



**ORDINANCE 2015 A406**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF  
THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA**

**A Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance Part 2, Section 203 (Use Districts), Item D, RR (Residential-Rural) adding use to item (3) (Uses and Structures subject to Use Permit. The use added is "Agri-Tourism". This amendment will allow for Agri-Tourism uses, as defined under Part One, Section 103 (DEFINITION OF TERMS), see Exhibit "A" attached, of the Planning & Zoning Ordinance, in the Residential-Rural Zoning District and requires a Use Permit.**

**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 04, 2015 in public hearing that was advertised and posted according to state law.

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 requirements for information and procedures for Agri-Tourism with a Use Permit shall be inserted in Section 203, Item D.3 under (Uses and Structures Subject to Use Permit) as item "f" of the Camp Verde Planning & Zoning Ordinance:

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

- 1) Multiple points of direct ingress and egress for patron safety and direct emergency vehicle access;
- 2) Ample improved on-site parking for normal business activity and provision on site for special event overflow parking;
- 3) Adequate separation distance, limitation of hours of operation, and/or additional impact mitigation to ameliorate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially-zoned property.
- 4) Provision for patrons' health, safety and comfort such as shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal, security for persons and property.
- 5) A full two (2) acre (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism .

**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 24<sup>th</sup> day of June 2015.



Charles German - Mayor

Date: 6-29-2015

Approved as to form:



Bill Sims - Town Attorney

Attest:   
Virginia Jones, Town Clerk

## **EXHIBIT A**

### **Part One, Section 103 – Definition of Terms**

**AGRITOURISM:** Is the act of visiting a working farm, ranch, agricultural or horticultural agribusiness operation for the purpose of enjoyment, education or active involvement of visitors to experience a rural lifestyle. Visitors may participate in events and services related to agriculture which may take place on or off the farm or ranch, and that connect consumers with the heritage, natural resource or culinary experience they value. This may include but not limited to; farm stands or shops, U-pick, on-farm classes, fairs, festivals, pumpkin patches, wineries, barn dances, corn maze, hunting, fishing, guest ranches, agricultural tours, wildlife viewing or bird watching, wine tasting.