



ORDINANCE 2018 A436

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A TEXT AMENDMENT TO THE TOWN OF CAMP VERDE PLANNING & ZONING ORDINANCE AMENDING SECTION 303: HOME OCCUPATIONS, TO REMOVE THE REGULATIONS FOR VACATION RENTAL/SHORT TERM RENTAL); AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

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

WHEREAS, Part 6, Section 600, C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning text regulations of the Planning & Zoning Ordinance by the Town Council, 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 & 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 AS FOLLOWS:

Section 1. The Town Council hereby finds as follows:

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

B. The Text Amendment was reviewed by the Planning & Zoning Commission on June 7, 2018 in public hearing that was advertised and posted according to state law. A recommendation for approval was forwarded to the Town Council by the Planning and Zoning Commission.

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

Section 2. The following uses will be deleted from Section 303, Home Occupations, of the Camp Verde Planning & Zoning Ordinance:

SECTION 303 - HOME OCCUPATIONS

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

A. Allowed Business Activity:

4. ~~Vacation Rental/Short Term Rental, as defined in A.R.S. §9-500.38(D)(2), subject to the following:~~
 - a. ~~Owners of vacation rental/short term rental properties shall be subject to the business licensing requirements set forth in Article 9-3 in the Town of Camp Verde Town Code.~~
 - b. ~~Owners shall provide all parking for guests on site in accordance with Section 403, Parking.~~
 - c. ~~Owners and guests shall comply with all applicable requirements of this Code, including those related to noise, nuisance lighting, refuse collection and property maintenance.~~
 - d. ~~Owners shall provide guests with a 24-hour emergency point of contact.~~

Section 3. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

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.

Section 5. This ordinance is effective upon the expiration of a thirty 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 27TH DAY OF June, 2018.



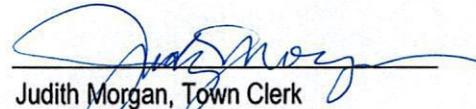
Charles German - Mayor

Date: 6/28/2018

Approved as to form:



Bill Sims - Town Attorney

Attest: 
Judith Morgan, Town Clerk