; or any structure used or intended for supporting or sheltering any use or occupancy.

DWELLING UNIT: Any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family, or congregate residence for 10 or less persons.

-ACCESORY DWELLING UNIT (ADU): A dwelling unit, either attached or detached, customarily incidental and subordinate to and located on the same lot with the principal dwelling unit used to house guests or relatives. ADU's must meet the applicable Zoning District requirements as to construction type and setbacks, are not to exceed 1000 square feet of livable building area or twenty five (25%) of the total square footage of livable building area of the primary residential structure, whichever is larger. See Section 311 for ADU Rental requirements.

-CARETAKER LIVING QUARTERS:

- Living quarters located on the property to which the use pertains, is associated with the primary use and is limited to 1000 square feet.
- Quarters may be site built or manufactured housing and must comply with the currently adopted building standards or bear a label certifying compliance with the Federal Manufactured Housing Construction & Safety Standards Act.
- Living quarters established on the property prior to the establishment of the primary use, shall comply with Section 601 D and apply for a Temporary Use Permit

-DUPLEX: A building containing two dwelling units.

-MULTIPLE: A building containing three or more dwelling units.

EASEMENT: A grant of property rights by the property owner to and/or for access or other use by the public (public easement), a corporation or another person or entity (private easement)

ENGINEERING DESIGN & CONSTRUCTION STANDARDS: Standards and technical specifications for design and construction of public improvements to land required for engineering approval, including specifications for: streets; street curbs, gutters, sidewalks, and lighting; driveway standards; utilities including water and sewer; and drainage and grading. The Engineering Design & Construction Standards are on file with the Town of Camp Verde Clerk, and the Public Works Department as may be amended by the Town Council.

ELEVATION: (1) A vertical distance above or below a fixed reference level; (2) A flat scale drawing of the front, rear, or side of a building.

-FINISHED: The proposed or actual elevation of the land surface of a site after completion of all site preparation work.

ENCROACHMENT: Any obstruction in or on a delineated floodway, right-of-way or adjacent property.

ENTITLEMENT: The legal method of obtaining approvals for the right to develop property for a particular use.

EXCAVATION: Removal and/or recovery by any means whatsoever of soil, rock, minerals, mineral substances or organic substances other than vegetation, from water or land on or beneath the surface thereof.

EXISTING USE: The use of a lot, property or structure at the time of the enactment of a zoning ordinance.

EXTENDED CARE FACILITY: See "LONG-TERM CARE FACILITY"

FAMILY: One or more individuals occupying a dwelling unit and living as a single household unit.

FARM, FARMLAND: A parcel of land used for agricultural purposes.

GRADING: The excavation, removal, filling, movement, storage or relocation of material (other than mining or quarrying) which has the effect of changing the existing topography of the property or as may be defined further in the currently adopted building codes.

GRAFFITI: Unauthorized markings that have been placed upon any property through the use of paint, ink, chalk, dye, or any other substance capable of marking property. (See Town Code Article 10-2)

GROUND FLOOR: The lowest story in a building that is not more than four feet below finished grade, for more than 50% of the total perimeter, or not more than eight feet below finished grade, at any point.

GROUP CARE FACILITY: A facility or dwelling unit housing persons unrelated by blood or marriage and operating as a group family household/congregate residence.

GUESTROOM: Any paid or non-paid room used or intended to be used by a guest for sleeping purposes. Every 100 square feet (9.3 m²) of floor area in a dormitory shall be considered to be a guest room.

HEALTH CARE FACILITY: A facility or institution, whether public or private, engaged in providing services for health maintenance, diagnosis, or treatment of human disease, injury, pain, deformity or physical condition.

HEIGHT: See "BUILDING HEIGHT".

HOME OCCUPATION: An occupation, profession, activity or use located within a residence, garage or accessory building in a residential district, and which use is merely incidental to the residential use and does not change the character of the neighborhood by externally detectable lighting, noise, odor, traffic or appearance associated with the activity, with no more than one non-residential employee

HOSPITAL: A facility providing primary health services and medical or surgical care to persons, suffering from illness, disease, injury, deformity and other physical or mental conditions and including, as an integral part of the facility, related facilities such as laboratories, outpatient facilities or training facilities.

HOTEL: Any building containing six (6) or more ~~multiple~~ guest rooms intended or designed to be used, rented or hired out to be occupied for sleeping purposes by guests.

-APARTMENT: A building or group of buildings containing a number of independent suite of rooms for dwelling purposes and in which at least one common dining room is provided.

HOUSEHOLD: A family living together in a single dwelling unit, with common access to and common use of, all living and eating areas and all areas and facilities for food preparation and storage within the dwelling unit.

HOUSING UNIT: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

IMPROVED LOT: A lot having an improvement on it.

IMPROVEMENT: Any made-made, immovable item or structure, which becomes part of, placed upon, or is affixed to, real estate.

INFRASTRUCTURE: Facilities and services needed to sustain industrial, residential and commercial activities.

INSPECTOR: Official(s) charged with administration and enforcement of this Zoning Ordinance.

INSTALLED: Attached, or fixed in place, whether or not connected to the ground, a structure or a power source.

INTERMEDIATE CARE FACILITY: A facility which provides, on a regular basis, health related care and services to individuals, who do not require the level of care and treatment which a hospital or skilled nursing facility is designed

MOTEL: See "HOTEL".

NET ACREAGE: The remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way.

NEWSPAPER OF GENERAL CIRCULATION: A daily newspaper widely available and distributed in the local area (if one is published), or if no daily newspaper is published, a local weekly newspaper may be used.

NONCONFORMING USE: See "USE".

NONCONFORMING STRUCTURE: A building or structure that **was** in place prior to, and use provisions other applicable ordinances with which it now conflicts.

NONCONFORMING LOT OF RECORD: A parcel created and recorded prior to and use provisions and other applicable ordinances with which it now conflicts.

NUISANCE: Has the meaning set forth in Town Code Article 10-2. It is a nuisance, and is no less a nuisance because the extent of the annoyance or damage inflicted is unequal, for anything to be injurious to health, indecent, offensive to the senses or an obstruction to the free use of property that interferes with the comfortable enjoyment of life or property.

OCCUPANCY: The purpose for which a building, or part thereof, is used or intended to be used.

OPEN LAND CARNIVAL & RECREATION FACILITIES: Accessory uses pertaining to carnival and recreation activities within open land in association with religious or educational primary uses confined to same lot.

OUTDOOR RECREATION FACILITY: An area designed for active recreation whether publicly or privately owned, including but not limited to parks, baseball diamonds, soccer and football fields, golf courses, tennis courts, swimming pools, equestrian facilities, archery and shooting ranges

PARCEL: Real property with a separate or distinct number or other designation shown on a plan recorded in the office of the County Recorder, or real property delineated on an approved survey, parcel map or subdivision plat as filed in the office of the County Recorder and abutting at least one public right-of-way or easement determined by the Community Development Director or Council to be adequate for the purpose of access.

PERMIT: A document issued by a governmental agency granting permission to perform an act or service which is regulated by the Town, County, a State agency or the Federal Government.

PERMITTED USE: See "USE".

PERSON: Includes a corporation, company, partnership, firm, association or society, as well as a natural person.

PERSONAL SERVICES: Establishments primarily engaged in providing services involving the care of a person or his/her apparel, such as laundry cleaning and garment services, garment pressing, linen supply, diaper service, coin-operated laundries, dry cleaning plants, carpet and upholstery cleaning, photographic studios, beauty shops, barber shops, shoe repair, hat cleaning, funeral services, reducing salons and health clubs, and clothing rental.

PLANNED UNIT AREA DEVELOPMENT (PAD) : For purposes of these regulations, a Planned Unit-Area Development is:

- a. Land under unified control, to be planned and developed as whole;

- b. In a single development operation or a definitely programmed series of development phases, including all lands and buildings;
- c. For principal and accessory structures and uses substantially related to the character and purposes of the development;
- d. According to comprehensive and detailed plans that include not only the locations of streets, utilities, lots, or building sites and the like, but also, site plans and floor plans for all buildings as intended to be located, constructed, used, and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings; and
- e. With a program for provision, operation, and maintenance of such area, facilities, and improvements as will be available for common use by some or all of the occupants or visitors to the development site, but will not be provided, operated, or maintained at general public expense

PORCH: An open, roofed, structural projection of which no portion extending into a front or side yard shall be enclosed by walls, screens, lattice or other material higher than 54 inches above the natural grade line adjacent thereto; which porch is to be used solely for ingress/egress or leisure purposes and not for occupancy as a sleeping porch or wash room.

PLANNING COMMISSION or COMMISSION: The Planning and Zoning Commission of the Town of Camp Verde.

PLANNING DEPARTMENT: The Community Development Department of Camp Verde, Arizona.

PROFESSIONAL USE: See "USE".

PROPERTY LINES: Those lines outlining the boundaries of properties on lots for the purpose of description in sale, lease, building development, or other separate use of property.

RECLAMATION PLAN: A document, in written words and/or illustrations, describing how land will be restored and made into suitable and useful condition for development or open space after a temporary use or activity on the land is finished or completed.

RECREATIONAL VEHICLE: A vehicular type unit primarily designed as temporary living accommodation for recreational, camping and travel use, which can be towed, hauled or driven and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

RESIDENTIAL USE: See "USE".

RESTAURANT: An establishment (other than a boarding house) where the public may procure meals, which are prepared therein.

REST HOME: See "LONG TERM CARE FACILITY".

REVOCABLE: Able to be voided or annulled by recalling, withdrawing, or reversing.

RIGHT-OF-WAY: A strip of land acquired by reservation, dedication, forced dedication, condemnation or prescription and intended to provide space for the installation and maintenance of a road, sidewalk, trail, railroad, utilities, or other similar uses.

ROOMING OR BOARDING HOUSE: A dwelling, otherwise permitted in the District in which it is situated, containing ~~3, 4,~~ no more than 5 guest rooms and in which food may or may not be served to the occupants thereof. Any dwelling in which more than 5 rooms are occupied as guestrooms shall be deemed to be a hotel.

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

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

- A. **R1L DISTRICT** (Residential: single-family limited)
- B. **R1 DISTRICT** (Residential: single-family)
- C. **R2 DISTRICT** (Residential: multiple dwelling units)
- D. **R-R DISTRICT** (Residential-Rural), (Formerly RCU)
- E. **RS DISTRICT** (Residential and Services)
- F. **C1 DISTRICT** (Commercial: neighborhood sales and services)
- G. **C2 DISTRICT** (Commercial: general sales and services)
- H. **C3 DISTRICT** (Commercial: heavy commercial)
- I. **PM DISTRICT** (Performance Industrial)
- J. **MI DISTRICT** (Industrial: general)
- K. **M2 DISTRICT** (Industrial: heavy)
- L. ~~PUD~~ **PAD DISTRICT** (Planned ~~Unit~~ Area Development)
- M. **OS DISTRICT** (Open Space resource conservation zone)
- N. **AG DISTRICT** (Agricultural)
- O. CF DISTRICT (Community Facilities)**

A. R1L DISTRICT (Residential: single-family limited)

1. Purpose:

The R1L District is intended for site-built and modular single-family residential living, mobile homes and manufactured housing prohibited.

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Dwelling unit for one family on any one lot.
- c. Educational institutions (including private schools, provided they offer a curriculum of general instruction comparable to similar public schools).
- d. Flood control facilities.
- e. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- f. Historical Landmarks.
- g. Home occupations (See Section 303)
- h. Keeping of farm animals, limited (See Section 305) ~~Open land carnival and recreation facilities (religious & educational institutions).~~
- i. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- j. Religious institutions (in permanent buildings).
- k. ~~Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.~~ Accessory Dwelling Unit

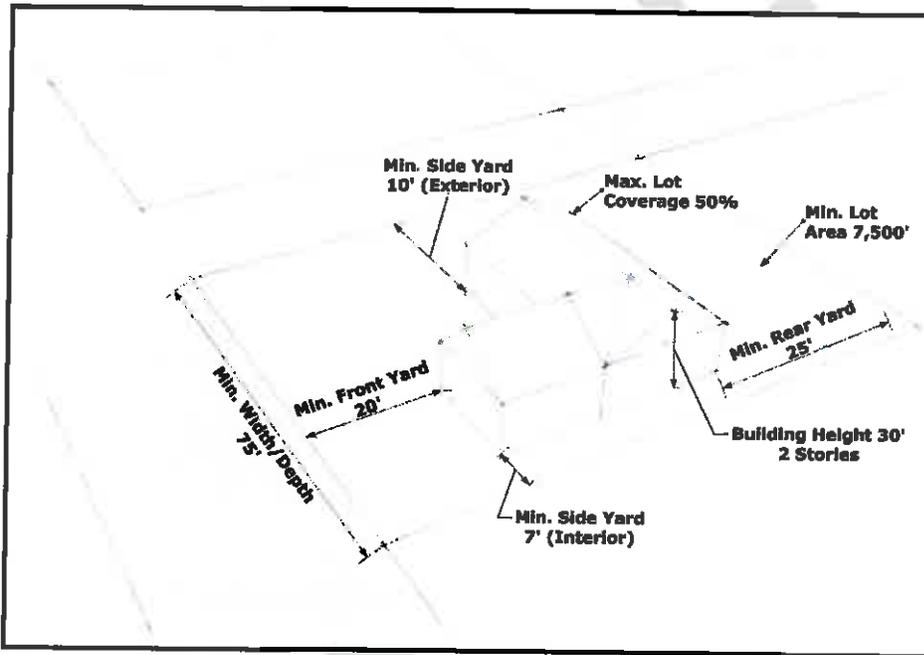
3. Uses and Structures Subject to Use Permit

- a. Community parks, playgrounds or centers
- b. Government facilities and facilities required for the provision of utilities and public services.
- c. Bed and Breakfast
 - 1) limited to 5 bedrooms
 - 2) parking facilities required under Section 403.
- d. Temporary Use Permits, subject to administrative approval (See Section 601.D):
 - 1) 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.
 - 2) 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 2)3) exceed 12 months.

Table 2-1: R1L Dimensional Standards

Zoning District	"R1L"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	7,500' [BS1]
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
Minimum Between Buildings (feet)	10'
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-1: R1L Dimensional Standards



B. R1 DISTRICT (Residential: single-family)

1. Purpose:

The R1 District is intended for single-family residential living, site-built, modular or manufactured housing. Mobile Homes Prohibited See Part 3 Section 306 B.2.c

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Dwelling unit for one family on any one lot. See B.1
- c. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- d. Flood control facilities.
- e. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- f. Historical Landmarks.
- g. Home occupations (See Section 303)
- h. Keeping of farm animals, limited (See Section 305).
- i. Open land carnival and recreation facilities (religious & educational institutions).
- j. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- k. Religious institutions (in permanent buildings)
- ~~l. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.~~ Accessory Dwelling Unit

3. Uses and Structures Subject to Use Permit

- a. Community parks, playgrounds or centers.
- b. Government facilities and facilities required for the provision of utilities and public services.
- c. Bed and Breakfast
- d. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) 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.
 - 2) 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.

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

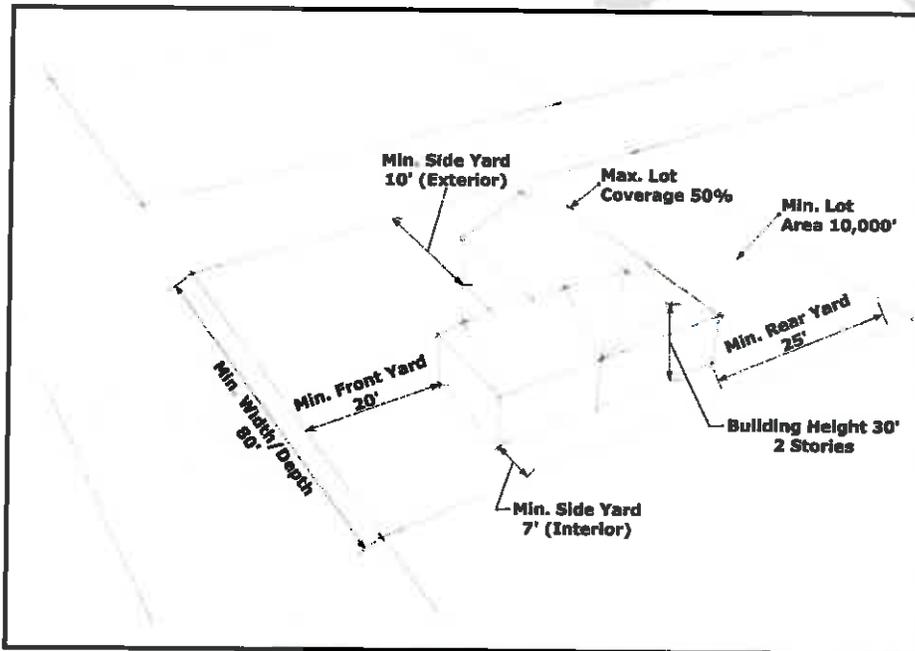
1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Preliminary and Final Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in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

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Table 2-2: R1 Dimensional Standards

Zoning District	"R1"
Minimum Lot Area (sq.ft.)	10,000' (or as determined by suffix)
Minimum Area/Dwelling (sq.ft.)	10,000'
Minimum Width OR Depth (feet)	80' (or as determined by suffix)
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
Minimum Between Buildings (feet)	10'
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-2: R1 Dimensional Standards



C. R2 DISTRICT (Residential: Duplex & Other Multi-Family Uses)

1. Purpose:

The R2 District is intended to provide for medium-high density residential living including single-family, site built, modular and manufactured housing, multiple-family and group dwelling units. Mobile Homes Prohibited See Part 3 Section 306B.2.c

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Bed and Breakfast, ~~with on-site parking as required in Section 403E.~~
- c. Community parks, playgrounds or centers.
- d. Dwelling unit for one family on any one lot. See C 1
- e. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- f. Flood control facilities.
- g. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- h. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.

~~9) The number of units allowed on a lot shall not exceed the District's minimum lot area density.~~

~~10) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.~~

~~k.i.~~ Historical Landmarks

~~h.j.~~ Home occupations (See Section 303).

~~m.k.~~ Keeping of farm animals, limited (See Section 305).

~~n.l.~~ Multiple dwelling units ~~in conformity with the minimum lot area requirements per dwelling unit for the District.~~

~~o.m.~~ Open land carnival and recreation facilities (religious & educational institutions).

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

~~q.o.~~ Religious institutions (in permanent buildings).

~~p.~~ Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited. Accessory Dwelling Unit

3. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed after issuance of a building permit.
- 2) 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).

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

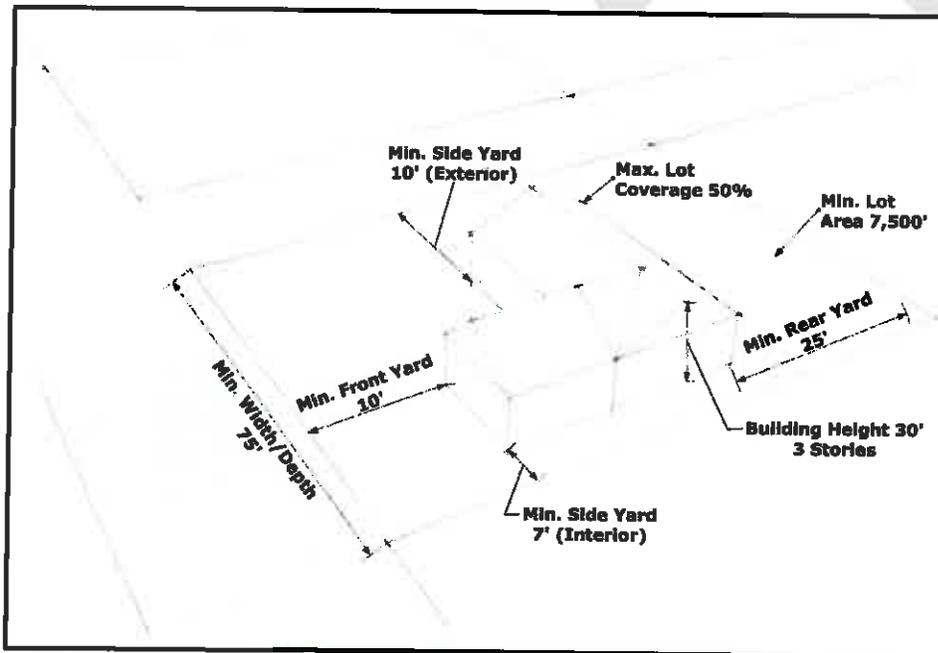
- 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Preliminary and Final Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth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

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Table 2-3: R2 Dimensional Standards

Zoning District	"R2"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	3,000'
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
Minimum Between Buildings (feet)	10'
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-3: R2 Dimensional Standards



D. R-R DISTRICT (Residential-Rural), (Formerly RCU)

1. Purpose:

The R-R District is intended to provide a zoning classification for portions of the incorporated area of Camp Verde not presently characterized by urban uses, and to provide for rural, large lot residential uses. Manufactured, Modular or Site Built. Mobile Homes Prohibited See Part 3 Section 306 B.2.c

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Bed and Breakfast, ~~with on-site parking as required in Section 403E.~~
- c. Community parks, playgrounds or centers.
- d. Dwelling unit for one family on any one lot. See D 1
- e. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- f. Flood control facilities.
- g. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- h. Historical Landmarks.
- i. Home occupations (See Section 303).
- j. Keeping of farm animals, limited (See Section 305).
- k. Open land carnival and recreation facilities (religious & educational institutions).
- l. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- m. Religious institutions (in permanent buildings).
- n. ~~Single site built quarters (1) for servants and/or non paying guests may be located on the same lot with the principal structure, separate facilities for preparation of food are prohibited.~~ Accessory Dwelling Unit

3. Uses and Structures Subject to Use Permit

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

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

1) 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.

4)2) 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.

e.d. All uses with a valid Use Permit for expanded uses, including those uses listed in items

3. a.-d., above, in effect as of June 24, 2011 will retain all rights associated with the Use Permit for the term of that Use Permit. Prior to the expiration of the said Use Permit, the owner may apply for a Use Permit, subject to all the requirements of Section 601.A-C, to continue the existing uses and any proposed new uses at the sole discretion of and as may be modified by the Town Council. Ord. 2013-A388

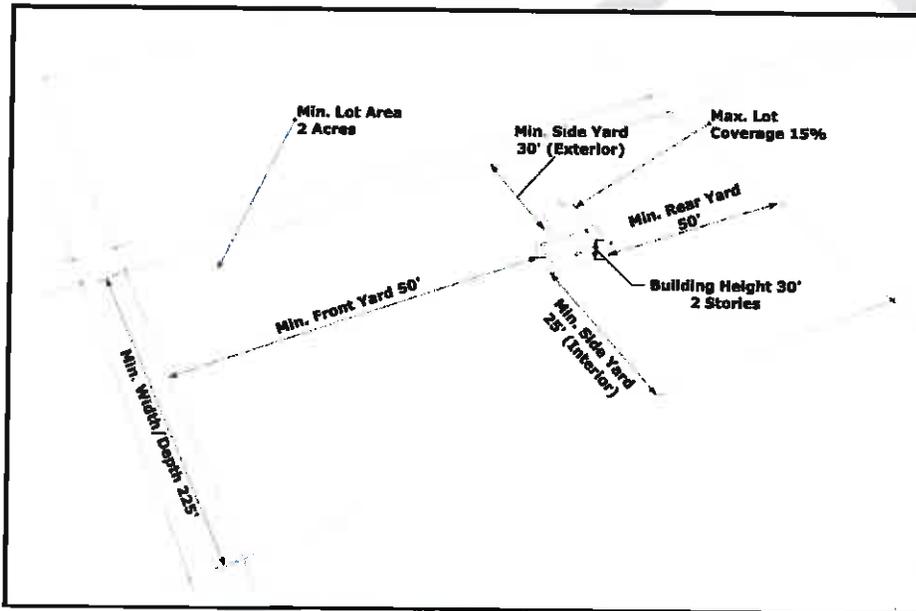
fe. Agri-Tourism, Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:

- 1) Adequate points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) Ample on-site parking for normal business activity and provisions for special event overflow parking;
- 3) Adequate separation distance limitation of hours of operation, and/or additional measures to mitigate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially zoned property.
- 4) Provision for patrons' health, safety and comfort including but not limited to shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, and appropriate security
- 5) A full two (2) acres (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism. (2015-A206)

-Table 2-4: R-R Dimensional Standards

	"R-R"
Minimum Lot Area (sq.ft.)	87,120' (2 acres)
Minimum Area/Dwelling (sq.ft.)	87,120' (2 acres)
Minimum Width OR Depth (feet)	225'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	15%
Minimum Between Buildings (feet)	10'
Minimum Front Yard (feet)	50'
Minimum Rear Yard (feet)	50'
Minimum Side Yard Interior (feet)	25'
Minimum Side Yard Exterior (feet)	30'

Table 2-4: R-R Dimensional Standards



E. RS DISTRICT (Residential and Services)

1. Purpose:

The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units. Manufactured, Modular or Site Built. Mobile Homes Prohibited See Part 3 Section 306 B.2.c

2. Permitted Uses and Structures:

a. A group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.

~~2) The number of units allowed on a lot shall not exceed the District's minimum lot area density.~~

~~3) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.~~

~~d.b.~~ Agriculture and cultivation.

~~e.c.~~ Bed and Breakfast, ~~with on-site parking as required in Section 403E.~~

~~f.d.~~ Community parks, playgrounds or centers.

~~g.e.~~ Dwelling unit for one family on any one lot. See E.1

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

~~i.g.~~ Flood control facilities.

~~j.h.~~ Golf courses with accessory uses such as pro shops, shelters, and rest rooms.

~~k.i.~~ Historical Landmarks

~~l.j.~~ Home occupations (See Section 303)

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

~~n.l.~~ Keeping of farm animals. limited (See Section 305).

~~e.m.~~ Multiple dwelling units ~~in conformity with the minimum lot area requirements per dwelling unit for the District.~~

~~p.n.~~ Nursery schools, Day Care Centers (child or adult).

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

~~r.p.~~ Open land carnival and recreation facilities (religious & educational institutions).

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

~~t.r.~~ Personal services.

~~u.s.~~ Private clubs and lodges operated solely for the benefit of bona fide members.

~~v.t.~~ Religious institutions (in permanent buildings).

~~w.u. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited. Accessory Dwelling Unit~~

3. Uses and Structures Subject to Use Permit

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

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

1) 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.

2) 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.

c. Outdoor recreation or assembly facilities

d. Veterinary Services

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

~~1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Preliminary and Final Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.~~

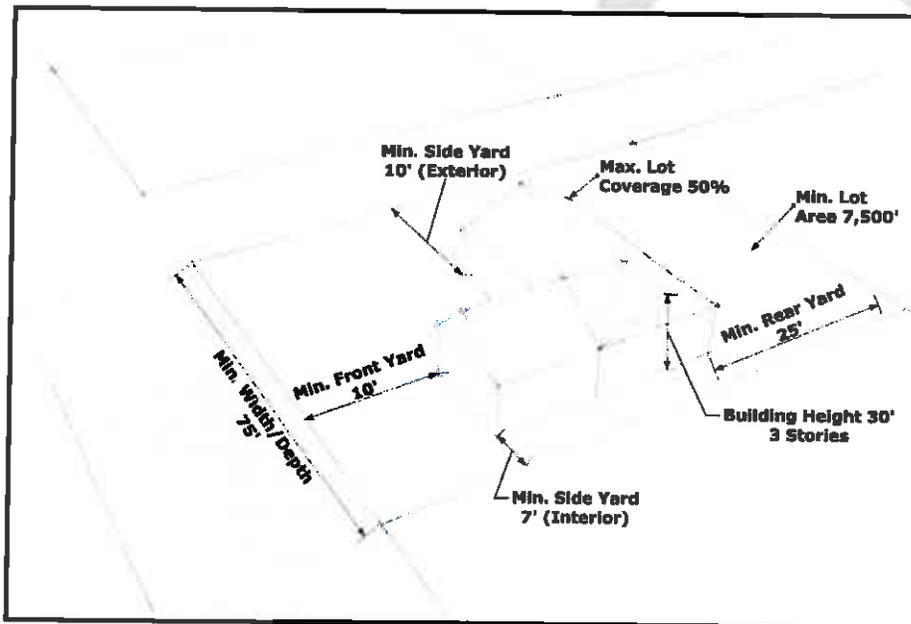
~~e.f. Transmitter stations and towers for automatic transmitting.~~

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

Table 2-5: RS Dimensional Standards

Zoning District	"RS"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	3,000'
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
Minimum Between Buildings (feet)	10'
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-5: RS Dimensional Standards



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. Manufactured, Modular or Site Built.

Mobile Homes Prohibited See Part 3 Section 306 B.2.c

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, ~~with on-site parking as required in Section 403E.~~
- 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.
 - ~~15) The number of units allowed on a lot shall not exceed the District's minimum lot area density.~~
 - ~~16) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.~~
- ~~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 the 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).

~~w.u. Multiple dwelling units in conformity with the minimum lot area requirements per dwelling unit for the District.~~

~~x.v. Nursery schools; day care centers (child or adult).~~

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

~~z.x. Open land carnival and recreation facilities (religious & educational institutions).~~

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

~~bb.z. Personal services.~~

~~cc.aa. Private clubs and lodges operated solely for the benefit of bona fide members.~~

~~dd.bb. Religious institutions (in permanent buildings).~~

~~ee.cc. Restaurants and cafes, including drive-through.~~

~~ff.dd. Retail sales.~~

~~gg.ee. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.~~
Accessory Dwelling Unit

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. Veterinary services

d. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305-306.

1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Preliminary and Final 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):

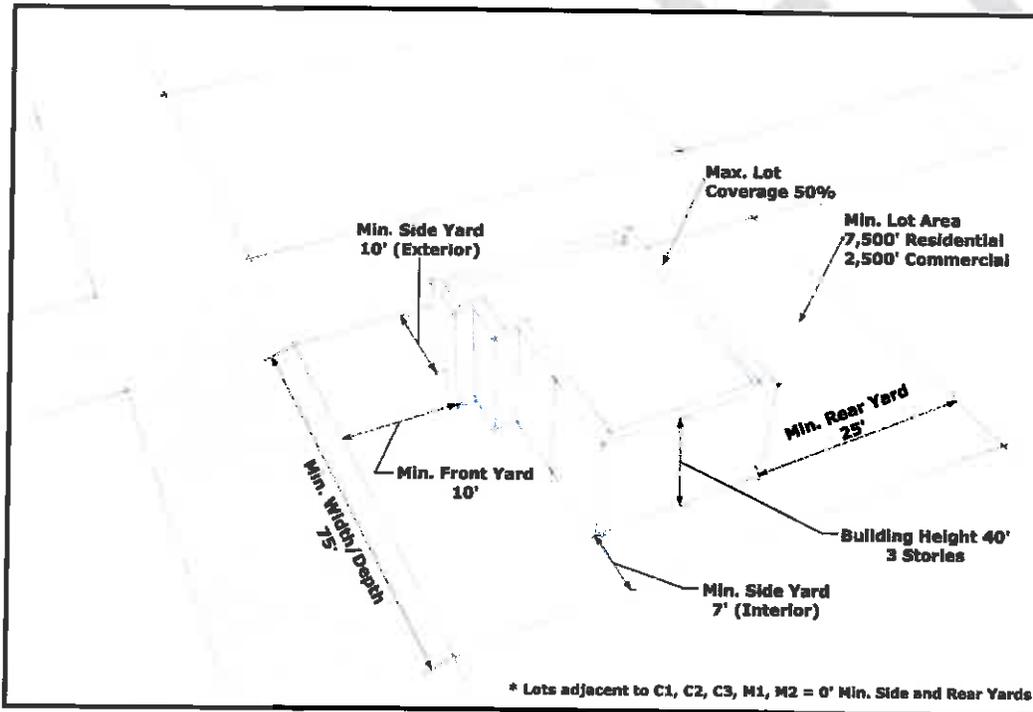
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

2) 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 Area/Dwelling (sq.ft.)	2,000'; Hotels/Motels 300'/d.u.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Between Buildings (feet)	10'
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.)Automobile repair (light).Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bars, tap rooms and nightclubs.
- f. Bed and Breakfast, ~~with on-site parking as required in Section 403E.~~
- g. Bowling alleys and poolrooms.
- h. Business offices, banks and similar; including drive-through.
- i. Commercial art galleries.
- j. Commercial bath and massage.
- k. Commercial parking facilities.
- l. Community parks, playgrounds or centers.
- m. Custom service and craft shops.
- n. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances)
- o. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- p. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- t. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
 - Q. ~~The number of units allowed on a lot shall not exceed the District's minimum lot area density.~~
 - Q. ~~Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.~~

~~W.U.~~ Historical Landmarks.

- ~~x.v.~~ Home occupations (See Section 303).
- y.w. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- z.x. Hotels and motels with five or more guest rooms.
- aa-y. Keeping of farm animals, limited (See Section 305).
- bb-z. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- cc-aa. Medical Marijuana Dispensaries (see Part 3 Section 304)
- dd-bb. Miniature golf establishment.
- ee-cc. Mortuary
- ff-dd. Multiple dwelling units and apartment hotels ~~in conformity with the minimum lot area requirements per dwelling unit for the District.~~
 - ~~0. No on-site incineration shall be permitted.~~
- hh-ee. Nursery schools; day care centers (child or adult).
- ii-ff. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- jj-gg. Open land carnival and recreation facilities (religious & educational institutions).
 - p. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- kk-hh. Personal services.
- ll-ii. Pet shops within enclosed buildings for the display and sale of household pets and other small animals provided that:
- mm-ji. Private clubs and lodges operated solely for the benefit of bona fide members.
- nn-kk. Religious institutions (in permanent buildings).
- oo-ll. Restaurants and cafes, including drive-through.
- pp-mm. Retail sales.
- qq-nn. Sales (retail and wholesale) and rentals.
 - ~~a. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.~~
 - ~~2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.~~
 - ~~3) 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.~~
 - Accessory Dwelling Unit
- rr-oo. Theaters, auditoriums, banquet and dance halls.
- ss-pp. Veterinary services.
- tt-gg. Water distillation and bottling for retail sales only.

~~44.rr.~~ 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 recreational vehicle parks subject to the requirements of Section ~~305~~ 306.

1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Preliminary and Final 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.

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

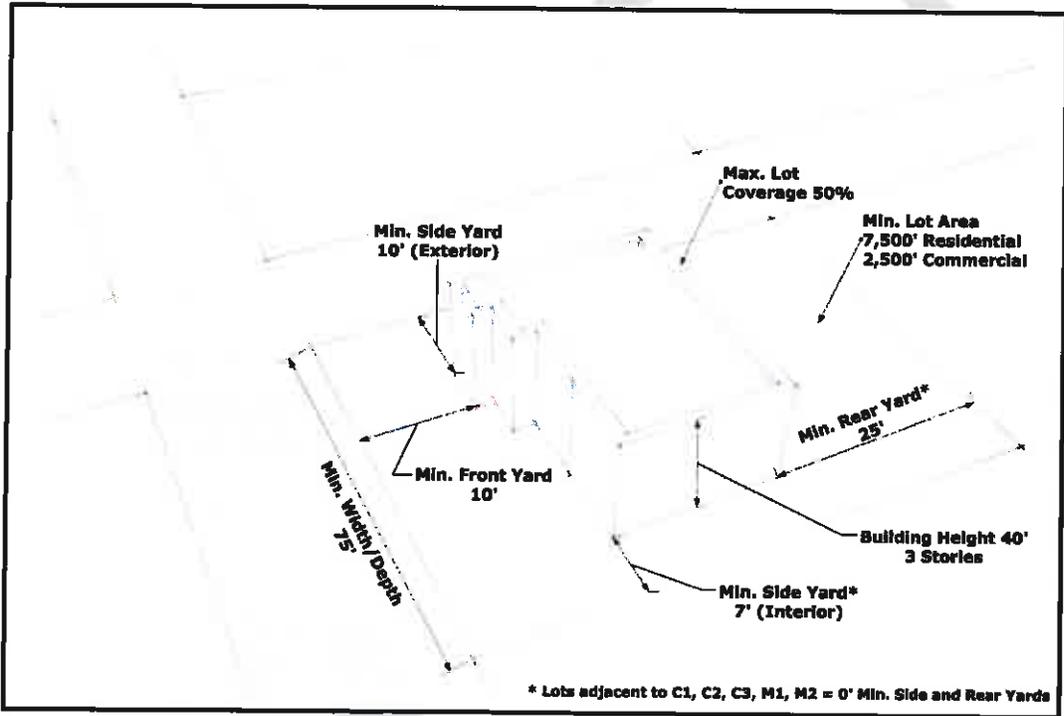
e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 1) 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.
- 2) 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 Area/Dwelling (sq.ft.)	4,000'; Hotels/Motels 300'd.u.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Between Buildings (feet)	10'
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



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.
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 305 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Preliminary and Final Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 301.
 - ~~e.d.~~ Transmitter stations and towers for automatic transmitting.
 - ~~d.e.~~ Revival tents and similar temporary operations (See Section 601.D)
 - ~~e.f.~~ Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) 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.
 - 2) 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
 - ~~f.g.~~ Cemeteries for human or animal interment (See Section 308).
 - ~~g.h.~~ Public stables, livestock breeding, boarding and sales.

L. PUD PAD (Planned Unit Area Development)

The Planned Unit Area Development designation allows the site planner to propose the best use and arrangement of the land, with fewer constraints than those imposed by the existing zoning. Site planners can arrange buildings in any desirable manner, eliminate setbacks to save natural features, reduce the length and width of roads, cluster without side yards, and similar design adjustments. ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

- 1) Purpose: A parcel of land planned as a ~~single unit for residential uses~~ unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces with ~~single and multifamily housing~~), with increased flexibility in site regulations (~~such as setbacks~~) or land use restrictions (~~such as mixed residential use~~). The greater flexibility in locating buildings and combining residential compatible uses make it possible to achieve economies of construction as well as preserving open space.
2. Scope: The Planned Unit Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Unit Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. However, each ~~an~~ approved PUD PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.
 - a. Where there are conflicts between P.U.D. PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in P.U.D. PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.
 - ~~b. Where actions, designs or solutions are not literally in accordance with applicable P.U.D. or general regulations, but the Council makes a finding in the particular case that the public purposes are satisfied to an equivalent or greater degree, the Council may make specific modification of the regulations in the particular case (other than area or off street parking).~~
 - b. It is intended to permit establishment of new Planned Unit Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.
 - c. Within P.U.D. PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.
 - d. Open Space Dedication: open space shall be included in all developments. A dedication of open space equal to twenty-five percent (25%) of a development project is preferred.

3. PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:

- 1) An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
- 2) A change in zoning boundaries.
- 3) Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.

3.4. PAD Minor Amendments:

- 1) All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment
- 2) A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
- 3) The request will be routed for comment to any affected Town departments or other agencies for comment.

~~Permitted Uses and Structures:~~

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

- ~~a. Accessory uses and structures; such uses and structures may be located in the front one-half of a lot, provided they are not nearer the front lot line than the main building or buildings.~~
- ~~b. Clubs not operated primarily for commercial purposes.~~
- ~~c. Community facilities, such as schools, parks, and playgrounds.~~
- ~~d. Home occupations or cottage industries when indicated as part of the development plan or when in accordance with the provisions of Section 303.~~
- ~~e. Industrial uses when designed in accordance with the provisions of the PM-District requirements, Section 202-I.~~
- ~~f. Manufactured home and recreational vehicle parks and subdivisions in accordance with the provisions of this Zoning Ordinance and any additional requirements the Council may deem necessary to fulfill the intent of the requirements herein.~~
- ~~g. Neighborhood retail uses and other non-residential uses limited to those enumerated in the C1 and C2 districts may be specifically and selectively authorized as to type and size only when integrated by design as an essential element of the development, and only in an area proposed to be appropriately zoned for said use and approved as provided herein.~~
- ~~h. Public utility installations.~~

~~Single family dwelling, two family, multi family; detached, semi-detached, and attached. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.e~~

Table 2-12: PUD PAD Dimensional Standards

Zoning District	"PUD PAD"
Minimum Lot Area (sq.ft.)	5 Acres Established by Site Plan
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Figure 2-12: PUD PAD Dimensional Standards

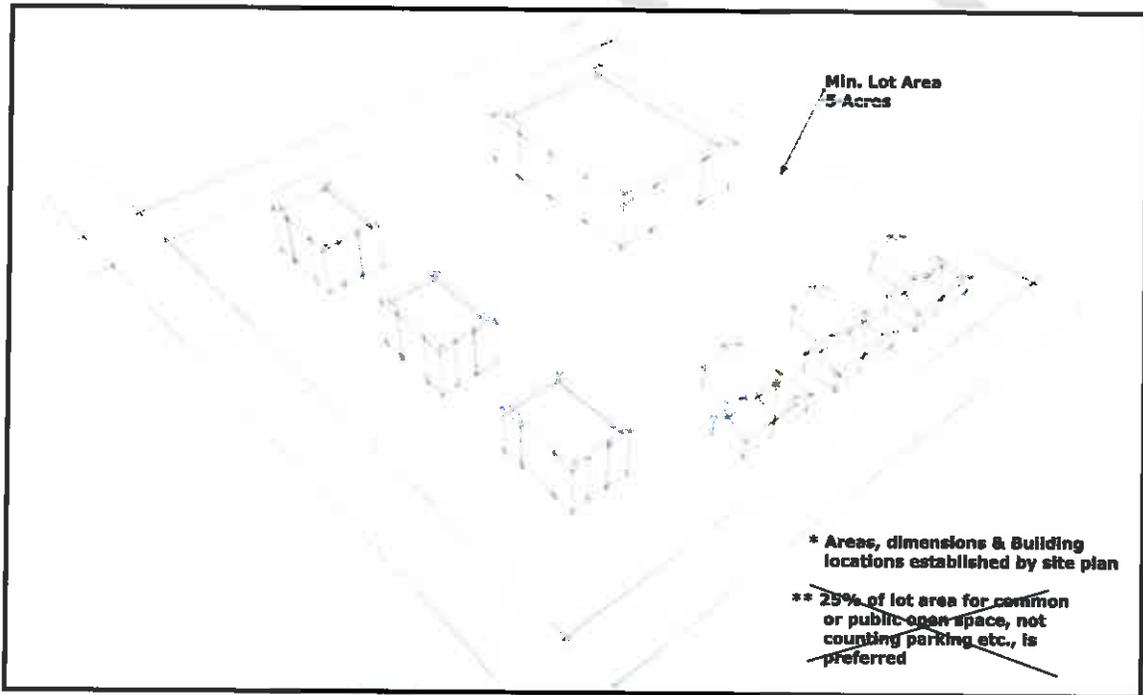
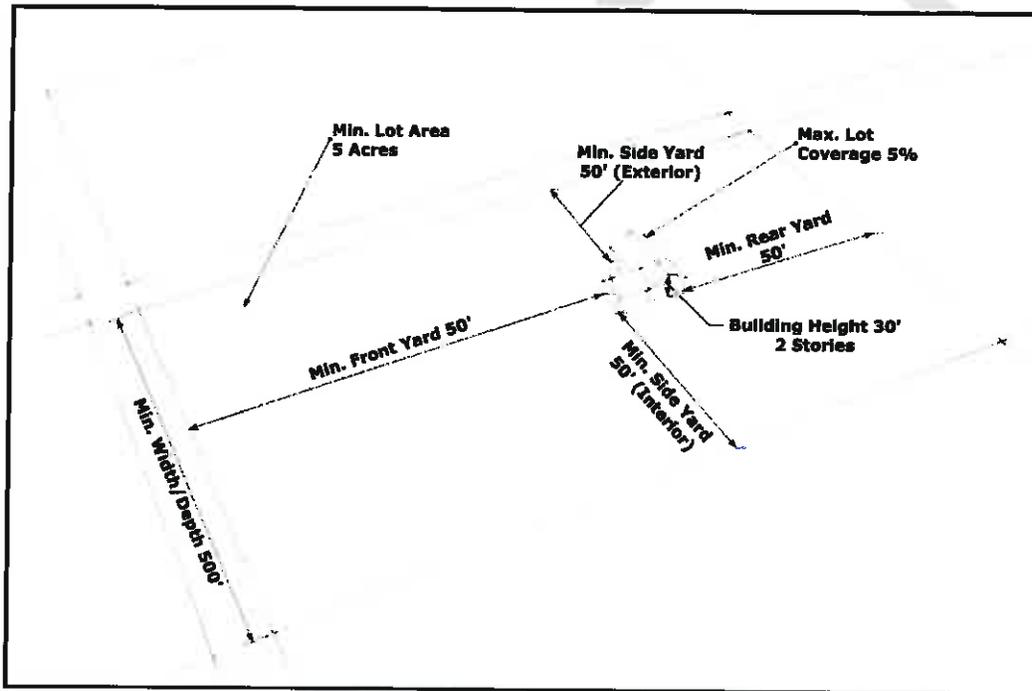


Table 2-14: AG Dimensional Standards

Zoning District	"AG"
Minimum Lot Area (sq.ft.)	217,800' (5 acres)
Minimum Area/Dwelling (sq.ft.)	217,800' (5 acres)
Minimum Width OR Depth (feet)	500'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	5%
Minimum Between Buildings (feet)	10'
Minimum Front Yard (feet)	50'
Minimum Rear Yard (feet)	50'
Minimum Side Yard Interior (feet)	50'
Minimum Side Yard Exterior (feet)	50'

Figure 2-14: AG Dimensional Standards



O. CF DISTRICT (Community Facilities)

1. Purpose:

The CF Districts are intended for the variety of public and quasi-public uses, institutions and facilities which generally benefit a Community. The district is intended to provide areas within the community for location of parks, historical sites, public open space, governmental buildings and facilities, schools and school grounds, quasi-public buildings and facilities, towers, antennae and wireless telecommunications facilities, and related uses for the enjoyment and use of present and future generations.

2. Uses and Structures Subject to Use Permit (Including but not limited to the following uses):

- a. Parks and open spaces
- b. Public recreation facilities
- c. Golf courses, golf driving ranges
- d. Zoos
- e. Public schools and playgrounds
- f. Universities and colleges
- g. Governmental office buildings and grounds
- h. Museums, observatories and similar quasi-public facilities
- i. Libraries
- j. Governmental service and maintenance facilities
- k. Water production and storage facilities
- l. Sewage treatment facilities
- m. Animal shelters
- n. Flood control facilities
- o. Historical landmarks
- p. Hospitals
- q. Fairgrounds
- r. Fire and police stations
- s. Accessory uses and structures incidental to permitted uses

- t. Essential public utility buildings and facilities
 - u. Towers, antennae and wireless telecommunications facilities that comply with the requirements of this Chapter.
 - v. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
3. Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, the uses listed in this Subsection may be included in any Preliminary and Final Development Plans thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.

SECTION 204 - USE DISTRICT REGULATORY CRITERIA

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

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

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

A. Suffix District Lot Area Variations

Minimum lot area requirements may be increased or reduced for reasons of density compatibility, variations in terrain or soils, drainage conditions, infrastructure capacity, and other factors relating to the size, spacing and type of structure and/or use to be placed on a lot within a portion of a given zoning district classification. Parcels subject to increased or reduced lot area requirements are indicated by a suffix notation, expressed in thousands of square feet, on the Zoning Map. (Example: R1L-12 denotes a minimum 12,000 square foot lot.)

B. Use District Development Criteria

For ease in comparing Camp Verde's district regulations, required measurements for development in each land use category are illustrated in tabular form. (Table is provided for reference only, district provisions as specified in Section 203 shall prevail.)

- c. Where the keeping of such animals becomes a nuisance, as defined in the current Town Code, the Code Enforcement Official shall have the authority to determine a reduction in the number of and/or removal of the animals as necessary to comply with the current Town Code.
- d. The Code Enforcement Official has the authority to determine that removal of the animals in circumstances where they constitute a health or safety hazard to human beings is necessary to comply with the current Town Code.

SECTION 306 - MOBILE/MANUFACTURED HOME PARKS (MHP & RV PARKS)

A. Mobile/Manufactured Home and Recreational Vehicle Parks Placement Procedure:

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

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

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

Permit applications shall be received and processed according to the current codes.

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

2. Use Permit Required for Constructing/Enlarging Park

- a. The Use Permit process is required to construct or enlarge a mobile/manufactured home park or RV park by obtaining a recommendation from the Planning and Zoning Commission and approval from the Town Council. Notwithstanding the foregoing, in the event a Planned Area

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

- b. Before a Use Permit may be issued:
 - 1) There must be a plan for park development or enlargement approved by the Town Council.
 - 2) The Town Council may require a performance bond from the operator of the park to assure that the park is constructed in a satisfactory manner.
 - 3) The Town Council may require any other improvements and facilities in the interest of public safety, health and welfare, before approving the mobile/manufactured home park or RV park.
 - 4) The Town Council may accept the proposed plan with recommended changes, or reject the plan.
 - 5) Utility service shall not be provided to any unit or other building until approved by the Building Official.

B. Mobile/Manufactured Home and Recreational Vehicle Park Standards:

The following regulations shall apply with respect to mobile/manufactured home parks and all mobile or manufactured homes in a park:

1. Mobile/manufactured home and Recreational Vehicle parks shall be developed in accordance with the following:
 - a. Mobile/manufactured home and Recreational Vehicle parks shall provide for individual mobile/manufactured home or recreational vehicle spaces, access driveways, parking and open spaces for recreation.
 - b. Installation permits shall be issued only to those units that qualify under the current codes as a:
 - 1) Manufactured Home. (HUD label, Arizona Department of Housing, Office of Manufactured Housing)
 - ~~2) Park models for placement in RV parks.~~
 - ~~3) 2) Factory built building used as a dwelling unit.~~
 - ~~4) 3) Mobile home. (Pre June 15, 1976 must have rehabilitation certification issued from the Arizona Department of Fire, Housing, Building and Life Safety, Office of Manufactured Housing. (2015 A409)~~
 - c. A current valid permit is required before installation or placement of an approved unit on a lot, subject to the following:
 - 1) Permanent piers, blocks, or foundations are required.
 - 2) Connections to utilities must be made.
 - 3) The exterior elements shall be installed in accordance with the current codes and maintained in good condition.
 - a) For the purpose of this section, skirting and retaining walls shall have an eighteen-inch by twenty-four inch (18" x 24") under floor area access.

- b) Skirting shall be installed around the entire perimeter of the unit, prior to the issuance of a Certificate of Occupancy.
- d. A minimum of two vehicular entrances shall be provided for each mobile/manufactured home and recreational vehicle park. One entrance may be kept closed to the general public if provision is made for emergency access.
- e. All utility lines, cable TV, and electrical transmission lines shall be placed underground. Each mobile/manufactured home space shall be provided with water, sanitary facilities, electric lines, and telephone lines. Fire hydrants installed by the developer in compliance with applicable Town Ordinances.
- f. Refuse collection areas shall be centrally located and screened from public view.
- g. Street lighting shall be provided along the park streets for the safety of pedestrians.
- h. A strip of land at least twenty feet in width shall be maintained as landscaped area abutting all mobile/manufactured home and recreational vehicle park property lines.

2. Mobile/Manufactured Homes: Installation and Maintenance Standards

- a. Mobile/manufactured homes shall be installed in compliance with the standards prescribed by the Arizona Department of ~~Housing, Building and Fire Safety~~, Office of Manufactured Housing, for ground level installation; installation of a fully skirted mobile/manufactured home; or installation on a fully enclosed, permanent site-built foundation.
- b. No mobile home, (see Section 103 Definitions MOBILE HOME) or manufactured home exceeding twenty (20) years from the date of manufacture may be moved into the Town of Camp Verde ~~unless it has been completely rehabilitated pursuant to the requirements of the Arizona Office of Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the Arizona Office of Manufactured Housing certifying that the mobile/manufactured home was found to comply fully with mobile home rehabilitation standards prescribed by the Arizona Department of Manufactured Housing. The certificate and insignia must then be submitted to the Town of Camp Verde for approval prior to issuance of an installation permit.~~
- c. Mobile/manufactured homes existing within the Town limits to be moved from a private property or from one mobile/manufactured home park to another mobile/ manufactured home park must be completely rehabilitated pursuant to a rehabilitation permit issued by the Arizona Department of ~~Fire, Housing~~ Building and Life Safety, Office of Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the Arizona Department of ~~Fire, Housing~~, Building and Life Safety, Office of Manufactured Housing certifying that the mobile home was inspected on (date) by (qualified inspector named) and found to comply fully with mobile home rehabilitation standards prescribed by the Arizona Department of ~~Fire, Housing~~, Building and Life Safety, Office of Manufactured Housing. (2015 A409)
- d. Mobile/manufactured homes shall be used as dwelling units only.
 - 1) No mobile/manufactured home or park model shall be placed on a property for use as an accessory structure or storage unit, nor shall be stored on the property unless zoned for such use.
 - 2) Permits shall be required for the installation, alteration or repair of accessory structures, additions and service equipment in a mobile/manufactured home or recreational vehicle park.
 - 3) If the Town Building Official finds that the work described in the permit application conforms with the Town's codes and that the fees have been paid, a permit shall be issued to the applicant.

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

SECTION 310 - PUBLIC ENTERTAINMENT & ASSEMBLIES

Any future use providing accommodations for public entertainment or assembly between the hours of ten p.m. and six a.m., including but not limited to restaurants, bars, tap rooms, night clubs, bowling alleys, pool rooms, amusement arcades, theaters, auditoriums, banquet and dance halls shall provide a sound-attenuating vestibule for public ingress/egress with no such exterior point of ingress/egress located within 200 feet of any parcel zoned or used for residential purposes.

SECTION 311 – ACCESSORY DWELLING UNIT (ADU)

Accessory Dwelling Units provide older homeowners with a means of enabling them to continue residing in their existing homes, provide families with affordable housing options, add inexpensive rental units to the housing stock, and provide a homeowner a means of obtaining rental income while preserving single family residential and neighborhood character.

A. ADU Rental Requirements

1. Rental of ADUs are only permitted with an ADU Rental Permit.
2. Both existing and new ADUs must meet all applicable Building and Zoning Codes. An inspection will be required prior to issuance of an ADU permit.
3. Building and Zoning Code violations may result in the revocation of an ADU permit as determined by the Director.
4. A maximum of one ADU is permitted per parcel. Detached ADUs will not be allowed on parcels with a duplex or attached ADU.
5. ADUs must meet the applicable Zoning District requirements as to construction type and setbacks.
6. One parking space is required.

9. A minimum of 15% of all parking lot areas shall be landscaped; landscaped islands shall be used for directing safe internal traffic circulation as appropriate. (See Section 402 B)

E. Required Off-Street Parking Spaces

1. Off-street parking spaces shall be provided for each specified use in accordance with the schedules that follow:

RESIDENTIAL/QUASI-RESIDENTIAL USE	SPACES REQUIRED
Single-Family Dwelling Units including Townhouse, Patio Home, Manufactured Home, & Duplexes	2 per dwelling unit residence
<u>Accessory Dwelling Unit</u>	<u>1 per dwelling unit</u>
Multiple-Dwelling: Efficiency units	2 1.5 per dwelling unit
Multiple-Dwelling: One bedroom units	2 per dwelling unit
Multiple-Dwelling: Two or more bedroom units	2-3 per dwelling unit
Rooming house, B&B, fraternity/sorority, resident/club	1 per sleeping room or 1 per bed, whichever is greater
Mobile/manufactured home parks	2 per mobile/manufactured home
Elderly housing developments	1.5 per dwelling unit
Resident assisted living or group home: for elderly, disabled or handicapped	0.5 per room or bed plus 1 per employee/shift
Non-resident day care, children or adults	1 per 6 clients
Churches, Places of Religious Worship	1 per 4 fixed seats or 1 per 50 sq ft of seating/assembly area
COMMERCIAL FOOD, BEVERAGE & LODGING:	SPACES REQUIRED
Restaurants, bars	1 per 50 sq ft of public floor area plus 1 per employee
Drive-in food or drink places with on-site consumption	1 per 50 sq ft of public floor area plus 1 per employee
Drive-through food or drink places	1 per 50 sq ft of public floor area plus 1 per employee; plus 5 stacking spaces per window
Hotel, motels, and similar lodging	1 per guestroom or suite plus 1 per 2 employees
RETAIL & GENERAL BUSINESS:	SPACES REQUIRED
Retail stores (except where otherwise specified)	1 per 200 sq ft of useable public floor area
Shopping centers	Requirements for all uses elsewhere specified under unified control; plus 1 per 200 sq ft of remaining useable floor area
Furniture & appliance stores, household equipment	1 per 800 sq ft of useable floor area
Barber shops, beauty shops, personal care shops	2 per service chair
Self-service laundries & dry cleaners	1 per 3 washing machines
Carwash	1 per employee, plus 1 per bay, plus 3 stacking spaces per bay
Gas service stations, convenience markets	1 per gas pump plus 2 per service bay plus, 1 per 200sq ft convenience sales area; plus 2 stacking spaces per pump
New, Used Car, Recreation Vehicle sales/lease lots	1 per 200sq ft office area, plus 1 per each 1,000sq ft sales-display area
Motor vehicle, large machinery/equipment sales	1 per 800 sq ft of machinery sales floor area
Bus depots	1 per 150 sq ft of waiting room space
Open-air business	1 per 500 sq ft of sales area for first 2,000 sq ft, plus 1 per each additional 2,000 sq ft
Business & medical offices and services:	1 per employee plus 1 per 200 sq ft of floor area

1. The Community Development Director or staff representative shall inform the subdivider of the procedures and submittals which may be required, including Conceptual Plan, Preliminary Subdivision Plat and Final Subdivision Plat that are described in the sections that follow.
2. Additionally, the Community Development Director or staff representative may require a Master Development Plan for the development of a neighborhood, community or other large land area, i.e., typically 300 acres or greater, the platting of which is expected to be undertaken in progressive stages.
 - a. A Master Development Plan shall be prepared in the same format described in Sec 504 - Conceptual Subdivision Plan .
 - b. A Master Development Plan shall be subject to Commission and Council approval where, as determined by the Community Development Director or staff representative, the future potential development activity has substantial impact on existing developed surrounding properties. Where this is required it shall be processed the same as Section 505.D & E.
 - b. A Master Development Plan proposed for mixed uses, or requiring change of zoning classifications or increased density shall be submitted in accordance with Sec 203.L. - Planned Unit Area Development.

INITIAL SUBDIVISION PLATTING PROCESS AT-a-GLANCE



- 6) modified lot areas, such as lot area averaging;
 - 7) other waivers as the Commission and Council may approve based on special conditions of the site.
- c. Special development subdivisions that require a change of zoning classification shall be regulated as outlined in Section 203 L. Planned Unit Area Developments of this Zoning Ordinance.

2. Waivers

- a. The Planning Commission may recommend, and the Town Council may grant a waiver to any provision of these regulations insofar as they affect a public use or purpose. No waiver may be granted unless the Town Council finds that the waiver is in the best interest of the public, without impairing the intent and purpose of these regulations. The extent and duration of the waiver shall be stated at the time of the waiver.
- b. The Planning Commission may recommend and the Town Council may authorize variations or waivers from the terms of these regulations, whereby reason of exceptional or extraordinary situation or condition of a tract of land causes the strict application of any regulation enacted herein that would result in peculiar and exceptional practical difficulties to, or undue hardship upon the subdivider.
 - 1) Such variations or waivers may be given, provided such relief may be granted without detriment to the public good and without impairing the intent and purposes of these regulations, and,
 - 2) Where the Council deems it is necessary to promote the health safety and welfare of the Town of Camp Verde.

SECTION 509 - AMENDED MAP, REVISION, REPLAT AND ABANDONMENT

A. Amended Map/Plat Correction

- 1. Any plat map of a subdivision that has been filed for record may be amended to correct an error in any course or distance or other necessary item that was omitted there from, or to correct a drafting, graphic, technical, or similar type error, by the filing for record of an amended map of said subdivision. The Town Engineer shall examine such amended map, and if such examination discloses that the only changes on the amended map are changes authorized above, he shall certify this is to be a fact over his signature on the amended map. Thereafter, the amended map shall be entitled to be recorded in the office of the Recorder in which the original subdivision map was recorded. Such map shall be marked "AMENDED MAP OF _____", and follow in numerical sequence.
- 2. The use of the terminology of Amended Map shall not be used to change or vary or add any lot lines, streets or easement, or statements that were not contained on the approved Final Plat map, since such actions necessitate reprocessing of the plat.

B. Revision of Plat

Any of the following changes to a recorded subdivision plat shall require compliance with the procedures for Final Plat (see Sec 506):

- 1. Any division of a lot or lots in a recorded subdivision that results in an increase in the total number of lots;

- b. The applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change, specific plan application or Use Permit.
 - c. At least 15 days prior to the scheduled neighborhood meeting, the applicant shall notify all property owners within 300 feet of the subject site by first class mail and post the actual property with meeting date and time. The notification shall include the date, time and place for the neighborhood meeting, as well as a description of the proposed land uses. The applicant shall provide an affidavit attesting to this notification being accomplished.
 - d. It is the responsibility of the applicant or their representative to conduct the meeting, provide an opportunity for a question and answer period by the audience, and identify a point of contact to the public for follow-up questions and comments.
 - e. The applicant shall prepare a written summary of the meeting by way of affidavit, including a list of attendees and the issues and concerns discussed and submit a copy of the summary, with a photo of the posting on the property and a copy of the meeting announcement letter, to the Planning Department within 15 days after the neighborhood meeting.
4. **Zoning Ordinance text amendments:** If the Town adopts any zone change or any amendment that imposes any regulation not previously imposed or that removes or modifies any such regulation previously imposed, it must comply with the citizen review process as set forth in ARS §9-462.03, as may be amended, and the public hearing notice procedures set forth in ARS 9-462.04.A as may be amended.

B. Site Plan Review and Development Standards

Key to obtaining compliance with the regulations of this ordinance and achieving the objectives of the Town's General Plan is the administrative review of Site Plans for new development as regulated in Part 4 Development Standards. The Site Plan entails preparation of drawings for proposed uses and buildings that conform to the Development Standards, depicting adequate grading/drainage and Appearance Compatibility (Section 402), landscape and screening (Section 402), parking and loading (Section 403), signs (Section 404) and outdoor lighting (Section 405) as required in these regulations.

The Site Plan Review process is administered by the Community Development Department in conjunction with other Town departments. The Community Development Director is authorized to approve minor modifications to strict adherence of zoning regulations due to physical constraints of the project site. Appeals may be scheduled for hearing by the Board of Adjustment and Appeals. Major development projects may also be referred to the Commission and Council for a hearing, review and approval, which hearing and review process is mandatory if so stipulated by prior Council action such as rezoning or **PUD PAD** approval.

For non-residential and multi-family developments as described in Section 400B, additional review of Appearance Compatibility Drawings is required (Section 402 C). Appearance Compatibility Drawings are reviewed by Town staff simultaneously with the Site Plan Review process, in accordance with the process specified in Section 400C.

C. Use Permit Approvals

Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses. The application for Use Permit approval is applicable to those uses that are specifically listed as "Uses and Structures Subject to Use Permit" in each Zoning Use District in Part Two Section 203.

1. Review and Approval



Town of Camp Verde

Exhibit A - Agenda Item Submission Form – Section I

Meeting Date: Council Hears P&Z, June 28, 2017

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation

Requesting Department: Community Development

Staff Resource/Contact Person: Carmen Howard, Community Development Director

Agenda Title (be exact): *Public hearing, discussion and possible approval (or denial) of Ordinance 2017-A423, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for text amendments to the requirements of Part 1 Section 102 – Applicability and Exemptions, Section 103 – Definitions, Part 2 Section 203 – Use Districts, amending regulatory criteria for Subsection A, B, C, D, E, F, G, H, L, N, adding a new Section O, CF Community Facilities, Section 204 – Use District Regulatory Criteria, Section 306 – Mobile/Manufactured Home Parks, Section 307 – Golf Course Development Environmental Standards, adding a new Section 312 – Accessory Dwelling Unit, Section 402 – Development Compatibility, Protection and Appearance, Section 403 – Off-Street Parking and Loading, Section 503 – Subdivisions – General Provisions, Section 508 – Subdivision Design, Section 601 – Zoning Decisions of the Town of Camp Verde Planning and Zoning Ordinances and Subdivision Regulations.*

List Attached Documents:

- Public comments, letter from Neil Haney
- Rebuttal from R. Foreman, Building Official
- Draft minutes from June 8 Planning and Zoning Commission meeting

Estimated Presentation Time: 10

Estimated Discussion Time: 30 minutes

Reviews Completed by:

Department Head: Carmen Howard **Town Attorney Comments:** Added #1 to PAD Minor Amendments.

Background Information:

It has come to the attention of the Community Development Department that a number of issues within the Planning & Zoning Ordinance needed clarification, redefined, or restructured, to provide greater enforcement ability and to provide development projects with greater flexibility in overall design and efficiency.

In connection with the specific issues listed below, there are also associated changes that will need to be made to maintain uniformity throughout the code, which includes formatting of the Table of Contents, definitions of existing terms or new terminology, and elements of zoning districts, dimensional standards, and tables.

1. Clarification of Administrative Decisions for setbacks on Non-Conforming lots
2. Redefining Accessory Dwelling Units, Caretaker Living Quarters, Hotels-Motels, Bed & Breakfasts, and Rooming & Boarding Houses, with amendments to zoning district elements
3. Creation of Accessory Dwelling Unit application criteria
4. Redefining "PUD" to "PAD", with amendments to zoning district and subdivision elements
5. Adoption of a Community Facilities (CF) District, with defined zoning district elements
6. Amendment to Mobile/Manufactured Home and Recreational Park Standards
7. Amendments to Zoning District Dimensional Standards regarding minimum lot area densities and Use District Classifications Table
8. Amendment to Suffix District definition

The Council should note that this item was heard before the Planning & Zoning Commission and a Public Hearing was held as per A.R.S. 9-462.04 on Thursday, June 8, 2017. On a motion made by Vice Chairman Helm, seconded by Commission Norton, the Planning & Zoning Commission unanimously recommended for approval to Council this proposed text amendment.

Recommended Action (Motion): A MOTION TO APPROVE (OR DENY) ORDINANCE 2017-A423, AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A TEXT AMENDMENT TO THE REQUIREMENTS OF PART 1 SECTION 102 – APPLICABILITY AND EXEMPTIONS, SECTION 103 – DEFINITIONS, PART 2 SECTION 203 – USE DISTRICTS, AMENDING REGULATORY CRITERIA FOR SUBSECTION A, B, C, D, E, F, G, H, L, N, ADDING A NEW SECTION O, CF COMMUNITY FACILITIES, SECTION 204 – USE DISTRICT REGULATORY CRITERIA, SECTION 306 – MOBILE/MANUFACTURED HOME PARKS, SECTION 307 – GOLF COURSE DEVELOPMENT ENVIRONMENTAL STANDARDS, ADDING A NEW SECTION 312 – ACCESSORY DWELLING UNIT, SECTION 402 – DEVELOPMENT COMPATIBILITY, PROTECTION AND APPEARANCE, SECTION 403 – OFF-STREET PARKING AND LOADING, SECTION 503 – SUBDIVISIONS – GENERAL PROVISIONS, SECTION 508 – SUBDIVISION DESIGN, SECTION 601 – ZONING DECISIONS OF THE TOWN OF CAMP PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS.



ORDINANCE NO. 2017-A423

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING BY REFERENCE A CERTAIN DOCUMENT FILED WITH THE TOWN CLERK ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATION DATED JUNE 28, 2017", AMENDING "PART 1 SECTION 102 – APPLICABILITY AND EXEMPTIONS, SECTION 103 – DEFINITIONS, PART 2 SECTION 203 – USE DISTRICTS, AMENDING REGULATORY CRITERIA FOR SUBSECTION A, B, C, D, E, F, G, H, L, N, ADDING A NEW SECTION O, CF COMMUNITY FACILITIES, SECTION 204 – USE DISTRICT REGULATORY CRITERIA, SECTION 306 – MOBILE/MANUFACTURED HOME PARKS, SECTION 307 – GOLF COURSE DEVELOPMENT ENVIRONMENTAL STANDARDS, ADDING A NEW SECTION 312 – ACCESSORY DWELLING UNIT, SECTION 402 – DEVELOPMENT COMPATIBILITY, PROTECTION AND APPEARANCE, SECTION 403 – OFF-STREET PARKING AND LOADING, SECTION 503 – SUBDIVISIONS – GENERAL PROVISIONS, SECTION 508 – SUBDIVISION DESIGN, SECTION 601 – ZONING DECISIONS " OF THE TOWN OF CAMP VERDE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS.

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

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

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

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

WHEREAS, the Town of Camp Verde Planning and Zoning Commission held a public hearing on the proposed revisions at its regular meeting held June 8, 2017, and voted thereafter to forward the same to the Town Council with a recommendation of approval; and

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

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

Section 1: That certain document known as “**AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATION DATED JUNE 28, 2017**”, which is **Exhibit A** and was made public record by **Resolution No. 2017-980**, three copies of which are on file in the Town Clerk’s office located at 473 S. Main St. Suite 102, Camp Verde, Arizona, 86322, is hereby referred to, adopted and made part hereof as if fully set out in this ordinance.

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

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

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Yavapai County, Arizona, this 28th day of June 2017.

Charles C. German, Mayor Date:

Attest:

Approved As To Form:

Virginia Jones, Town Clerk Date:

Town Attorney



DRAFT MINUTES
PUBLIC HEARING
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
473 S. MAIN STREET CAMP VERDE, AZ 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JUNE 8, 2017
6:30 PM

Note: Work Sessions are being held over the next few months to review potential changes to the Town Code. Public participation and input is encouraged during this process. Work Sessions will end no later than 9:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. If you have questions regarding these work sessions, elements of the proposed changes to the Town Code, public participation, etc., please contact the Community Development Department at (928) 554-0053.

1. Call To Order

Vice Chairman Helm called the meeting to order at 6:30 pm.

2. Roll Call

Vice Chairman Helm, Commissioners Blue, Hisrich and Norton.

Absent: Chairman Davis, and Commissioner Freeman. One vacancy exists.

Also Present: Community Development Director Carmen Howard, Building Official Robert Foreman, Community Development Planner Melinda Lee and Recording Secretary Marie Moore.

3. Pledge Of Allegiance

Commissioner Norton led the pledge.

4. Consent Agenda - All those 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 as a separate item if a Commission member so requests.

a. Approval of Minutes:

January 19, 2017 – Special Session

May 4, 2017 – Work Session

b. Set Next Meeting, Date and Time (Tentative):

Follow up Work Session and (2) Public Hearings; July 6, 2017

On a motion by Commissioner Blue, seconded by Commissioner Norton, the Commission unanimously approved the Consent Agenda.

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, except to set them for consideration at a future date).

No items were brought forth to the Commission for discussion.

6. Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending the TOC, Part 1 Section 102 – Applicability and Exemptions, Section 103 – Definitions, Part 2 Section 203 – Use Districts, amending regulatory criteria for Subsection A, B, C, D, E, F, G, H, L, N, adding a new Section O, CF Community Facilities, Section 204 – Use District Regulatory Criteria, Section 306 – Mobile/Manufactured Home Parks, Section 307 – Golf Course Development Environmental Standards, adding a new Section 311 – Shipping Containers, adding a new Section 312 – Accessory Dwelling Unit, Section 402 – Development Compatibility, Protection and Appearance, Section 403 – Off-Street Parking and Loading, Section 503 – Subdivisions – General Provisions, Section 508 – Subdivision Design, Section 601 – Zoning Decisions.

Actions:

- **Declare Public Hearing Open**
Vice Chairman Helm declared the public hearing open.

- **Call for Staff Presentation: CDD Carmen Howard**
Community Development Director Carmen Howard presented to the commission changes made to the Town Code. The following items were discussed during the presentation:
 - Commissioners Blue and Hisrich requested an amendment for the definition section of Accessory Dwelling Units (ADUs), stating the requirement for a separate meter should be removed since changes are being proposed to allow the units to be rented.
 - Commissioner Hisrich questioned why "density" restrictions were being removed. Howard explained that it was an unnecessary provision included, due to other provisions already existing within the code that limit the housing units.
 - Commissioner Hisrich requested an amendment to the bullet list on page 47 which was out of order.
 - Ms. Howard verified that the proposed changes for manufactured homes older than 20 years would still be allowed to be relocated within town, but not brought in from outside of town, based on certain criteria.
 - Ms. Howard reviewed the addition of Section 312 for criteria relating to ADU Rentals, which would use the definition of ADUs for size restrictions.
 - Ms. Howard pointed out that recommendations to adjust the parking requirements on page 112 were done to accommodate ADUs and efficiency units better, and to provide consistency with requirements for other residential uses (to 2 spaces). Commissioner Blue requested a further amendment that efficiency units should only require 1 space, instead of 1.5 spaces. Ms. Howard suggested the issue of parking be discussed further, including provisions for guest parking, which we do not currently have.

- **Call for Comments from Other Persons**

Neil Haney addressed the Commission with concerns regarding the provision that will prohibit allowing manufactured homes older than 20 years within the Town limits. As a property manager of manufactured housing developments, Haney indicated that choosing an arbitrary age limit is not useful when there are homes that have been built and maintained since 1980 in better condition than homes that are 5 years old. Haney indicated that homes built after 1976 are built to HUD code and no State or municipality can prohibit the installation of a HUD approved home. Haney requested the Commission consider requirements placed on the condition of a home rather than the age of the home and indicated that such an ordinance proposed would not stand up under the scrutiny of HUD.

Commissioner Norton questioned Mr. Haney as to what repercussions the Town would be subjected to from HUD and other agencies as mentioned. Haney indicated that there are several associations including IMHA as well as the Arizona Housing Department that have been involved in similar situations with other Counties and Municipalities.

Commissioner Blue questioned Mr. Haney if he was aware of any Case Law regarding ordinances such as what is being proposed that have proceeded to Court and been turned over. Mr. Haney indicated he would have to conduct further research for that information.

Building Official Robert Foreman explained to the Commission that any manufactured house built after June 16, 1976 is required to receive a permit. Due to the lack of available enforcement and man power, there is no feasible way for the town to monitor the condition of home, as well as the issue of such a restriction being "subjective" to the opinions of such person conducting the inspection. Foreman also indicated that there are several Counties in the State of Arizona that have adopted age restrictions and is unaware of any restrictions from HUD regarding such ordinances.

Commissioner Hisrich acknowledged that there are well maintained older units, but due to lack of staffing power to conduct inspections there is no way to "police" the condition of a unit. Mr. Foreman explained that because those type of standards are subjective, disputes will happen. Commission Hisrich voiced his support for the implementation of an age limit provision.

Commissioner Blue indicated that the town cannot delve into "management" exclusions and therefore, leaves it limited to an age exclusion, in which he expressed his support for the 20-year limit.

Commissioner Norton questioned if the 20-year limit suggested by staff is consistent with other town's restrictions, Mr. Foreman indicated 15-20 years is a common restriction throughout the state.

Neil Haney asked if there was a possibility for Mr. Foreman and other members of the industry to sit and discuss options for the ordinances before making this decision. He suggested the option that if a house didn't meet the set requirements given at permit time, the permitted home would not receive a certificate of occupancy due to condition of home and they would be required to remove home. Mr. Foreman indicated that once a permit is issued, it is problematic to rescind the permit and expressed that denying a certificate of occupancy on such grounds could lead the Town into potential legal situation.

Commissioner Norton questioned if Mr. Foreman felt there was value in conducting a meeting as Mr. Haney suggested. Mr. Foreman suggested that the matter be passed as the suggested staff has written, and prior to the Council meeting, have an in-depth meeting regarding the matter.

Tammy Woodward expressed to the Commission her lack of support toward the allowance of shipping boxes in residential areas and suggested they be restricted to industrial areas only.

Commissioner Norton indicated that he received several phone calls regarding the shipping container provisions and all were negative feedback toward the potential provision of allowing the containers in residential areas.

Commissioner Blue questioned if the shipping container provision could be pulled from the decision so more information that can be obtained for review. Community Development Director, Carmen Howard explained that as of this time shipping containers are not allowed within the Town Code and the standards placed on the containers were meant to help them blend in and are only allowed on larger lots consisting of at least 1 acre.

Commissioner Blue indicated the point of having a shed is aesthetically pleasing, and questioned why a resident would chose to get a shipping container unless they are a cheaper option. Howard indicated the cost can be upward of \$3000.00, but are purchased due to their structure. Howard recommended the provision be considered in correlation to the size of lots.

Marie Moore expressed her recommendation to allow on larger lots explaining the containers are used because of their solid structure which is weather and rodent proof, and as a home owner of a new home on a few acres of irrigated property, would rather see a shipping container next door than tires or junk that lays out in the open.

Commissioner Norton recommends that no decision be made until a full commission is present to weigh in on the matter as well as more public input is received.

Carmen Howard stated that the matter would be brought back to the Commission during the next work session for further discussion.

Vice Chairman Helm questioned the no inside incineration clause and suggested it be moved to the mortuary provision. It was clarified that the mortuary has a permit for such activities and therefore the misplaced clause should be removed entirely from the code. Helm also indicated that the term "shipping container" should not be capitalized in the code.

- **Call for Staff Rebuttal/Clarification, if appropriate**
None
- **Declare Public Hearing Closed**
Vice Chairman Helm declared the public hearing closed.
- **Call for Commission Discussion**
None
- **Call for Staff Comments**
None

7. Recommendation to Council for the Possible Approval (or Denial) of proposed Text Amendments Town of Camp Verde Planning & Zoning Ordinance amending the TOC, Part 1 Section 102 – Applicability and Exemptions, Section 103 – Definitions, Part 2 Section 203 – Use Districts, amending regulatory criteria for Subsection A, B, C, D, E, F, G, H, L, N, adding a new Section O, CF Community Facilities, Section 204 – Use District Regulatory Criteria, Section 306 – Mobile/Manufactured Home Parks, Section 307 – Golf Course Development Environmental Standards, adding a new Section 311 – Shipping Containers, adding a new Section 312 – Accessory Dwelling Unit, Section 402 – Development Compatibility, Protection and Appearance, Section 403 – Off-Street Parking and Loading, Section 503 – Subdivisions – General Provisions, Section 508 – Subdivision Design, Section 601 – Zoning Decisions.

On a motion by Vice Chairman Helm, seconded by Commissioner Norton, as amended based on above discussions, Commission unanimously recommended approval of the proposed Text Amendments Town of Camp Verde Planning & Zoning Ordinance amending the TOC, Part 1 Section 102 – Applicability and Exemptions, Section 103 – Definitions, Part 2 Section 203 – Use Districts, amending regulatory criteria for Subsection A, B, C, D, E, F, G, H, L, N, adding a new Section O, CF Community Facilities, Section 204 – Use District Regulatory Criteria, Section 306 – Mobile/Manufactured Home Parks, Section 307 – Golf Course Development Environmental Standards, removal of new Section 311 – Shipping Containers, adding a new Section 312 – Accessory Dwelling Unit, Section 402 – Development Compatibility, Protection and Appearance, Section 403 – Off-Street Parking and Loading, Section 503 – Subdivisions – General Provisions, Section 508 – Subdivision Design, Section 601 – Zoning Decisions.

8. Current Events

None

9. Staff Comments

Community Development Director Carmen Howard informed the Commission that there has been an interested party in joining the Commission and anticipates having a full Commission soon.

10. Adjournment

On a motion by Commissioner Blue, seconded by Commissioner Norton, the meeting adjourned at 8:28 pm.

Vice Chairman Helm
Planning & Zoning Commission

Carmen Howard
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Commission Meeting off the Planning & Zoning Commission of the Town of Camp Verde, Arizona held on the 8th day of June 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated that _____ day of _____, 2017

Marie Moore
Recording Secretary

NTH PROPERTY MANAGEMENT, LLC

827 N. Country Club Drive, Suite 3
Mesa AZ 85201
(480) 649-3531 FAX (480) 649-3560

May 29, 2017

Town of Camp Verde
Planning and Zoning

Re: Planning and Zoning proposed changes

I would like to express my concern on the proposed changes to Section 306 – Mobile/Manufactured Home Parks, B.2.b.

The proposed change would prohibit any mobile or manufactured home older than twenty years from the date of manufacture from being moved into the Town of Camp Verde. My understanding of the intent was to prevent older, dilapidated and unmaintained mobile and manufactured homes from being moved into the Town of Camp Verde and creating blight. I thoroughly endorse the effort to maintain an attractive and well maintained housing stock as Camp Verde continues to experience growth. I do not think a prohibition based on age alone is an adequate criterion. There are manufactured homes built in the 1980's and 1990's that have been well maintained and are virtually indistinguishable in appearance from homes built in the last ten years. At the same time there are manufactured homes that have been built in the last ten years on which no maintenance or upkeep has been done. These homes have peeling and faded paint, siding that is in decay and rotting, broken windows and roofs with missing shingles.

I would like to have the board take an approach that deals with the appearance and upkeep of the home rather than a strict age of the home. The requirements currently in the code (Section 306.B.2.e.2) already have some requirements for exterior condition of manufactured homes that are being installed in the community. Specifically that section states *The exterior elements (including but not limited to: eaves, awnings, stairs, porches, skirting, and heating and cooling units) of the unit shall be painted and maintained in good condition.*

I would prefer that a requirement for moving a home into the Town of Camp Verde apply to the aesthetics and condition of the home rather than an age of the home. Such a requirement might read:

No Mobile Homes (see section 103 Definitions of MOBILE HOME) may be moved into the Town of Camp Verde. All Manufactured Homes (see section 103 Definitions of MANUFACTURED HOME) must have vinyl siding, wood siding or fiber cement siding and pitched shingled roofs. The exterior elements (including but not limited to: siding, shingles, windows, eaves, awnings, stairs, porches, skirting, and heating and cooling units) of the unit shall be painted and maintained in good condition with no visible signs of rot or decay.

Most mobile/manufactured home parks have Rules and Regulations pertaining to the exterior appearance of homes. The following two paragraphs are typical of wording that most parks use in order to maintain the overall appearance of the park.

Tenant must make any and all improvements to any mobile home or Tenant - owned appurtenance to any mobile home maintained on the Premises, until said mobile home and appurtenances meet or surpass all standards as set forth in the Park's current Rules and Regulations and Statements of Policy. Additionally Tenant shall make repairs when necessary to maintain said mobile home at the standards set forth in the Park's current Rules & Regulations and Statements of Policy.

All Tenants are responsible for maintaining their residence. The exterior paint on residents home, accessory structures and equipment shall be properly maintained. Proper maintenance shall include, but not be limited to, the painting of the exterior whenever the paint begins to fade, peel, flake, or chip or when residence begins to deteriorate in any other manner that detracts from the aesthetic beauty of the Community. Written approval must be obtained from the Management prior to painting. All colors must be approved by Management.

Wording such as that suggested above would eliminate the old mobile homes that were constructed prior to the code established by HUD. It would also eliminate the appearance problems with homes that have been neglected and not maintained. I currently work with the ownership of two mobile/manufactured home parks in the Town of Camp Verde; The Village at Camp Verde, 723 Finney Flat Road and The Willows at Camp Verde, 1487 W. Horseshoe Bend Drive. If you have any questions or need additional information from me, please feel free to contact me. Thank you for your consideration.

Neal T Haney
NTH Property Management, LLC
827 N. Country Club Dr., #3
Mesa AZ 85201
Office – 480 649-3531
manage@nthpropmgt.com

Carmen Howard

From: Robert Foreman
Sent: Thursday, June 1, 2017 11:40 AM
To: Carmen Howard
Cc: Destiney Jones; Sandra Farrar; Melinda Lee
Subject: Mr. Haney's comments

My first thoughts.

He is correct some properties are better maintained than others.

However his suggestions require subjective judgements, which are almost impossible to enforce and invariably result in Disputes.

Section 306.B.2.e.2 does require certain levels of 'good condition'.

However Section 306.B.1.c requires an installation permit prior to the unit being placed on a lot.

Therefore we have no opportunity to inspect the unit prior to issuing the permit.

The only criteria we currently have is it be manufactured after June 15, 1976.

We don't see it until it gets here.

The very reason we have never adopted the International Property Maintenance Code is so many requirements are 'subjective' judgements.

Using the age of the manufactured home is a purely 'objective' criteria and can be enforced.

The two sample paragraphs Mr. Haney gave as examples would not be enforceable.

Judgement by 'aesthetics' as Mr. Haney suggests would be impossible and would be tantamount to 'design review' on residential units and I would

Get shot. ☺

Thanks

Rob

Robert Foreman CBCO
Building Official
Town of Camp Verde
473 S. Main St. Ste., 108
Robert.foreman@campverde.az.gov
928-554-0050

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