Planning & Zoning Ordinances
And Subdivision Regulations

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PART ONE. INTRODUCTION

INTRODUCTION

Camp Verde's Planning & Zoning Ordinance is the Town's principal land use implementation tool. Its provisions support the future development goals established by the Town of Camp Verde General Plan. Care has been taken in revising sections of this document to assure that they are consistent with the Plan's principles and assist in encouraging its desired land use patterns. Similarly, guidelines contained in the Development Guidance System are meant to suggest ways in which individual land parcels may be developed and maintained so as to conform with quality standards that have been set by the Town.

The Municipal Code is the official, legislated source for all ordinance provisions. The Planning and Zoning Ordinance includes ordinances adopted by the Town Council. Together with administrative standards, rules and procedures, this collected information represents the full range of criteria considered by Town Council, Planning and Zoning Commission, Board of Adjustment and Appeals and other decision-making advisory bodies responsible for determining or applying Camp Verde's development policies; as well as the practices that are observed by municipal staff in managing the various aspects of the improvement or use of property in the community. For the Planning and Zoning Ordinance user, there is convenience in having easy access to the many interrelated provisions that may

Materials are arranged to transition from the more general, basic criteria for property development to the detailed specifications and/or technical standards that have been adopted to meet the Town's quality expectations.

SECTION 100 - TITLE AND SCOPE

The following Parts and Sections are adopted as the regulatory portions of the Planning and Zoning Ordinance.

A. Title

This Zoning Ordinance shall be known and may be cited as the "Planning and Zoning Ordinance of Camp Verde".

B. Scope

In its interpretation and application, this Zoning Ordinance (unless otherwise provided) shall apply to all land within the Town of Camp Verde municipal limits and be deemed minimum requirements designed to govern the division and use of land in order to: secure public safety; provide adequate light and air; prevent overcrowding of land; facilitate adequate provision of transportation, water, drainage, sewage, schools, parks and other public facilities; maintain and promote stable values of land and structures. These provisions shall govern whenever they are more stringent than any other statute, ordinance, legal covenant, agreement or contract.

SECTION 101 - PURPOSE

This Zoning Ordinance and related supporting materials are intended to implement the adopted, comprehensive, long-term plan of development for the incorporated areas within the jurisdiction of Camp Verde, Arizona, the Town of Camp Verde General Plan, as provided in Title 9, A.R.S. § 9-462.01 of the Arizona Revised Statutes as may be amended; in

order to conserve and promote the public health, safety, convenience and general welfare, by guiding and accomplishing a coordinated and harmonious town development for future growth.

The Planning and Zoning Ordinance is focused on the Town's future vision, rules for preserving or enhancing its quality of life, and the means by which these aims are accomplished.

General Plan Goals/Objectives
Camp Verde's broad planning principles establish the land use policy framework for directing and preserving the Town's orderly development.

Zoning, Subdivision and Engineering Design and Construction Standards
Regulatory provisions are meant to be consistent with the adopted General Plan.

Administration and Procedures
An open, fair and equitable process is established herein to afford citizens full protection of rights to use and enjoy real property and opportunity to participate in the Town's land use decision-making.

SECTION 102 - APPLICABILITY AND EXEMPTIONS

This Zoning Ordinance constitutes the exercise of municipal powers enacted by the State of Arizona for providing direction to the jurisdiction's planning and orderly development.

A. Applicability and Exemptions

This Zoning Ordinance applies to all buildings, structures, lands and uses over which the Town of Camp Verde has jurisdiction under the constitution and law(s) of the State of Arizona and of the United States.

B. Nonconforming Uses and Structures

The purpose of this section is to protect the rights of property owners who have lawfully established, and continuously maintained in a lawful manner, a use prior to the adoption of this Zoning Ordinance or prior to any amendment to this Zoning Ordinance that otherwise renders such use unlawful. A nonconforming use or structure that was recognized prior to the adoption of this Zoning Ordinance shall continue to operate under the provision of law under which the nonconforming structure or use was recognized so long as the nonconforming use or structure is not in violation of such provision of prior law and otherwise complies with law, the adoption of this Zoning Ordinance notwithstanding. Nothing in this chapter prohibits the voluntary compliance with any future ordinance, regulation, or incentive.
As herein defined, a nonconforming use is a use that was lawfully established but that no longer complies with the use regulations applicable to the zoning district in which the property is located.

1. Continuation:

   The lawful use of any building, structure, lighting or land existing at the time of the effective date of this Zoning Ordinance may be continued, although such use does not conform with the current provisions hereof, subject to verification as set forth in Section 102.B.5, below, where the use or structure was lawfully established prior to and has been continued under one of the following circumstances:

the date upon which the Yavapai County Zoning Ordinance became effective, September 20, 1970 or

a. assumption of municipal zoning authority by the Town of Camp Verde upon its incorporation; or

b. an amendment to zoning provisions or other development regulations to which the use or structure, thereafter, does not conform (which for the lighting code, the date of adoption was January 28, 2004);

c. However, no such use shall be continued that constitutes a threat to the health, safety or welfare of the public.

2. Abandonment:

In the event that the nonconforming use or structure has been discontinued for a period of one year, such use shall be deemed to have been abandoned and any subsequent use shall conform with the provisions of the Town's most current ordinances, including zoning ordinances otherwise exempted pursuant to this Section 102 B.

3. Repair or Restoration:

a. Nothing in this Zoning Ordinance shall prevent the reasonable maintenance, repair, and continued use of a nonconforming structure or part thereof rendered necessary by wear and tear, deterioration or depreciation.

b. Any nonconforming structure or a conforming building containing a nonconforming use that is damaged or destroyed by casualty or Act of God may be restored within a twelve-month period without loss of its nonconforming status.

4. Change or Modification of Nonconforming Uses or Structures:

A nonconforming use shall not be changed to a different nonconforming use.

a. If a change in use is from an impermissible to a permissible use, but full conformance with current standards cannot be achieved, then the change may be allowed, subject to the Board of Adjustment and Appeals finding that full compliance is not reasonably possible.

b. A nonconforming use may not expand. Expansion is defined to include a geographic increase of the actual use, as well as an increase in volume or intensity, with the exception that a property owner may apply for a determination, pursuant to Section 102-B.5, that a minor increase may be approved based on findings that the proposed expansion will constitute an improvement to the subject property with no detriment to neighboring properties, in the following instances:

1) Replacement of a nonconforming mobile home with a certified manufactured home that neither decreases the existing nonconforming setback distance nor creates any further nonconforming conditions and maintains an interior side yard setback of not less than three feet (3') to the property line; or

2) Building extension or extensions of a nonconforming single-family, site-built residence that neither decreases the existing nonconforming setback distance nor creates any further nonconforming condition and maintains an interior side yard setback of not less than three feet (3') to the property line.

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. All non-conforming lighting (installed before January 28, 2004) is allowed to remain until the earlier of January 28, 2024 or when the lighting is required to be replaced pursuant to the terms of Section 405, Outdoor Lighting.

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:

The use of the premises must adapt the land for the use and employ the premises for the nonconforming purposes. The use need not be in actual operation when the land use ordinance that changes the use from legal conforming to legal nonconforming takes or took effect, but it must have been used for that purpose within the twelve-month period preceding the change; however, the casual, intermittent, temporary or illegal use of land or building shall not be sufficient to establish the existence of a nonconforming use. Nothing in this paragraph shall be construed to mean that any use is exempt from regulations enacted to protect public health, safety or welfare.

a. Any property owner may apply for determination of a nonconforming use by means of the procedures listed below:

1) Application for designation as a nonconforming use shall be submitted in writing to the Community Development Department, indicating, at a minimum, the following:

- Name, address and telephone number of the property owner.
- Address and assessor's number of the subject property.
- The nature of the nonconforming use or structure.
- Any documentation to support the request.
- An application fee as specified in the current Community Development Department Fee Schedule.

2) Two or more of the following shall be submitted to consider the verification of an existing nonconforming use:

- Records of use of land or structures in the Town Community Development Department or other government agency with sufficient information to show that the use predates applicable zoning;
- Similar, credible evidence from utility companies, business or private records;
- Affidavit(s) from individual(s) testifying that the property was and has been continuously used for a purpose that predates adoption of the zoning in question.

b. Upon receipt of a complete application, the Community Development Director shall send notice of the pending request to each owner of real property, according to the Yavapai County Assessor's records, within three hundred feet of the proposed nonconforming use.

c. The Community Development Director will review the evidence concerning the application as shall be presented by the applicant or any other interested party. Such evidence shall be written. The Community Development Director will render a decision and present findings, through a formal written Notice of Action to the applicant and other interested parties. The decision shall be published in a local paper of general circulation, and shall be sent to each owner of real property,

d. according to the Yavapai County Assessor's records, within three hundred feet of the proposed nonconforming use.

e. Any person aggrieved by the decision of the Community Development Director may request an appeal to the Board of Adjustment and Appeals. Appeals shall be made as prescribed in Part Six, Section 600-B. The appeal time requirements will start from the date of publication of the decision.

SECTION 103 - DEFINITION OF TERMS

For the purposes of this Zoning Ordinance, the following terms, phrases, words, and their derivations shall have the meaning given herein. Words, phrases, and terms not defined in this Zoning Ordinance shall be given their usual and customary meanings except where the context clearly indicates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not permissive; the word "may" is permissive and not mandatory. Words used in the present tense include the future tense; words used in the future tense include the present tense. The word "person" includes individuals, partnerships, corporations, clubs, and associations and other forms of business enterprise. The following words or terms when applied to this Zoning Ordinance shall carry full force when used interchangeably; lot, plot, parcel, or premises; used, arranged, occupied, or maintained; sold or dispensed; construct, reconstruct, erect, place, or alter (structurally or otherwise), If more than one provision, standard, or requirement of any chapter of this Zoning Ordinance applies in all instances the most restrictive, provision, standard or requirement shall control.

DEFINED TERMS, PHRASES AND WORDS:

ABANDONMENT: The discontinuation of use for a period of one year.

ACCESSORY USE: A use of land or of a building or portion thereof customarily incidental and subordinate to and located on the same lot with the principal use.

ADJACENT: Adjoining or across a road from each other.

ADULT CARE CENTER: An establishment enrolling four or more adults where fees or other forms of compensation for the temporary care of the adults are charged, and which is licensed and approved to operate by the State.

AGRICULTURE: The production, keeping or maintenance, for sale, lease or personal use, of plants or animals useful to man, including the breeding and grazing of any or all of such animals; or lands devoted to a soil conservation or forestry management program. This includes farm stands for the temporary or seasonal sales of agricultural products grown on site or other grown on other properties owned or leased by the farm operator.

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.

ALLEY: A passageway that has been dedicated or deeded for public use affording a secondary means of access to abutting property.

AMENDMENT: A change in the wording, context, or substance of these regulations or an addition, deletion, or a change in the zone boundaries or classifications upon the Zoning Map; Also a change in the wording, context, or other correction of a final plat.

ANALOGOUS: Similar or comparable.

ANIMALS:

- Farm/Livestock – animals, such as horses, ponies, mules, sheep, alpacas, goats, cattle; and poultry, such as chickens, ducks, geese and ostriches.
- Household – small domestic pets typically found in households, such as dogs, cats, hamsters, parakeets, parrots and tropical fish.

ANTIQUE: A collectible item, desired for its age, rarity or other unique feature.

APARTMENT: Any building or portion thereof that contains three or more dwelling units and, for the purpose of this Zoning Ordinance, includes apartment houses and apartment hotels.

APPLICANT: A person submitting an application for development.

APPLICATION FOR DEVELOPMENT: The application form and all required, accompanying documents and exhibits for development review purposes.

APPROVED PLAN: A plan, which has been granted final approval by the appropriate approving authority.

ASSEMBLY, CONSTRUCTION & PROCESSING PLANTS: Includes the following activities within a closed or partially closed buildings: machining, tooling, assembly, molding, decorating, cleaning, equipping, repairing, servicing, printing, publishing, welding, milling, planing, manufacturing, fabrication, processing, compounding, packaging, mixing, glazing, winding, binding, weaving, knitting, sewing, baking, cooking, roasting, pickling, brewing, distilling, salvage (but not wrecking), equipment, material and dead storage yards, plating, polishing, meat packing (no slaughtering except rabbits and poultry), animal treating, boarding, breading and sales, warehousing (including elevators), freight yards, circuses and carnivals, race tracks, and stadiums.

ASSISTED LIVING CARE FACILITY: A residential care facility, including adult foster care, licensed by the State to provide supervisory care services, personal care services or directed care services on a continuing basis to a maximum of no more than ten full-time residents

AUTOMOBILE REPAIR (HEAVY): Heavy repair of automobiles, light & heavy trucks, recreational vehicles, cycles, and stationary or portable machinery entirely within enclosed buildings including the following:

-Any fabrication by means of welding, cutting, heating, bending, molding, forging, grinding, milling or machining.
-Vehicle frame repair.

The following items are not allowed:

-Any unscreened outside storage of parts, materials, or disabled vehicles;
-Any drainage 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 (10) p.m. and six (6) a.m. is prohibited if the business property is within 300 feet from any parcel zoned or used for residential purposes. (2015 A407)

AUTOMOBILE REPAIR (LIGHT): General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material at least six feet in height, but excluding the following:

- Any fabrication by means of welding, cutting, heating, bending, molding, forging, grinding, milling or machining. (Such operations are permissible as an adjunct to repair only);
- Vehicle frame repair or major body or fender work;
- 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.

AUTOMOBILE STORAGE YARD: Includes storage of automobiles incident to a lawful towing business (but does not include automobile salvage or wrecking). The temporary storage of junked motor vehicles, if completely enclosed by a screen wall, is considered accessory to this use. Temporary storage in this context means storage for not longer than ninety (90) days.

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 two 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.

-ACCESSORY: A subordinate structure, either attached or detached from the principal or main building or use occupied or devoted to a use incidental to the principal use.

-ATTACHED: A building which has a party wall or a common wall with another building.

-CLOSED: A structure completely enclosed by a roof, walls and doors on all sides facing the perimeter of a lot.

-CLUSTER: A technique in which attached or detached dwelling units are grouped relatively close together, leaving open spaces as common areas.

-COMMUNITY: A public or quasi-public building used for community activities of an educational, recreational or public services nature.

-DETACHED: A building having no party wall or common wall with another building.

-FACTORY BUILT: A structure, all or a major portion of which was factory assembled for permanent attachment to a lot and constructed in compliance with A.R.S. Section 41-2142 and certified as such by the Arizona State Registrar of Contractors, Building Codes Division.

-HEIGHT: The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The height of a stepped or terraced building is the maximum height of any segment of the building, or as defined in the current adopted building code. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The elevation of the highest adjoining sidewalk or finished ground surface within a 5-foot (1524 mm) horizontal distance of the exterior wall of the building when such a sidewalk or ground surface is not more than 10 feet (3048 mm) above lowest finished grade; or
2. An elevation 10 feet (3048 mm) higher than the lowest finished grade when the sidewalk or ground surface described in Item 1 is more than 10 feet (3048 mm) above the lowest finished grade.

-PRINCIPAL: A building, or buildings, in which is conducted the primary use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the principal building of the lot on which the same is situated.

CAMPGROUND: A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by the general public as temporary living quarters for recreation, education, or vacation purposes.

CARPORT: A roofed structure to provide space for the parking or storage of motor vehicles and enclosed on not more than three sides.

CEMETERY: Property used for interring of the dead.

CHANGE OF USE: Any use which substantially differs from the previous use of a building or land.

CHILD CARE CENTER: A private establishment enrolling more than four children between the ages of two and five years of age and where tuition, fees, or other forms of compensation for the temporary care of the children is charged, and which is licensed or approved to operate as a child care center by the State.

CHURCH: A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated with the church.

CLINIC: A health care establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not usually lodged overnight.

COMMERCIAL USE: See "*USE".*

COMMISSION: The Camp Verde Planning and Zoning Commission (See "*PLANNING COMMISSION*").

COMMUNITY DEVELOPMENT DIRECTOR: The Director of the Community Development Department for the Town of Camp Verde or his or her designated representative; also see "ZONING ADMINISTRATOR".

CONCENTRATED ANIMAL FEEDING OPERATIONS (CAFO): See Code of Federal Regulations for Environmental Protection Agency (EPA), Title 40, Volume 13, Part 122 (40 C.F.R. Part 122), as may be amended.

CONDITIONAL APPROVAL: An affirmative action by the Commission or the Town Council indicating that approval will be forthcoming upon satisfaction of certain specified stipulations.

CONDOMINIUM: A building or group of buildings, in which units are owned individually, and common areas and facilities are owned by all the owners on a proportional, undivided basis.

CONSIDERATION: An inducement to a contract.

CONSOLIDATION: The removal of lot lines between contiguous parcels.

CONTIGUOUS: Next to, abutting, or touching and sharing a common boundary or portion thereof.

COTTAGE INDUSTRY: See *"HOME OCCUPATION"*.

COUNCIL: Camp Verde Town Council, acting under the authority of the laws of the State of Arizona.

COURT: A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on two or more sides by walls of a building or buildings.

CUSTOM: Pertaining to work, service or assembly done to order for individual customers for their own use or convenience.

CUSTOM SERVICE & CRAFT SHOPS: A use devoted primarily to the sale of a service or a product or products including the following: barber, beauty, massage, tailor and cleaning pickup; key and gun, photographic, fixit (home appliance, saw, mower, clock, radio, TV and similar); precision and musical instrument; and optical equipment.

DAY CARE CENTER: See "*ADULT CARE CENTER"* or *"CHILD CARE CENTER".*

DEVELOPMENT PROJECT: Any residential, commercial, industrial or mixed use subdivision plan or individual building development or remodeling plan which is submitted to the Town for approval.

DISTRICT: Refers to an area designated as a Zoning District.

DRIVE-IN/DRIVE-THROUGH RESTAURANT: Any establishment where food or beverages are dispensed through openings in the building or by service to customers in a vehicle.

DRIVEWAY: A private access for vehicles to a parking space, garage, dwelling or other structure usually serving a single parcel.

DUDE RANCH: A vacation resort offering activities typical of western ranches (such as camping, horseback riding and other outdoor events).

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.

FARM STAND: A temporary or seasonal sales area for the sale of agricultural products grown on site or grown on other properties owned or leased by the farm operator. Farm stand structures are subject to zoning clearance and building permit requirements.

FARM STRUCTURE: Any building or structure used for agricultural purposes.

FENCE: An artificially constructed barrier of any material or combination of materials erected in such a manner as to control entrance to, enclose, screen or mark the boundaries of a property.

FILL: Sand, gravel, earth or other materials of any composition whatsoever placed or deposited in such a manner as to give solidity or bulk.

FINAL APPROVAL: The last official action taken by the Town on an application which has been given preliminary approval, after all conditions and requirements have been met.

FLOOR AREA: The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the useable area under the horizontal projection of the roof or floor above; also, the sum of floor areas of stories in multi-storied buildings.

FRONTAGE: That part of a lot line which is also a public or private road right-of-way line; also see "LOT LINE, FRONT".

FREIGHT YARD: A facility for loading, unloading of freight for current distribution and warehousing of freight.

GARAGE:

-PRIVATE: An accessory building occupied primarily by the passenger motor vehicles of the families residing on the same lot. This may include one commercial vehicle under five ton capacity. Non-commercial vehicles of persons not residing on the lot may occupy up to one-half the capacity of such garage.

-PUBLIC: Any building, other than that herein defined as a private garage, used for the storage or care of motor vehicles, or where any such vehicles are equipped for operation, repaired, or kept for remuneration, hire or sale.

GARBAGE: Anything discarded as worthless or useless, including but not limited to refuse matter from a kitchen.

GENERAL PLAN: A comprehensive plan prepared for development of the Town, recommended for approval by the Planning and Zoning Commission and adopted by the Town Council, and includes any part of such plan separately adopted and any amendment to such plan, or parts thereof.

GLARE: The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

GOLF COURSE: A tract of land developed for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters as well as driving ranges in conjunction with established golf course.

GOVERNMENT AGENCY: Any agency of a governing body created by a political division or subdivision such as Federal, State, County and Town.

GRADE: The degree of rise or descent of a sloping surface; Or the average elevation of the ground within a 5-foot radius from a structure.

-FINISHED: The final elevation of the ground surface after development.

-NATURAL: The elevation of the ground surface prior to man-made alterations.

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 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
to provide, but who, because of their mental or physical condition, require care and services beyond the level of room and board.

JOINT OWNERSHIP: The equal estate interest of two or more persons.

JUNK: Any old or discarded material, scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvaging, storage, baling, disposal or other use or disposition.

KINDERGARTEN: Same as Nursery School (See *"SCHOOL, NURSERY"*) except when operated in conjunction with a school of general instruction and having accredited instruction.

LAND: Ground, soil or earth including improvements on, above or below the surface.

-DISTURBANCE: Any activity which alters the land topography or vegetation cover or any activity involving the clearing, cutting, excavating, filling or grading of land.

-RECLAMATION: Increasing land use capability by changing the land's character or environment, usually through drainage and/or fill.

LAND USE: A description of how land is occupied or used.

-MAP: A map indicating the desired and proposed location, extent and intensity of land uses acting as a guide for future development.

LANDSCAPE: (1) An expanse of natural scenery; (2) The addition of grasses, ground cover, trees, plants, and other natural and decorative features to land.

LAUNDERETTE (OR LAUNDRY FACILITY): An establishment that provides washing and/or drying machines on the premises for rental use to the general public for household laundering purposes.

LODGER: A transient renter whose meals may or may not be supplied in the cost of the rent.

LONG-TERM CARE FACILITY: A facility or distinct part of a facility or approved nursing home, infirmary unit of a home for the aged or other health care institution which provides 24-hour medical supervision for two or more people who are not related to the operators of such facility by marriage, blood or adoption.

LOT: A parcel of land established by plat, subdivision, or otherwise permitted by law, having its principal frontage on a dedicated street or street easement. A half-street dedicated from such parcel shall be qualification for street frontage.

-AREA: The total area within the lot lines of a lot, excluding any street rights-of-way.

-MINIMUM AREA OF: The smallest lot area established by the Zoning Ordinance on which a building or structure may be located in a particular district.

-COVERAGE: The portion of the lot that is covered by buildings and structures.

-DEPTH: The distance measured from the mid-point of the front and rear property lines.

-WIDTH: The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

LOT LINE: A line of record bounding a lot, which divides one lot from another lot or from a public or private street or any other public space.

-ADJUSTMENT: Any land taken from one parcel and added to another adjacent parcel without creating any new lots or parcels.

-FRONT: The lot line separating a lot from a street right-of-way. The front line of a corner lot shall be the shorter of the two street lines as originally platted, or if such are equal, the most obvious front by reason of usage by adjacent lots. The front line of a through lot shall be that line which is obviously the front by reason of usage by adjacent lots. Such a lot exceeding 188 feet in depth may be considered as having two front lines.

-REAR: The lot line opposite and most distant from the front lot line or in the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

-SIDE: Those property lines connecting the front and rear property lines.

LOT OF RECORD: A lot which existence and dimensions are acknowledged on a plat or deed at the County Recorder's Office.

LOT TYPES:

-CORNER: A lot abutting on two or more streets at their intersection or abutting on two parts of the same street forming an interior angle of less than 135 degrees. A corner lot shall be considered to be in that block in which it fronts.

-DOUBLE FRONTAGE: A lot which extends from one street to another street, existing or proposed, except where non-vehicular access easement has been established on such lot; also see *"THROUGH LOT".*

-HILLSIDE: Any lot or portion of a lot involving a part of a hill between the summit and the toe of the slope where the terrain has a natural slope.

-INTERIOR: A lot other than a corner lot.

-THROUGH: A lot with the front and rear lines abutting parallel streets; also see *"DOUBLE FRONTAGE LOT".*

MAINTENANCE: The repair, replacing or renovating of a part (or parts) of a structure, which do not require a building permit as specified by the Building Code as set forth in the Town Code.

MANUFACTURED HOME: A dwelling unit fabricated on a permanent chassis at an offsite manufacturing facility for installation at the building site, and bearing a label certifying it as built, or upgraded, to compliance with the Federal Manufactured Housing Construction and Safety Standards Act. It bears a mobile ID number and is larger than 400 square feet.

MANUFACTURING USE: See "*USE".*

MEDICAL MARIJUANA:
All parts of genus cannabis whether growing or not, and the seed of such plants that may be administered to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition.

MEDICAL MARIJUANA DESIGNATED CAREGIVER CULTIVATION LOCATION:

- A Medical Marijuana designated Caregiver cultivation location or cultivation by a designated Caregiver refers to cultivation of Medical Marijuana by a Caregiver whose registration card indicates that the Caregiver has
- been authorized to cultivate marijuana plants for a qualifying patient(s) medical use, pursuant to the Arizona Medical Marijuana Act A.R.S.§ 36-2804.A.7.
- A Medical Marijuana designated Caregiver may cultivate Medical Marijuana for qualifying patient(s) within their own residence as a "Home Occupation" (see Part 3 Section 303) as long as all the conditions for a "Home Occupation" are met per the Planning & Zoning Ordinance and the Arizona Medical Marijuana Act A.R.S.§ 36-2804.

MEDICAL MARIJUANA DISPENSARY:
A non-profit Medical Marijuana Dispensary registered and certified pursuant to the Arizona Medical Marijuana Act A.R.S.§ 36-2804 that may also include a Medical Marijuana Infusion Facility.

MEDICAL MARIJUANA DISPENSARY OFF-SITE CULTIVATION LOCATION:
The one additional location, if any, where marijuana may be cultivated for the use of a specific Medical Marijuana Dispensary as disclosed pursuant to A.R.S.§ 36-2804. A Medical Marijuana Dispensary Off-Site Cultivation Location may cultivate Medical Marijuana for more than one Dispensary as allowed by Arizona Medical Marijuana Act A.R.S.§ 36-2804.

MEDICAL MARIJUANA INFUSION FACILITY:
A Facility that incorporates Medical Marijuana by means of cooking, blending, or incorporation into consumable/edible goods pursuant to Arizona Medical Marijuana Act A.R.S.§ 36-2804.

MEDICAL MARIJUANA QUALIFYING PATIENT:
A qualifying patient means a person who has been diagnosed by a physician as having a debilitating medical condition and also has a registry identification card issued by the Arizona Department of Health Services that identifies the person a registered qualifying patient pursuant to Arizona Medical Marijuana Act A.R.S.§ 36-2804.

MEDICAL MARIJUANA QUALIFYING PATIENT CULTIVATION LOCATION:
A Medical Marijuana Patient Location shall mean cultivation of medical marijuana by a qualifying patient pursuant to Arizona Medical Marijuana Act A.R.S.§ 36-2801 but shall only include a qualifying patient who is also a card holder, authorized to cultivate marijuana plants pursuant to the revisions of Act A.R.S.§ 36-2804.2.

MEMORIAL PARK CEMETERY: See "CEMETERY"

MINE: 1) A cavity in the earth from which minerals and ores are extracted. 2) The act of removing minerals, ores, or other natural resources.

MINING: The extraction of minerals, ores, rock materials, or other natural resources. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and floatation; and other preparation customarily done at the mine site or as part of the mining activity.

MOBILE/MANUFACTURED HOME PARK: “Mobile/Manufactured Home Park: A parcel of land used (or designed) for the location of more than one Mobile/Manufactured Home that are or intended to be occupied as dwellings, upon lots which are not conveyable but no Accessory Dwelling Unit (ADU) authorized per section 311 shall be deemed a Mobile/Manufactured Home Park.

MOBILE HOME: A portable dwelling unit larger than 400 square feet and manufactured prior to June 15, 1976, designed and constructed to permit permanent occupancy as a residence and also to facilitate transfer from one site to another by means of a chassis with wheels and hitch or flatbed truck.

MODULAR HOUSING: Factory-built housing that is certified as meeting the state or local building code. It does not have a mobile ID. Modular housing is considered site-built housing.

MORTUARY: A building where the dead are prepared for burial or cremation. (All funeral automobile processions are to be confined to the mortuary premises).

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 AREA DEVELOPMENT (PAD) : For purposes of these regulations, a Planned 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 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.

SALES STAND: A booth or stall for the vending of products, established by Temporary Use Permit (Section 601.d), and consistent with the regulations of the district in which it is located.

SCHOOL: A place of general instruction having accredited instruction acceptable to the educational authorities within the school district of the jurisdiction.

-NURSERY: An establishment enrolling more than four preschool children and where tuition, fees, or other forms of compensation for the care and instruction of the children is charged, and which is licensed or approved to operate by the State.

SCREENING: A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

SETBACK: The distance between the street right-of-way line or a property line and the front, rear or side line of a building or any projection thereof; and which extends across the full width or depth of a lot, and in which no building or structure shall be constructed, except as provided in this Zoning Ordinance; also see "*YARD*".

SITE PLAN: The plan for development of one or more lots showing the existing and proposed conditions of the lot including but not limited to: topography, vegetation, drainage, floodplains, waterways, utility services, landscaping, structures and signs, lighting and screening devices; and any other information that may be required in order for the approving authority to make an informed decision.

SLEEPING ROOM: A room used for sleeping, other than a guestroom, in which no cooking facilities are provided.

SHIPPING CONTAINER: A standardized metal storage container designed and built for intermodal freight transport used to store and transport materials and products using different modes of transport. Also known as cargo container, freight container, ISO container, shipping, sea or ocean container or Conex box.

SPOT ZONING: Rezoning a lot or parcel of land to benefit the owner for a use that is incompatible with surrounding uses and does not conform with the adopted General Plan.

STIPULATIONS: Conditions under which a property or use are required to comply established by the Town as a qualification for approval.

STORAGE FACILITY Any multi-unit facility designated or used for the purpose of providing individual compartmentalized and controlled access stalls or lockers for the storage of customers' goods and wares

STORY: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than 6 feet (1829 mm) above grade, as defined herein, for more than 50 percent

of the total perimeter or is more than 12 feet (3658 mm) above grade, as defined herein, at any point, such usable or unused under-floor space shall be considered as a story. Or as defined in the currently adopted building code.

FIRST: The lowest story in a building that qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than 4 feet (1219 mm) below grade, as defined herein, for more than 50 percent of the total perimeter, or not more than 8 feet (2438 mm) below grade, as defined herein, at any point. Or as defined in the currently adopted building code.

STREET: Any existing or proposed public or private area intended for vehicle circulation and access including any easement for public vehicular access, a street shown upon a plat approved pursuant to law, or a street upon a plat duly filed and recorded in the County Recorder's Office. A street includes all land within the street right of way whether improved or unimproved, that may include improvements such as pavement, shoulders, ditches, utilities, drainage structures, curbs, gutters, sidewalks, paths, parking spaces, traffic signals, and street lights. See Part Five, Section 501 for street classifications.

STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

TOWN: The Town of Camp Verde, Arizona, shall include the Town Council, Planning Commission and other Town officials.

UNCLAIMED PUBLICATION: Any newspapers, fliers, handbills, advertisements, signs or other papers that are in plain view; either along private or public roadways or on private or public property, that creates an unsightly atmosphere, which contributes to neighborhood deterioration and causes a public nuisance.

UNSAFE BUILDING(S) OR STRUCTURE(S): Structures or building service equipment that are or hereafter become structurally unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or which in relation to existing use constitutes a hazard to safety or health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, or abandonment, as specified in the Town Code Section 7-2-108.1, technical codes or any other effective ordinance, are for the purpose of this section, unsafe buildings. A vacant structure that is not secured against entry shall be deemed an unsafe condition. Unsafe conditions and structures shall be taken down, removed or made safe, as the Building Official deems necessary and as provided in the Town Code. All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in the Town Code Sections 7-2-108 2-5. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in a deteriorated condition or are otherwise unable to sustain the design loads which are specified in the Town Code, are hereby designated as unsafe building appendages per Section 7-2-108.1.2. All such unsafe building appendages are public nuisances and shall be abated in accordance with Section 7-2-108.1 of the Town Code.

USE: The purpose for which a building, or lot, or structure, is arranged, designed, occupied or maintained.

-ACCESSORY: A use incidental to the principal use on the same lot.

-CHARITABLE: Property used by a nonprofit or philanthropic organization that provides a service beneficial to the general public or to a significant portion of the public for no fee or at a fee recognized as being less than that charged by profit-making organizations.

-COMMERCIAL: Activity carried out for pecuniary gain.

-MANUFACTURING: The act of transforming materials or substances into new products, either by mechanical or chemical means, including the assembling of component parts; or establishments engaged in the manufacturing of products by assembling of component parts or blending of materials.

-NONCONFORMING: A use or activity which was lawful prior to the adoption, revision or amendment of a zoning or other applicable ordinance, but which fails, by reason of such adoption, revision or amendment, to conform

to the present requirements of a zoning or other applicable ordinance. A use operated in an otherwise lawful manner that does not conform to the provisions of the District in which located.

-PERMITTED: A use that is allowed in a Zoning District by reason of being listed among the "Permitted Uses" in the District, and is subject to restrictions applicable to the District.

PRINCIPAL OR PRIMARY The primary or predominant use of any Lot or parcel.

-PRIVATE: A use restricted to the occupants of a lot or building together with their guests.

-PROFESSIONAL: The rendering of services of a professional nature by: members of the professions licensed by competent authority; teachers in a school of general instruction; artists practicing the fine arts; consultants recognized by organizations of licensed professionals.

-PUBLIC: A use (or building) located on public land to serve public benefits (but not necessarily available for unrestricted public access).

-RESIDENTIAL: Shall be deemed to include single, duplex and multiple dwelling units, guest rooms, mobile/manufactured home parks, rooming and boarding houses, fraternity and sorority houses, convents, home for the aged and similar living accommodations.

-SALES SERVICES: A use intended for the sale of services (such as insurance or real estate) provided by professionals (not to include retail sales).

-TEMPORARY: A use established for a fixed period of time with the intent to discontinue such use upon expiration of the time period.

VARIANCE: A deviation from the literal requirements of a zoning district; requests for variances shall be in accord with Arizona Revised Statutes §9-462.06.G-2 as may be amended, and with Part Six, Section 602 of this Zoning Ordinance.

VEHICLE: The result of arranging materials and parts together for conveyance over roads (whether or not self-propelled). Such is not deemed a structure in qualifying for a building permit, but as being accessory to the principal use on a lot (except in connection with vehicular rental sales agencies and mobile/manufactured home parks).

VEHICLE, MOTOR: A self-propelled device used for transportation of people or goods over land surfaces and licensed as a motor vehicle.

VETERINARY SERVICES: Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners.

YARD: An open space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this Zoning Ordinance, on the lot on which a building is situated.

-FRONT: A yard abutting the front lot line as defined herein.

-JUNK, SALVAGE: Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery including automobile salvage, recycling facilities or other type of junk.

-REAR: A yard abutting the rear lot line or rear alley.

-REQUIRED: The open space between a lot line and the buildable area within which no structure shall be located except as provided in this Zoning Ordinance; also see *"SETBACK".*

-SIDE: A yard abutting a side street (exterior side yard) or a common side boundary (interior side yard) lying between required front and rear yards.

-WRECKING: An open-land area used for dismantling or demolition of motor, machinery, equipment or similar and usually storage thereof.

ZONE/ZONING DISTRICT: A specifically delineated area or district within which regulations and requirements uniformly govern the land use, placement, spacing and size of land and buildings, and in which the same zoning regulations apply throughout.

ZONING: The dividing of a municipality into districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

ZONING ADMINISTRATOR: The official responsible for enforcement of the Zoning Ordinance; also see "COMMUNITY DEVELOPMENT DIRECTOR".

ZONING MAP: The map of all zoning districts that is on file with the Town of Camp Verde, Clerk, and the Community Development Department.

ZONING REGULATIONS/ZONING ORDINANCE: The Planning and Zoning Ordinance of the Town of Camp Verde, Arizona.

PART TWO. ZONING CLASSIFICATIONS

The following sections provide for the location and distribution of various land use types and intensities which may be developed in the Town of Camp Verde. These designations are intended further to be regulated by the criteria set forth in Part Three, General Regulations/ Provisions and Part Four, Development Standards.

SECTION 200 - ZONING CLASSIFICATIONS INTRODUCTION AND PURPOSE

A. Introduction and Purpose

Maintaining desired community character is made possible through measures that assure land use compatibility. Identifying appropriate locations, intensities, mixtures and standards for minimizing negative impacts on nearby property is the fundamental principle of municipal development regulation.

Part Two categorizes appropriate development, in accord with the adopted Town of Camp Verde General Plan, that is both beneficial to the owners of land and to the community's planning vision. In addition to uses permitted in each District as a matter of right, accessory structures or uses are specified, as well as types of activity that may be considered pursuant to obtaining a Use Permit from the Town.

B. Applicability

Zoning District Classifications apply to and differentiate the type and intensity of use of all property in the Town of Camp Verde.

SECTION 201 - ESTABLISHMENT OF DISTRICTS

In conformity with the Purpose and Effect of this Ordinance USE DISTRICTS are hereby established in order to classify, regulate, restrict and separate: uses of land and structures; lot dimensions and areas; yard widths and depths, percent of lot coverage and open spaces; permitted density, height and bulk of structures, and related building considerations. Any reference to a "Use" shall be deemed to include "principal and accessory uses and structures".

SECTION 202 - ZONING MAP

An officially adopted map delineating the locations and boundaries of the various Use Districts within any portion of the incorporated area of the Town of Camp Verde, together with subsequent supplementary maps, shall be known collectively as the Zoning Map for Camp Verde, Arizona, and becomes an official record, as part of this Zoning Ordinance as if the matters and information set forth by said map were fully described herein.

Lands annexed into the Town shall be assigned temporary zoning designation until such time as Town zoning is adopted for the annexed area. Within six months from the effective annexation date, the property owners shall either accept the Agricultural zoning district designation or initiate rezoning on the subject property consistent with the adopted Town of Camp Verde General Plan.

A. District Boundary Determination:

District boundaries on the Zoning Map are intended to follow lot lines, subdivision lines, section lines or center lines of streets, alleys, or other right-of-ways (or extensions thereof), unless otherwise referenced by specific dimensions.

1. District boundaries may be established by designation subsequent to annexation of land into the Town and may be amended as a result of rezoning approval or other Town Council action. Boundary changes are in force as of the Council action's effective date and shall be recorded on a supplemental map until such time as a comprehensive Zoning Map update is approved.
2. Uncertainty of the location of a district boundary shall be determined by the Board of Adjustment and Appeals unless same can be resolved, to the satisfaction of the Inspector and persons of interest, by using the scale of the map. Where such boundary scales to within 25 feet of a common division line or a right-of-way, then it shall be deemed as following such division line or the center of the right-of-way, as the case may be.

B. Abandoned Rights-of-Way:

Where a public street or alley or other right-of-way is officially abandoned, any abutting district boundary shall be adjusted to extend to the centerline of the former right-of-way.

SECTION 203 - USE DISTRICTS

All incorporated areas of Camp Verde, subject to the provisions of this Ordinance are hereby divided into Use Districts which, together with the General Regulations/Provisions (where applicable), control the operation of uses and placement of structures. All structures built or placed on any site shall be constructed in accordance with the Town's adopted building codes and regulations; or bear a label certifying compliance with the Federal Manufactured Housing Construction and Safety Standards Act. No vehicle, including recreational vehicles, railroad cars or other structures not engineered for use as an accessory structure shall be placed on the property and used as an accessory structure. Any use or structure not specifically permitted by (or analogous to) District Provisions shall be deemed prohibited and unlawful as a principal or an accessory use or structure for the District

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. PAD DISTRICT (Planned 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)

Purpose:

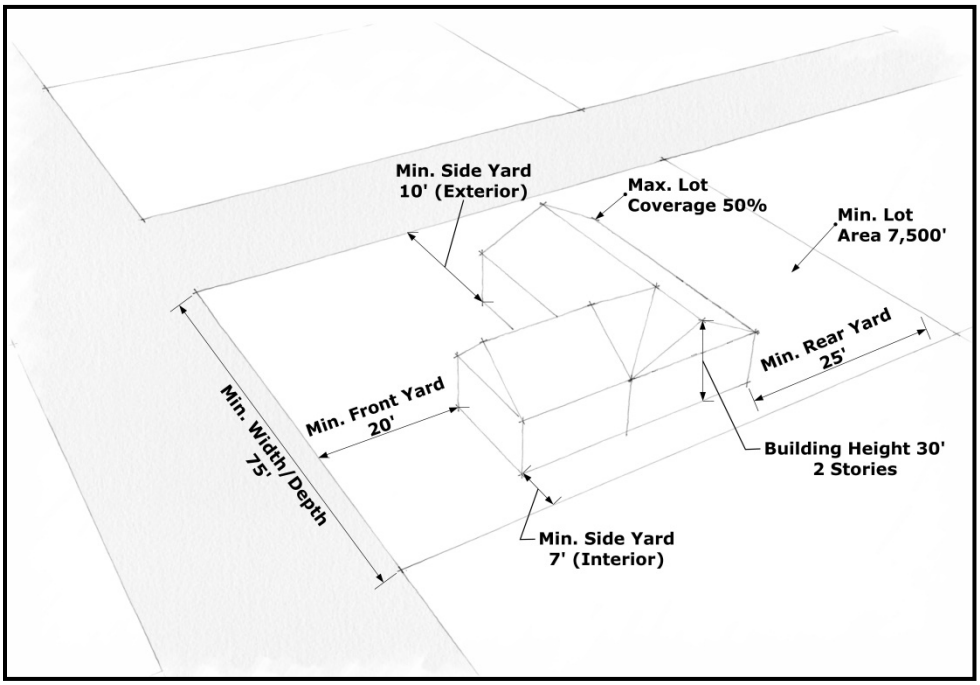
The R1L District is intended for site-built and modular single-family residential living, mobile homes and manufactured housing prohibited.

1. Permitted Uses and Structures:
    a. Accessory Dwelling Unit (ADU)
    b. Agriculture and cultivation.
    c. Dwelling unit for one family on any one lot.
    d. Educational institutions (including private schools, provided they offer a curriculum of general instruction comparable to similar public schools).
    e. Flood control facilities.
    f. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
    g. Historical Landmarks.
    h. Home occupations (See Section 303).
    i. Keeping of farm animals, limited (See Section 305).
    j. Open land carnival and recreation facilities (religious & educational institutions).
    k. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
    l. Religious institutions (in permanent buildings).
2. 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.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 exceed 12 months.

Table 2-1: R1L Dimensional Standards

Zoning District	"R1L"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
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. Accessory Dwelling Unit (ADU)

   b. Agriculture and cultivation.

   c. Dwelling unit for one family on any one lot. See B.1

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

   e. Flood control facilities.

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

   g. Historical Landmarks.

   h. Home occupations (See Section 303).

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

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

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

   l. Religious institutions (in permanent buildings).

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.

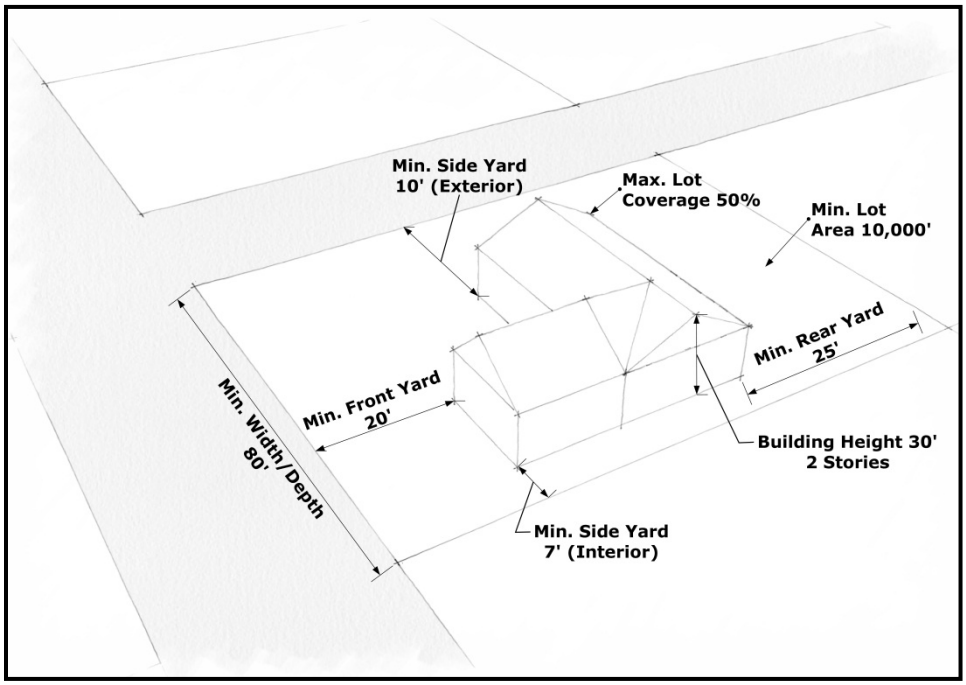
   e. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.

      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 Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601

Table 2-2: R1 Dimensional Standards

Zoning District	"R1"
Minimum Lot Area (sq.ft.)	10,000'(or as determined by suffix)
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 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. Accessory Dwelling Unit (ADU)
   b. Agriculture and cultivation.
   c. Bed and Breakfast,
   d. Community parks, playgrounds or centers.
   e. Dwelling unit for one family on any one lot. See C.1
   f. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
   g. Flood control facilities.
   h. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
   i. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
   j. Historical Landmarks.
   k. Home occupations (See Section 303).
   l. Keeping of farm animals, limited (See Section 305).
   m. Multiple dwelling units
   n. Open land carnival and recreation facilities (religious & educational institutions).
   o. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
   p. Religious institutions (in permanent buildings).

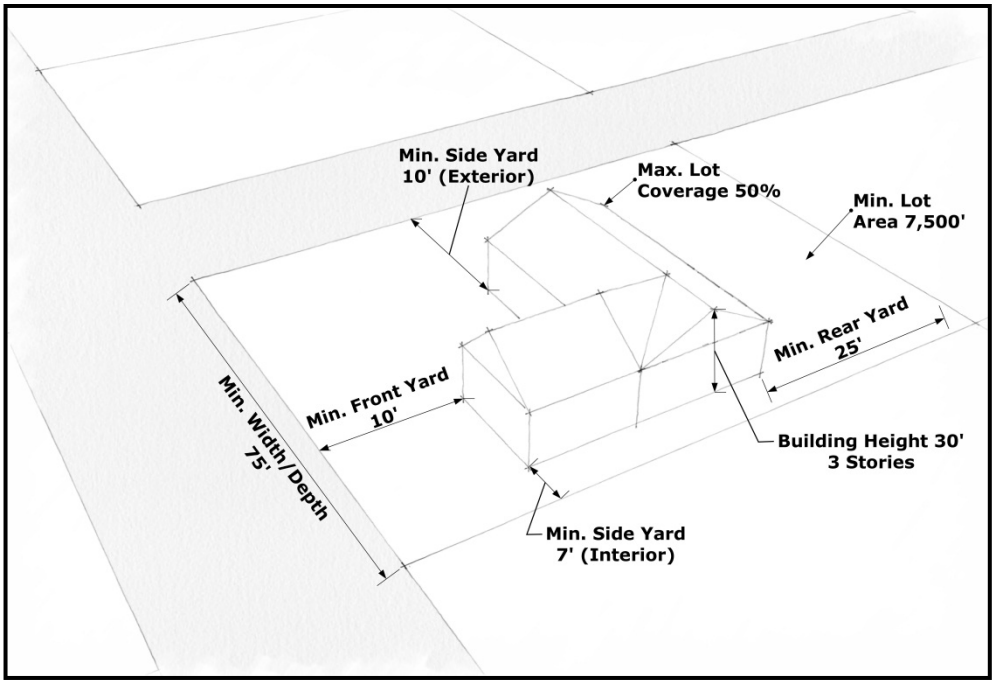
3. Uses and Structures Subject to Use Permit
   a. Government facilities and facilities required for the provision of utilities and public services.
      1) Temporary Use Permits, subject to administrative approval (See Section 601.C): Occupancy of temporary housing, including travel trailers, during 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 Section306.
      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 Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.

Table 2-3: R2 Dimensional Standards

Zoning District	"R2"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
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



B. 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. Accessory Dwelling Unit (ADU)

   b. Agriculture and cultivation.

   c. Bed and Breakfast,

   d. Community parks, playgrounds or centers.

   e. Dwelling unit for one family on any one lot. See D.1

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

   g. Flood control facilities.

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

   i. Historical Landmarks.

   j. Home occupations (See Section 303).

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

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

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

   n. Religious institutions (in permanent buildings).

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 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.

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

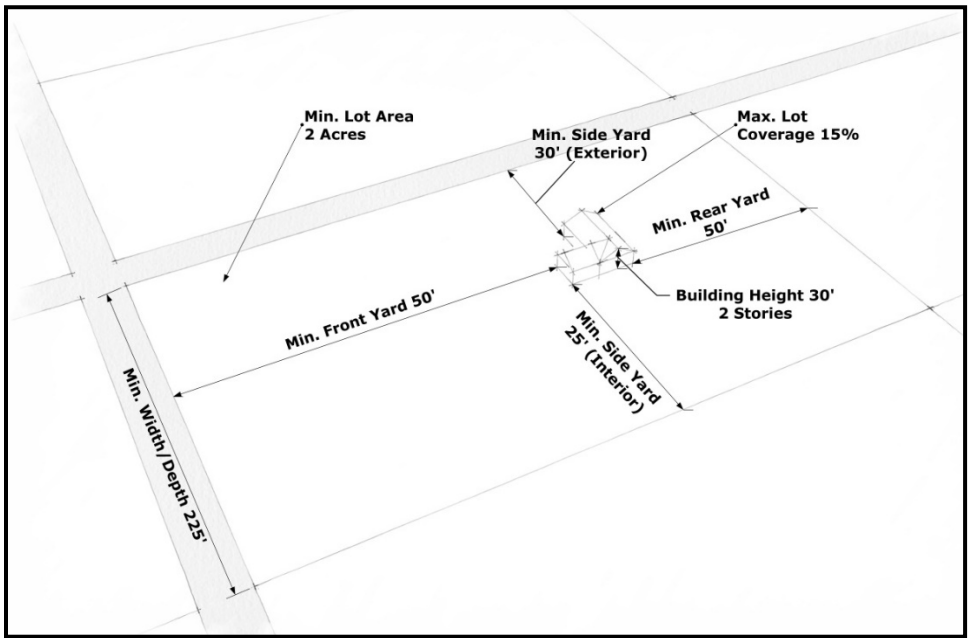
3. a.-d., above, in effect as of June 24, 2011 will retain all rights associated with the Use Permit for the term of that Use Permit. Prior to the expiration of the said Use Permit, the owner may apply for a Use Permit, subject to all the requirements of Section 601.A-C, to continue the existing uses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

f. 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 Width OR Depth (feet)	225'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	15%
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.

   b. Agriculture and cultivation.

   c. Bed and Breakfast,

   d. Community parks, playgrounds or centers.

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

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

   g. Flood control facilities.

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

   i. Historical Landmarks.

   j. Home occupations (See Section 303).

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

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

   m. Multiple dwelling units

   n. Nursery schools; Day Care Centers (child or adult).

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

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

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

   r. Personal services.

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

   t. Religious institutions (in permanent buildings).

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 Section306.

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 Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.

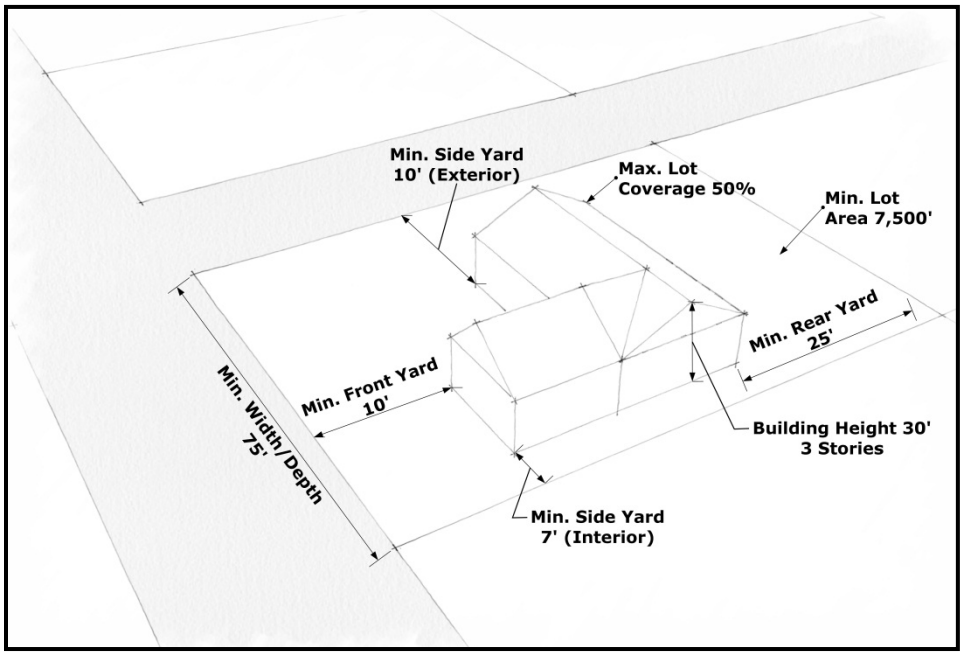
f. Transmitter stations and towers for automatic transmitting.

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 Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
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

2. Permitted Uses and Structures:

   a. Agriculture and cultivation.
   b. Antique Sales.
   c. Automotive service stations.
   d. Baking and confection cooking for on-site sale only.
   e. Bed and Breakfast
   f. Business offices, banks and similar; including drive-through.
   g. Commercial art galleries.
   h. Community parks, playgrounds or centers.
   i. Custom service and craft shops.
   j. Dwelling unit for one family on any one lot. See F.1
   k. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
   l. Flood control facilities.
   m. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
   n. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
   o. Historical Landmarks.
   p. Home occupations (See Section 303).
   q. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for 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).
   u. Multiple dwelling units.
   v. Nursery schools; day care centers (child or adult).
   w. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
   x. Open land carnival and recreation facilities (religious & educational institutions).
   y. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
   z. Personal services.

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

bb. Religious institutions (in permanent buildings).

cc. Restaurants and cafes, including drive-through.

dd. Retail sales.

3. Uses and Structures Subject to Use Permit

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

b. Outdoor recreation or assembly facilities.

c. Veterinary services.

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

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 l 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):

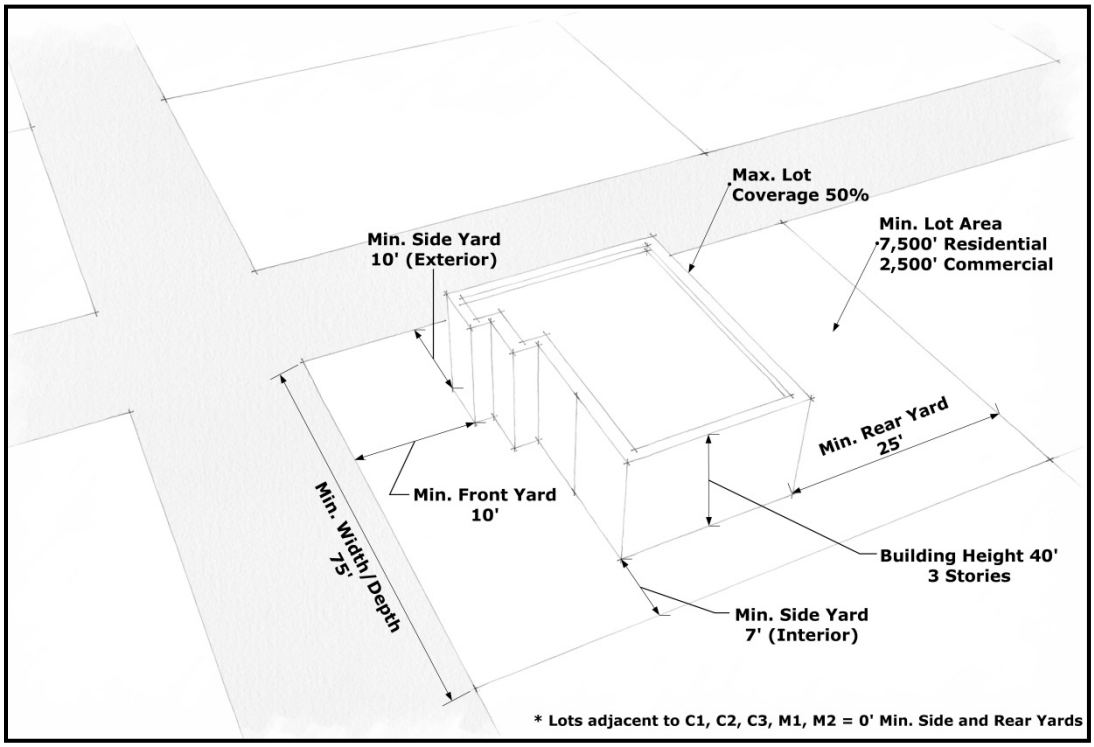
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

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 Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zone)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zone)
Minimum Side Yard Exterior (feet)	10'

Figure 2-6: C1 Dimensional Standards



G. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

   The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

   Permitted Uses and Structures:

   a. Agriculture and cultivation.
   b. Antique Sales.
   c. Automobile & machinery sales. (See Section 309 for outside display requirements.)
   d. Automobile repair (light).
   e. Automotive service stations.
   f. Baking and confection cooking for on-site sale only.
   g. Bars, tap rooms and nightclubs.
   h. Bed and Breakfast
   i. Bowling alleys and poolrooms.
   j. Business offices, banks and similar; including drive-through.
   k. Commercial art galleries.
   l. Commercial bath and massage.
   m. Commercial parking facilities.
   n. Community parks, playgrounds or centers.
   o. Custom service and craft shops.
   p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
   q. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
   r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
   s. Flood control facilities.
   t. Frozen food lockers.
   u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
   v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
   w. Historical Landmarks.
   x. Home occupations (See Section 303).
   y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans
   z. Hotels and motels with five or more guest rooms.
   aa. Keeping of farm animals, limited (See Section 305).

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

cc. Miniature golf establishment.

dd. Mortuary

ee. Multiple dwelling units and apartment hotels

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

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

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

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

ii. Personal services.

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

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

ll. Religious institutions (in permanent buildings).

mm. Restaurants and cafes, including drive-through.

nn. Retail sales.

oo. Sales (retail and wholesale) and rentals.

pp. Theaters, auditoriums, banquet and dance halls.

qq. Veterinary services.

rr. Water distillation and bottling for retail sales only.

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

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

2. Uses and Structures Subject to Use Permit:

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

b. Outdoor recreation or assembly facilities.

c. Mobile/manufactured home and 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 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):

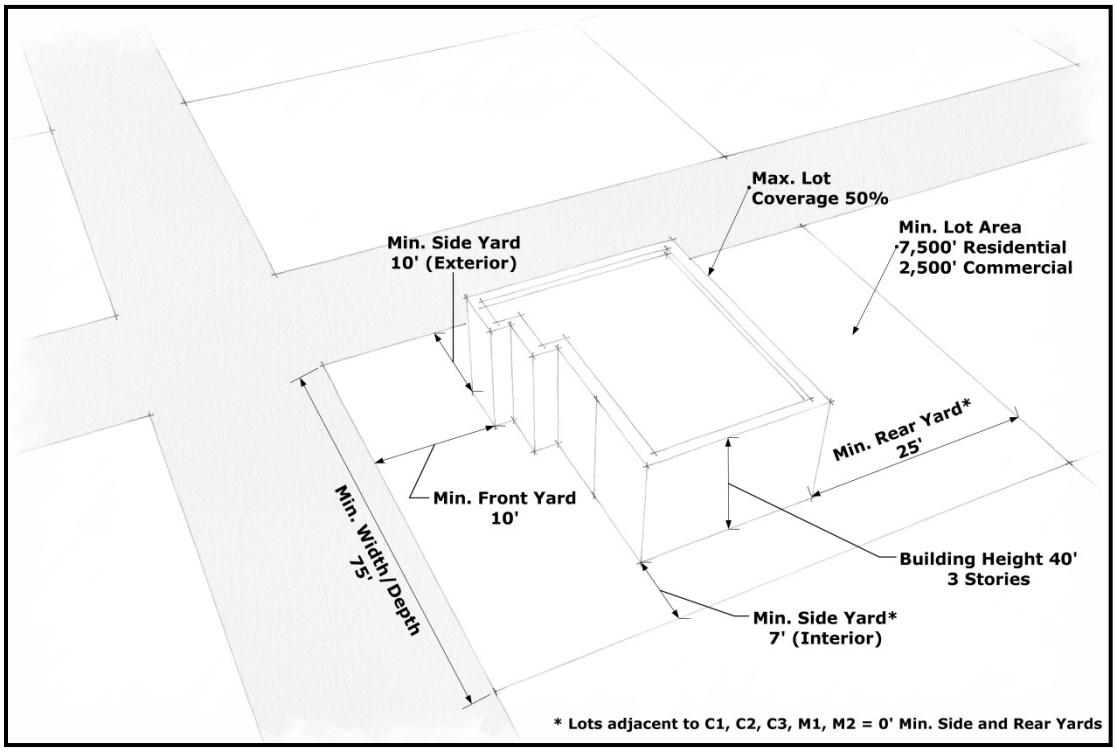
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

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 Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-7: C2 Dimensional Standards



H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

   The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

2. Permitted Uses and Structures:

   a. Agriculture and cultivation.
   b. Antique Sales.
   c. Assembly, construction and processing plants.
   d. Automobile & machinery sales. (See Section 309 for outside display requirements.)
   e. Automobile repair (heavy) (2015-A407)
   f. Automobile repair (light).
   g. Automotive service stations.
   h. Automobile Storage Yard
   i. Baking and confection cooking for on-site sale only.
   j. Bars, tap rooms and nightclubs.
   k. Body and fender shops including a paint booth within closed building.
   l. Bottling plants confined to closed building.
   m. Bowling alleys and poolrooms.
   n. Business offices, banks and similar; including drive-through.
   o. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
   p. Cleaning and dyeing plants within closed building.
   q. Commercial art galleries.
   r. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
   s. Commercial bath and massage.
   t. Commercial parking facilities.
   u. Community parks, playgrounds or centers.
   v. Custom service and craft shops.
   w. Custom tire recapping.
   x. Custom warehouses within closed building and not including animals.
   y. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
   z. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
   aa. Flood control facilities.
   bb. Frozen food lockers

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

dd. Historical Landmarks.

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

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

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

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

ii. Lumber yards (prohibiting sawmill operations).

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

kk. Miniature golf establishment.

ll. Mortuary

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

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

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

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

qq. Personal services.

rr. Pet shops within a closed building.

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

tt. Public auction within closed building.

uu. Religious institutions (in permanent buildings).

vv. Restaurants and cafes, including drive-through.

ww. Retail sales.

xx. Sales (retail and wholesale) and rentals.

yy. Storage Facility

zz. Theaters, auditoriums, banquet and dance halls.

aaa. Transportation terminal and transfer facilities within closed building.

bbb. Veterinary services.

ccc. Water distillation and bottling for retail sales only.

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

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

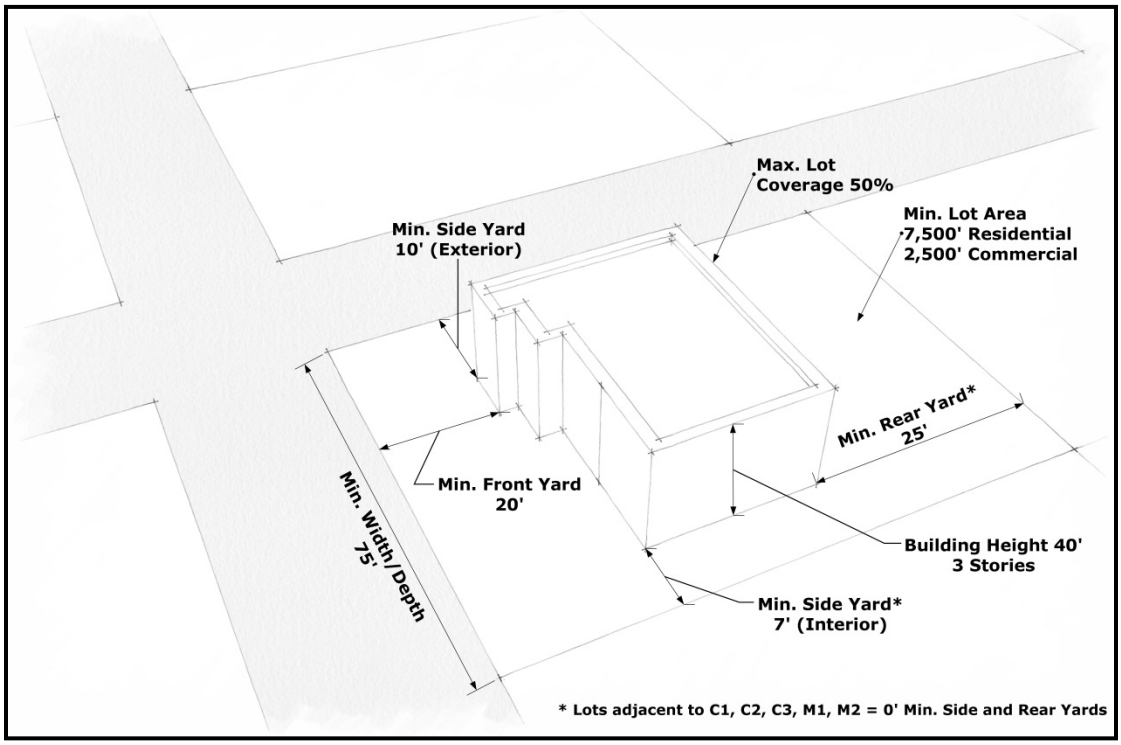
2. A microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.
3. A winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.

3. Uses and Structures Subject to Use Permit
   a. Government facilities and facilities required for the provision of utilities and public services.
   b. Outdoor recreation or assembly facilities.
   c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
      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 Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
   d. Transmitter stations and towers for automatic transmitting.
   e. Revival tents and similar temporary operations. (See Section 601.D)
   f. Temporary Use Permits, subject to administrative approval (See Section 601.C):
      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.
   g. Cemeteries for human or animal internment (See Section 308).
   h. Public stables, livestock breeding, boarding and sales.

Table 2-8: C3 Dimensional Standards

Zoning District	"C3"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-8: C3 Dimensional Standards



I. PM DISTRICT (Performance industrial)

1. Purpose:

   The PM District is intended to promote the development and operation of certain uses(such as, but not limited to, laboratories, light manufacturing and assembly) in a limited manner to foster residential compatibility in the vicinity of such industries. Restrictions on type of structures and uses, control on height and density, prohibitions against open land uses, mitigation of such nuisances as fumes, odors, noise, glare and vibration, prohibition of general retail sales and service or other uses that cater to the general public, as well as landscaping requirements, are established to protect the use and enjoyment of nearby dwelling units; however, prohibition of residential uses in the District, itself, is intended to reserve the PM zoned land for industrial development.

2. Permitted Uses and Structures: Provided such shall meet the intent and purpose of the District.

   a. Agriculture and cultivation.
   b. Assembly, construction and processing plants.
   c. Automobile repair (heavy) (2015-A407)
   d. Automobile repair (light).
   e. Automobile Storage Yard
   f. Body and fender shops including a paint booth within closed building.
   g. Bottling plants confined to closed building.
   h. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
   i. Cemeteries for human or animal internment (See Section 308).
   j. Cleaning and dyeing plants within closed building.
   k. Commercial parking facilities.
   l. Community parks, playgrounds or centers.
   m. Custom service and craft shops.
   n. Custom tire recapping.
   o. Flood control facilities.
   p. Frozen food lockers.
   o. Historical Landmarks.
   p. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
   q. Keeping of farm animals, limited (See Section 305).
   r. Lumber yards (prohibiting sawmill operations).
   s. Mortuary
   q. Motion picture productions, radio and television studios.
   r. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
   s. Religious institutions (in permanent buildings).

t. Storage Facility

u. Warehouses.

v. Water distillation and bottling for retail sales only.

3. Uses and Structures Subject to Use Permit

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

b. Transmitter stations and towers for automatic transmitting.

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

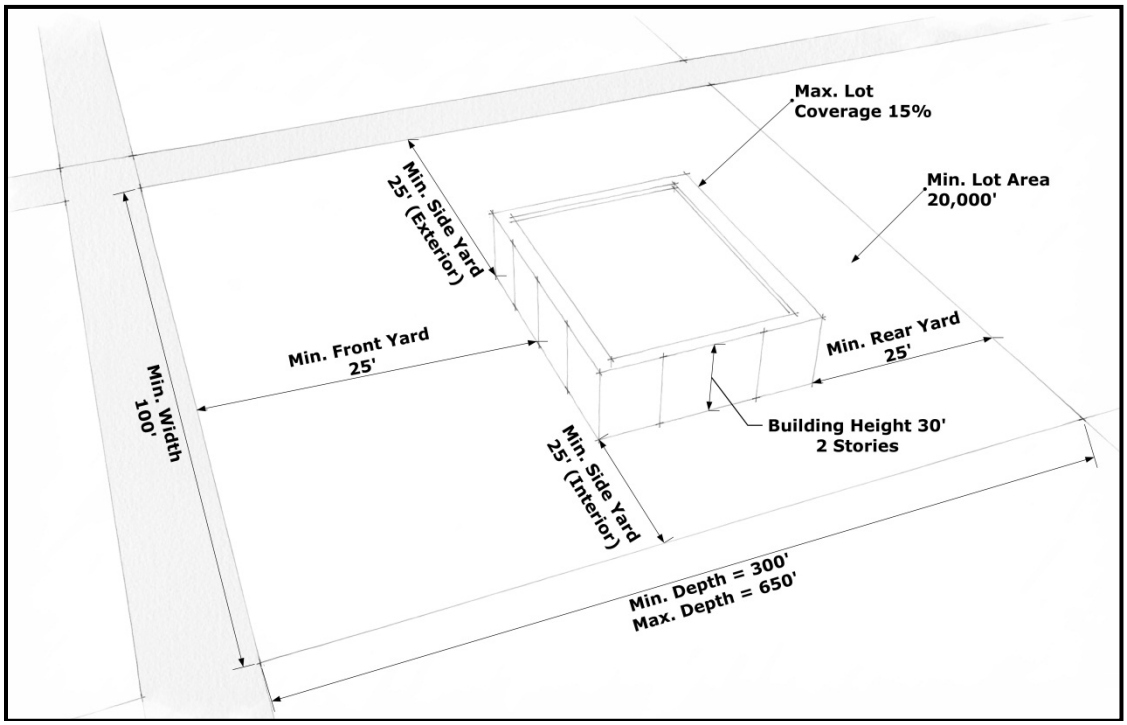
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

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 2-9: PM Dimensional Standards

Zoning District	"PM"
Minimum Lot Area (sq.ft.)	20,000
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	100' Wide, 300' Deep, Max 650' Deep
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	15%
Minimum Front Yard (feet)	25'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	25'
Minimum Side Yard Exterior (feet)	25'

Figure 2-9: PM Dimensional Standards



J. M1 DISTRICT (Industrial: General)

1. Purpose:

   The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

2. Permitted Uses and Structures:

   a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.

   b. Agriculture and cultivation.

   c. Assembly, construction and processing plants.

   d. Automobile repair (heavy) (2015-A407)

   e. Automobile repair (light).

   f. Automobile Storage Yard

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

   h. Bottling plants confined to closed building.

   i. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c

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

   k. Cleaning and dyeing plants within closed building.

   l. Commercial parking facilities.

   m. Community parks, playgrounds or centers.

   n. Custom service and craft shops.

   o. Custom tire recapping.

   p. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.

   q. Flood control facilities.

   r. Frozen food lockers.

   s. Historical Landmarks.

   t. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.

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

   v. Lumber yards (prohibiting sawmill operations).

   w. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)

   x. Mortuary

   y. Motion picture productions, radio and television studios.

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

aa. Religious institutions (in permanent buildings).

bb. Retail sales.

cc. Storage Facility

dd. Warehouses

ee. Water distillation and bottling for retail sales only.

ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.

3. Uses and Structures Subject to Use Permit

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

b. Transmitter stations and towers for automatic transmitting.

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

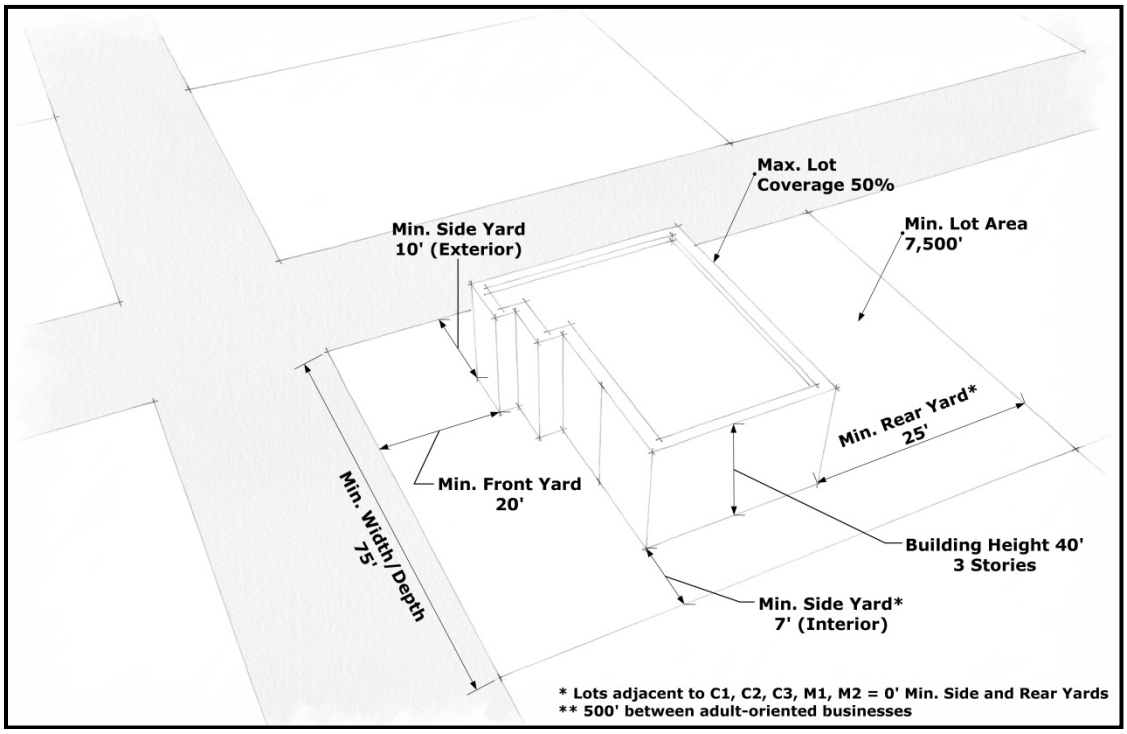
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

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 2-10: M1 Dimensional Standards

Zoning District	"M1"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
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 2-10: M1 Dimensional Standards



K. M2 DISTRICT (Industrial: Heavy)

1. Purpose:

   The M2 Districts accommodate areas of concentrated fabrication, manufacturing, and industrial uses that are suitable based upon adjacent land uses, access to transportation, and the availability of public services and facilities. It is the intent of these districts to provide an environment for industries that is unencumbered by nearby residential or commercial development.

2. Permitted Uses and Structures:

   a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.

   b. Agriculture and cultivation.

   c. Assembly, construction and processing plants.

   d. Automobile repair (heavy) (2015-A407)

   e. Automobile repair (light).

   f. Automobile Storage Yard

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

   h. Bottling plants confined to closed building.

   i. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c

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

   k. Cleaning and dyeing plants within closed building.

   l. Commercial parking facilities.

   m. Community parks, playgrounds or centers.

   n. Custom service and craft shops.

   o. Custom tire recapping.

   p. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.

   q. Flood control facilities.

   r. Frozen food lockers.

   s. Historical Landmarks.

   t. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.

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

   v. Lumber yards (prohibiting sawmill operations).

   w. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)

x. Mortuary

y. Motion picture productions, radio and television studios.

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

aa. Religious institutions (in permanent buildings).

bb. Storage Facility

cc. Warehouses.

dd. Water distillation and bottling for retail sales only.

ee. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for wholesale distribution.

3. Uses and Structures Subject to Use Permit

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

b. Transmitter stations and towers for automatic transmitting.

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

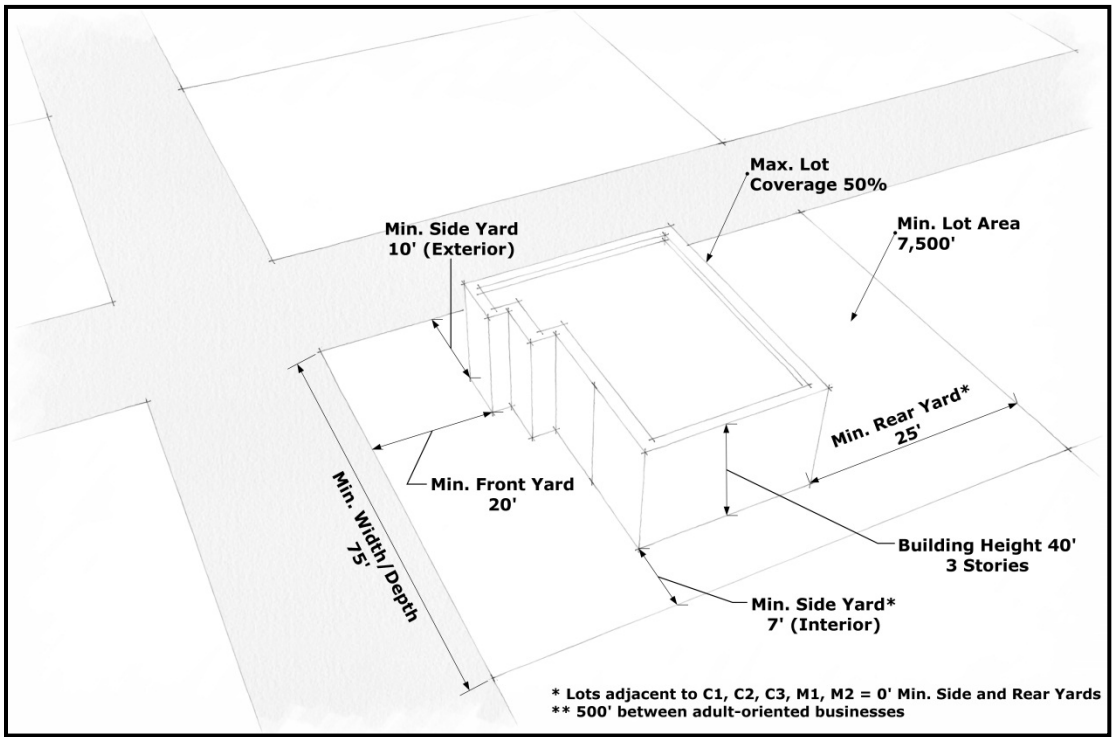
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

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 2-11: M2 Dimensional Standards

Zoning District	"M2"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
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 2-11: M2 Dimensional Standards



L. PAD (Planned Area Development)

The Planned Area Development designation 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 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 increased flexibility in site regulations. The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.

2. Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned 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. An approved 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 PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in 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. It is intended to permit establishment of new Planned 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.

   b. Within 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.

   c. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than 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.

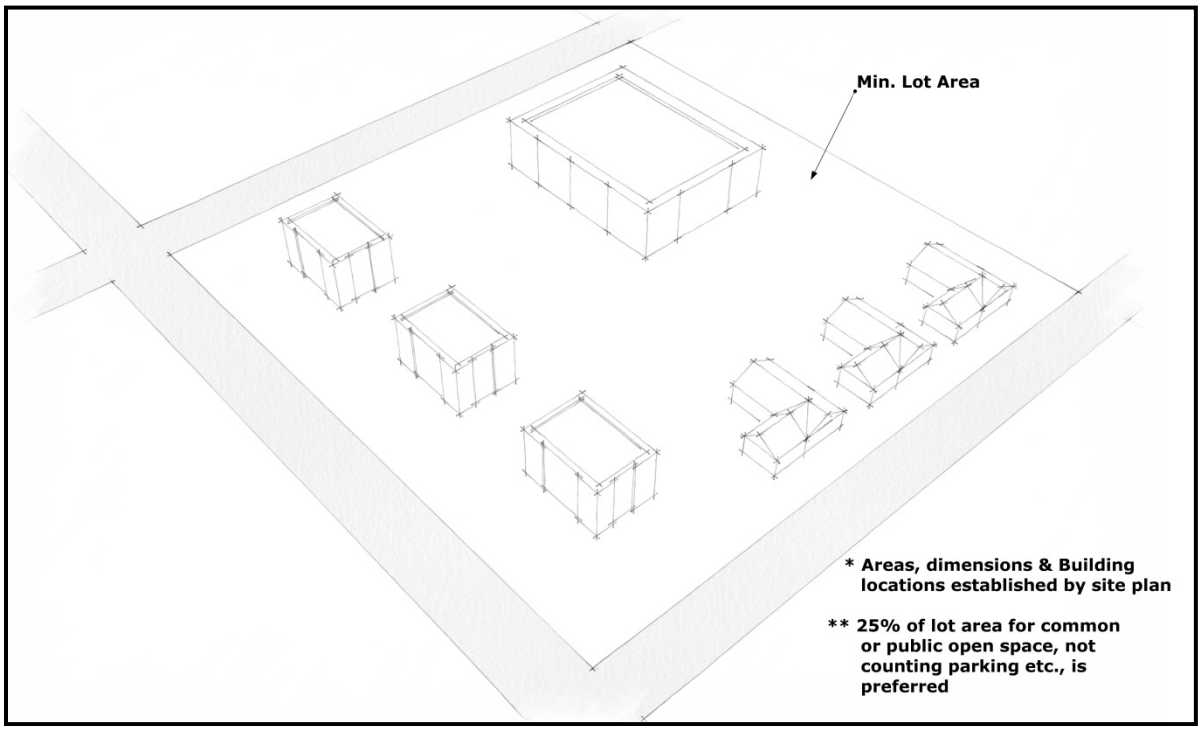
4. PAD Minor Amendments:

   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.

Table 2-12: PAD Dimensional Standards

Zoning District	"PAD"
Minimum Lot Area (sq.ft.)	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



M. OS DISTRICT (Open Space Resource Conservation Zone)

1. Purpose:

   The OS District is intended to preserve scenic and recreational areas for public and/or private use.

2. Permitted Uses and Structures

   a. Agriculture and Cultivation.

   b. Flood Control Facilities.

   c. Historical Landmarks.

   d. Public or Private Parks, Golf Courses, Golf Driving Ranges.

   e. Other Outdoor Recreational Facilities.

3. Uses and Structures Subject to Use Permit

   a. Public Utility Installation and Facilities.

   b. Change of Use: Any change in the status of use shall be approved by the Town Council upon recommendation by the Planning and Zoning Commission.

N. AG DISTRICT (Agricultural)

1. Purpose:

   The AG District is intended to provide for the continuation and preservation of rural living quality on parcels of sufficient area to produce farm crops (and specified compatible principal or accessory uses and structures) including related agricultural business and support uses. (See Section 301 C.)

2. Permitted Uses and Structures

   a. Activities associated with the growing and sale of crops, trees, plants, vegetation, forage, grasses or other non-animal living organisms intended to be renewable and of beneficial use and recognized by the United States Department of Agriculture as a farm evidenced by a farm number.

   b. Additional dwelling units:

      1) Not more than two additional dwelling units may be located on any one lot expressly as the domicile(s) for persons or families related to the occupants of the principal residence by blood, marriage or adoption.
      2) Such additional dwellings, upon cessation of the multi-generational, “family farm” relationship by sale or otherwise, may continue to be occupied:
         a) for other permitted accessory or Use Permit uses specified in the District; or
         b) upon land division or subdivision into separate lots, each of which shall meet the area, setback and other requirements of the District.

   c. 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

   d. Fabrication, storage and repair of equipment used in agricultural activity.

   e. Facilities used by the public for the sale of items permitted as identified above.

   f. Flood control facilities

   g. Historical Landmarks.

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

h. Other accessory uses commonly associated with primary permitted use.

i. Owners of property activities not recognized by the United States Department of Agriculture as a farm evidenced by a farm number where such activities are conducted shall never under any pretext be denied or restricted their right to sell and dispose of their products subject to the following restrictions:

(1) Sales of other producers of food products may be sold only7 up to 40% of the total gross sales.

(2) Incidental sales of related items are allowed.

(3) Aerial application of any substance is prohibited.

(4) Processing or packaging activities, storing or loading, limited to products allowed under e.

j. Religious institutions in permanent buildings.

k. Storage and loading facilities for products.

3. Uses and Structures Subject to Use Permit

a. 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.

b. Facilities for the temporary housing of agricultural workers employed to work at the location for which the Use Permit is issued. (Manufactured, Modular or Site Built) Mobile Homes Prohibited See Part 3 Section 306 B.2.C)

c. Schools and training facilities for the purpose of teaching agriculture.

d. Museums, displays, demonstration projects and research facilities associated with agriculture.

e. Activities otherwise restricted by 2c.

f. Activities associated with the raising of animals and livestock per the requirements of Section 305 of this Zoning Ordinance with the following restrictions:

1) On site sales limited to those animals produced on site or raised on the property for at least one year.

2) No processing or packaging for sale activities permitted unless otherwise allowable as per A.R.S § 3-562 as they exist now or as they are amended from time to time.

g. Activities in excess of the requirements of Section 305 or the restrictions contained in f. (1) or (2).

h. Parks, playgrounds, recreation areas, government facilities and facilities required for the provision of utilities and public services.

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

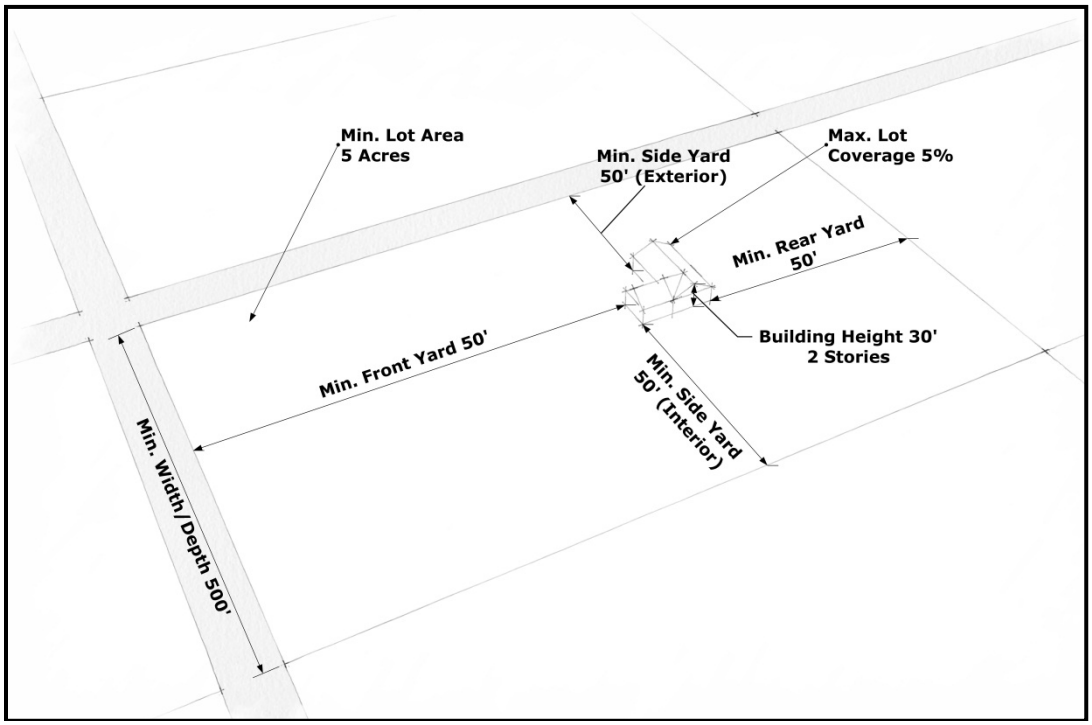
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

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 2-14: AG Dimensional Standards

Zoning District	"AG"
Minimum Lot Area (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 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 Development Plan 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 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.)

ZONING DISTRICT	Min LOT AREA (sq.ft.)	Min WIDTH OR DEPTH (feet)	MAX BLDG HT (stories)	Max BLDG HT (feet)	MAX LOT COVER (%)	MIN FRONT YARD (feet)	MIN REAR YARD (feet)	MIN SIDE YARD INTERIOR / EXTERIOR (feet)	
								INT	EXT
R1L	7,500 (or as determined by suffix)	75 (or as determined by suffix).	2	30	50	20	25	7	10
R1	10,000	80	2	30	50	20	25	7	10
R2	7,500	75	3	30	50	10	25	7	10
R-R	87,120 (2 acres)	225	2	30	15	50	50	25	30
RS	7,500	75	3	30	50	10	25	7	10
C1	7,500 res. 2,500 com.	75	3	40	50	10	25 [a]	7 [a]	10
C2	7,500 res. 2,500 com.	75	3	40	50	10	25 [a]	7 [a]	10
C3	7,500 for hotels and motels 2,500 com.	75	3	40	50	20	25 [a]	7 [a]	10

PM	20,000	100' wide/ 300' deep; Not to exceed 650' deep	2	30	15	25	25	25	25
MI	7,500	75	3	40	50	20	25 [a]	7 [a]	10
M2	Same as M1								
PAD	Per Site Plan								
OS									
AG	217,800 sq.ft (5 acres)	500	2	30	5	50	50	50	50
CF									

✶ Suffix designations, in thousands of square feet (e.g., R1-12 = 12,000 sq.ft. minimum area) may indicate larger lot area required, as shown on Town Zoning Map.

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

a 0' minimum rear and side setbacks adjacent to C1, C2, C3, M1 or M2

b Unless it can be shown that added depth will not block projected streets or alleys.

c 500' between adult-oriented businesses

Abbreviations: s-f = single-family; d.u. = dwelling unit; sq.ft = square feet; bldg ht = building height

C. Use District Classifications Table

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

The Letter…	Has the following meaning…
P	Permitted uses: The letter "P" indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the Planning and Zoning Ordinance.
UP	Use Permit uses: The letters "UP" indicate that the listed use permitted within the respective zoning district only after review and approval of a use permit, in accordance with the review procedures of Section 601.C.
A	Accessory uses: The letter "A" indicates that the listed use is permitted only where it is accessory to another use that is permitted in the district on the same lot.
-	Prohibited uses: A dash indicates that the use is not permitted in the district.

Use/Activity	Zoning District														
	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	MI	M2	PAD	OS	AG	CF
Residential															
security/caretaker dwelling unit	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Mobile/man home & RV parks	-	UP	UP	UP	UP	UP	UP	UP	-	-	-	P	-	-	-
Multiple dwelling units	-	-	P	-	P	P	P	-	-	-	-	P	-	P	-
Single family dwelling group units	-	-	P	-	P	P	P	-	-	-	-	P	-	-	-
Single family dwelling unit	-	P	P	P	P	P	P	-	-	-	-	P	-	P	-
Single family dwelling unit (site-built)	P	P	P	P	P	P	P	-	-	-	-	P	-	P	-

Public & Semipublic															
Cemeteries (human or animal internment)	-	-	-	-	-	-	-	UP	P	P	P	P	-	-	UP
Community parks, playgrounds, etc	UP	UP	P	P	P	P	P	P	P	P	P	P	P	UP	UP
Educational institutions	P	P	P	P	P	P	P	P	-	-	-	P	-	UP	UP
Flood control facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	UP
Golf courses	P	P	P	P	P	P	P	P	-	-	-	P	P	-	UP
Government & utility facilities	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	UP	UP	UP
Historical landmarks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	UP
Hospitals, clinics, sanitariums, nursing homes, & assisted living care facilities	-	-	-	-	P	P	P	P	-	-	-	P	-	-	UP
Nursery schools & day care centers	-	-	-	-	P	P	P	P	-	-	-	P	-	-	UP
Outdoor recreation or assembly facilities	-	-	-	-	UP	UP	UP	UP	-	-	-	P	P	UP	UP
Private clubs & lodges	-	-	-	-	P	P	P	P	-	-	-	P	-	-	UP
Religious institutions	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-

Revival tents (temporary)	-	-	-	-	UP	UP	UP	UP	-	-	-	P	-	-	-
Transmitter stations & towers	-	-	-	-	UP	UP	UP	UP	UP	UP	UP	P	-	-	UP
Transportation terminal & transfer facilities within closed building	-	-	-	-	-	-	-	P	-	-	-	-	-	-	UP

Use/Activity	Zoning District													
	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	MI	M2	~~PUD~~ PAD	OS	AG
Agriculture & Open Space														
Agricultural museums	-	-	-	-	-	-	-	-	-	-	-	P	-	UP
Agriculture & cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P
AgriTourism businesses	-	-	-	UP	-	-	-	-	-	-	-	P	-	UP
Fabrication, storage & repair of agriculture equipment	-	-	-	-	-	-	-	-	-	-	-	P	-	A
Farm animals	P	P	P	P	P	P	P	P	P	P	P	P	-	P
Public facilities for sale of agriculture products		-	-	-	-	-	-	-	-	-	-	P	-	A
Public stables, livestock breeding, boarding & sales	-	-	-	-	-	-	-	UP	-	-	-	P	-	UP
Temporary housing for agricultural workers	-	-	-	-	-	-	-	-	-	-	-	P	-	UP
Commercial														
Antique sales	-	-	-	-	-	P	P	P	-	-	-	P	-	-
Automobile & machinery sales	-	-	-	-	-	-	P	P	-	-	-	P	-	-

Automobile repair (light)	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Automotive service stations	-	-	-	-	-	P	P	P	-	-	-	P	-	-
Baking & confection cooking (on-site only)	-	-	-	-	-	P	P	P	-	-	-	P	-	-
Bars, tap rooms & nightclubs	-	-	-	-	-	-	P	P	-	-	-	P	-	-
Bed & breakfast	UP	UP	P	P	P	P	P	P	-	-	-	P	-	-
Bowling alleys & poolrooms	-	-	-	-	-	-	P	P	-	-	-	P	-	-
Business offices, banks similar; including drive-through	-	-	-	-	-	P	P	P	-	-	-	P	-	-
Commercial art galleries	-	-	-	-	-	P	P	P	-	-	-	P	-	-
Commercial ballrooms & arenas	-	-	-	-	-	-	-	P	-	-	-	P	-	-
Commercial bath & massage	-	-	-	-	-	-	P	P	-	-	-	P	-	-
Commercial parking facilities	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Custom service & craft shops	-	-	-	-	-	P	P	P	P	P	P	P	-	-
Dancing, art, music, business & trade schools	-	-	-	-	-	-	P	P				P		
Frozen food lockers	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Hotels & motels (5 or more guest rooms)	-	-	-	-	-	P	P	P	-	-	-	P	-	-
In-plant restaurants including roof or landscaped patio	-	-	-	-	-	-	-	-	A	A	A	A		
Launderettes	-	-	-	-	-	P	P	P	-	-	-	P	-	-
Miniature golf	-	-	-	-	-	-	P					P		
Mortuaries	-	-	-	-	-	-	P	P	P	P	P	P	-	-

Offices (professional)	-	-	-	-	P	P	P	P	-	-	-	P	-	-
Personal services	-	-	-	-	P	P	P	P	-	-	-	P	-	-

Use/Activity	Zoning District													
	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	MI	M2	PAD	OS	AG
Commercial														
Pet shops	-	-	-	-	-	-	P	P	-	-	-	P	-	-
Public auction within closed building	-	-	-	-	-	-	-	P	-	-	-	P	-	-
Restaurants & cafes	-	-	-	-	-	P	P	P	-	-	-	P	-	-
Retail sales	-	-	-	-	-	P	P	P	-	P	-	P	-	-
Sales (retail & wholesale) & rentals	-	-	-	-	-	-	P	P	-	-	-	P	-	-
Theaters, auditoriums, banquet & dance halls	-	-	-	-	-	-	P	P	-	-	-	P	-	-
Veterinary services	-	-	-	UP	UP	UP	P	P	-	-	-	P	-	-
Industrial														
Adult oriented businesses	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Assembly, construction & processing plants	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Body & fender shops within closed building	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Bottling plants confined to closed building	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Cleaning & dyeing plants within closed building	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Custom tire recapping	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Custom warehouses within closed building	-	-	-	-	-	-	-	P	-	-	-	P	-	-
Gasoline/petroleum dispensing storage tanks	-	-	-	-	-	-	-	-	-	P	P	P	-	-

Lumber yards	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Motion picture productions, radio & television studios	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Warehouses	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Water distillation & bottling (retail sales only)	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Accessory Uses & Structures														
Home occupations	A	A	A	A	A	A	A	-	-	-	-	P	-	-
Open land carnival & recreation facilities (religious & educational institutions).	A	A	A	A	A	A	A	A	-	-	-	A	-	A
Other accessory uses common with primary permitted use	A	A	A	A	A	A	A	A	A	A	A	A	-	A
Accessory Dwelling Units	A	A	A	A	A	A	A	-	-	-	-	A	-	-
Temporary Use Permits														
Model homes, temporary offices, construction sheds & yards	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	-	UP
Temporary housing, travel trailers, etc	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	-	UP

Planning & Zoning Ordinances
And Subdivision Regulations

PART THREE. GENERAL REGULATIONS/PROVISIONS

SECTION 300 - GENERAL PROVISIONS INTRODUCTION AND PURPOSE, APPLICABILITY AND PROCEDURES

A. Introduction and Purpose

It is necessary to consider the community's health, safety and welfare as well as the protection of private property rights in accordance with the implementation of the Town of Camp Verde General Plan and this Zoning Ordinance. The purpose of General Provisions is to clarify ways that certain activities may be conducted in accord with the Town's unique character.

Part Three addresses those situations or types of land use that may require additional regulatory guidance in any District where the particular condition and/or use occurs. Supplementary criteria for developing, utilizing and maintaining property allow flexible options for the landowner or tenant in some instances. In other cases, provisions guard against practices that could be detrimental to other persons or properties.

B. Applicability

General Provisions shall apply to:

1. Property in any District in which the specified use or condition may occur; and
2. Circumstances that may require flexibility for the property owner or tenant fully to utilize the site; or
3. Mitigate deleterious conditions that impact the community or neighboring properties.

SECTION 301 - EXCEPTIONS TO YARD AND HEIGHT REQUIREMENTS

A. Yards and Courts

The required setback for a structure on any property is the minimum yard allowed. No structures other than fences, free standing walls, swimming pools, signs and other structures or projections cited in this section shall be permitted in the required setback. No lot shall be divided or diminished so that the setback and lot coverage requirements cannot be met. Structures on different lots shall not share the same yard to meet setback requirements. Except front setbacks in the Townsite Plat may be reduced to match either of the adjacent front property setbacks and may reduce front setbacks to zero.

In calculating setbacks, through lots (fronting on two streets) shall be considered as having two front yards. No door, window or other device, when opened, extended or otherwise in operation, shall protrude beyond a lot boundary.

1. Yard Adjustments: (Where the minimum length or width requirements can be met):
    a. Side Yard Deviations
        1) Any residentially- zoned interior lot lacking rear access shall provide a side yard measuring no less than 9 feet to provide access to any rear parking.
        2) On a reverse corner lot backing to the adjoining lot, no structure exceeding a four foot height may be located adjacent to the side street within a triangular area formed by a line connecting the street intersection with the required front setback line of the adjoining lot.
    b. Nonconforming Lots – All yards:

        Structures located on legal, non-conforming lots shall meet the district setback requirements notwithstanding the substandard area of the lot.
2. Encroachment into Yards (where not in conflict with future width lines): No structure (other than fences, free standing walls or signs) shall be located so as to encroach upon or reduce any open space, yard, setback requirement, lot area or parking area as is designated under these provisions or under the provisions of the District in which it is located, except that:
    a. All Yard Encroachments:
        1) Cornices, eaves, coolers and open balconies, fire escapes, stairways or fire towers may project no more than five feet into any required yard (see definition) or court but no closer than three feet from any lot boundary.
        2) Chimneys may project two feet into any required yard or court.
    b. Front Yard Encroachments:
        1) A bay window or entranceway less than ten feet wide may project three feet into any required front yard.
        2) An attached open porch, balcony or carport may project no more than 6 feet into any front yard.
    c. Rear Yard Encroachments:
        1) A bay window or entranceway less than ten feet wide may project three feet into any required rear yard.
        2) An attached open porch, balcony or carport may project no more than 10 feet into any required rear yard (but no closer than 10 feet from any common lot boundary).
        3) A detached accessory structure may be placed in a required rear yard provided it does not:
            a) Encroach upon the end quarter of a through lot, or double frontage lot
            b) Be nearer the side property line of the front half of any adjacent lot than the required side yard of such lot.
            c) No portion of an accessory building to be used for dwelling or sleeping purposes shall be nearer any property line than is allowed for a principal building.
            d) Except that none of these provisions for detached accessory buildings shall prohibit their construction in a location farther than 75 feet from any lot boundary.

4) Swimming pool setbacks from any lot boundary shall be no less than five (5) feet for any outdoor private pool and twenty-five feet for any outdoor public pool.

B. Height Limits:

1. Exceptions to Height Limits: The district height limitations for buildings are not applicable to spires, cupolas, chimneys, flues, vents, poles, beacons or towers; nor to any bulkhead, elevator, tank (or similar) extending above a room when same occupies no more than 25 percent of such roof area. Any such structure must be so located on a lot that its length (in case of collapse) would be contained within the bounds of the lot unless based on safety engineering data that demonstrates the proposed structure would satisfy this requirement.

2. Fences and Free Standing Walls:

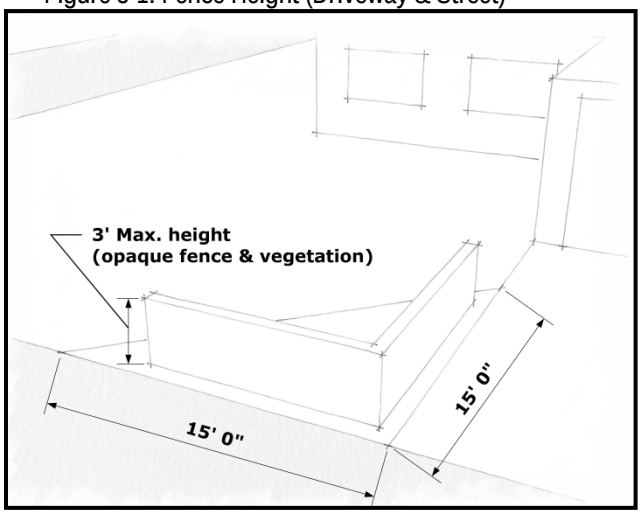
   a. The maximum height of a fence or freestanding wall is determined by measuring from the finished grade at the base of the fence or wall.

   b. Fences and freestanding walls within the required yards or setbacks shall maintain the following maximum heights:

      1) Fences or free standing walls, not to exceed a height of six (6) feet in any required front yard, with at least the top two (2) feet open fencing, not opaque or solid and not to exceed six (6) feet elsewhere on residentially zoned lots. Agricultural fences (may not be opaque or solid) intended for confining livestock are exempt from the height restrictions.

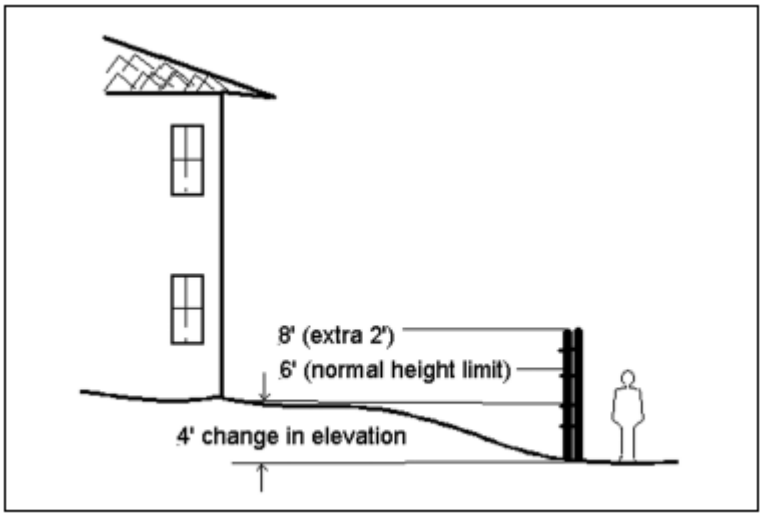
      2) Three feet within the triangular area formed by measuring 15 feet along the boundary of roadways and drives from their intersection. This three-foot limit includes hedges and other plantings but may include open fencing above three feet to otherwise permitted height.

Figure 3-1: Fence Height (Driveway & Street)



      3) The following exceptions apply to subsection 1), above:
      A fence or freestanding wall may be erected or altered up to a height of eight feet where the ground-floor elevation of the principal dwelling on an abutting lot is at least four feet higher than the elevation at the abutting lot line (see Figure 3-1).

Figure 3- 2: Fence Height Exception



Additional height where home on adjacent lot is 4 feet higher.

4) On commercial and industrial zoned lots: eight feet.
5) Where a fence or wall is required as a screening or other protection for residentially-zoned lots, it shall comply with the height limits for fences on residentially-zoned lots.

3. Buildings:

   a. No portion of any building exceeding four feet in height shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.

C. Accessory Uses and Structures

1. Accessory Uses and Structures are allowed prior to installation of the principal structure only when a construction permit is issued for the principal structure and construction of same is commenced within six months. On lots of two acres or more in size, an accessory structure may be constructed for the purpose of storing machinery or other miscellaneous equipment without a primary structure being required. A building permit must be obtained and all structures must be built to conform to the International Building Code and Zoning District setback requirements.

2. Residential uses in manufactured homes and mobile homes and long term stays in RV Parks (over 30 days), that do not include an enclosed garage, shall provide enclosed storage, attached or detached, of a minimum area of one hundred (100) square feet as an accessory use to such dwellings.

SECTION 302 - DETRIMENTAL PROPERTY CONDITIONS

A. Outside Storage:

The outside storage of objects and materials shall be permitted as an accessory use where a primary use has already been established in all zoning districts provided the following conditions are met, and, where applicable, compliance with non-compatible screening requirements specified in Section 402A, is maintained:

1. Materials/Equipment, items below shall be screened in accordance with Section 302.A.5.a and shall be in side or rear yard:

    a. A property owner or tenant may store construction, farming equipment or machinery outside, provided such equipment or machinery is in demonstrably operable condition. This provision shall not prohibit a property owner from displaying farming equipment as landscaping features so long as the number and size of such features are displayed in a clean and orderly manner.

    b. Construction materials may be stored provided they are stacked no higher than six feet and are for use on-site.

    c. In C-1, C-2, C-3, M-1 and M-2 zones, "personal use" shall be construed to include those uses incidental to the permitted commercial or industrial uses of the property.

    d. The outside storage of objects and materials shall be a permitted accessory use in commercial and industrial zones.

2. Vehicles:

    a. A property owner or tenant may park or store any number of personally owned vehicles on residential property where a primary residential use has been established, with the exception that each occupant of the residence may drive one company vehicle home, up to a limit of three (3) such vehicles at any one (1) residence. All vehicles must be for personal use, have appropriate title and/or registration available, be demonstrably operable under its own power, and be parked in an orderly fashion. Vehicles which do not meet these conditions shall be considered general outside storage and shall be subject to screening standards in Section 302 A.4.

    b. Auto repair on more than one vehicle at any one time outside is prohibited in all residential districts.

    The offering for sale of more than four vehicles in one year (See Title 28, Section 28-4301.34 of ARS as amended, for the definition of "used motor vehicle dealer"), is prohibited in all residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Official.

    c. All boats, trailers, motor homes, travel trailers, and recreational vehicles shall be kept in good repair, neatly arranged and demonstrably operable.

3. Mobile Homes/Recreational Vehicles: Moveable living accommodations, other than in Mobile/Manufactured Home Parks or Recreational Vehicle Parks (See Section 305), may be placed on a lot only under the following circumstances:

    a. No mobile or manufactured homes shall be <u>stored</u> on any residential lot.

    b. Recreational vehicles shall not be used or made suitable for occupancy for longer than 10 consecutive days without obtaining a Temporary Use Permit (See Section 601.D). Temporary occupancy, for a period up to 180 days, may be approved upon a showing of appropriate preparation for the requested duration of temporary occupancy which may include, but is not limited to:

        1) being hooked up to power

        2) being hooked up to water

        3) being hooked up to sewer or septic

        4) being raised or leveled by means of jacks or blocks

5) having a mail box

6) having any attached or adjacent structure or improvement which enhances the on-site livability and/or decreases the mobility of the vehicle by removal of wheels or axles or hitches on a vehicle normally fitted with wheels and axles and/or hitches.

c. Evidence of an intention for a long term occupancy shall include at least three (3) of the above items.

4. Other Outside Storage:

a. Firewood may be stored, for on-site, personal use, in other than the front yard, stacked no higher than six feet unless against a structure.

b. A property owner or tenant may place articles of furniture outside, provided such furniture is in good repair and is designed for outdoor use

5. General Storage Screening Requirements: Any outside storage unable to meet the above conditions or exceptions shall not exceed the height restriction for the solid or opaque portion of a fence or wall and shall be totally screened from the view of any contiguous property, right-of-way or easement.

a. Screening shall be by means of a solid wall, fence, earth, landscaping, dense live plant material, or depression into the ground, or by any combination achieving the same effect.

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:

Activity incidental to the primary residential use which does not change the character of the neighborhood by detectable lighting, noise, or appearance associated with the activity.

1. Home office activities associated with employment conducted elsewhere.
2. Practicing an occupation, profession or business that can be conducted without negative impact on the residential neighborhood.
3. Personal services, such as beautician or barber; business consultation, such as financial advice, tax preparation, accounting, insurance or real estate; by appointment only.

B. Requirements for Home Occupations:

Limitations on home businesses include the following:

1. Not more than one outside employee (not residing on the premises). An additional employee may be permitted, subject to Use Permit approval.
2. Sales (retail or wholesale) or storage of inventory not required for on-site business practice is prohibited.
3. Floor area devoted to business use is limited to 25% of the total floor area of structure(s) on the premises in which the home occupation is conducted.
4. Appropriate access and parking spaces shall be provided for business invitees and any outside employees in addition to those required for the residence (See Section 403, Parking).
5. Signage for a home occupation is limited to identification as specified in Section 404F "Nameplate".

SECTION 304 – MEDICAL MARIJUANA FACILITIES

The requirements as listed below will apply to both Medical Marijuana Dispensaries and Medical Marijuana Dispensary Off-site Cultivation Location/Facility.

A. Requirements

1. In addition to the rules of the Arizona Department of Health Services, all Medical Marijuana Dispensaries and Medical Marijuana Dispensary Off-Site Cultivation Location/Facilities shall be no less than 500' from any Day Care facility for children.
2. Medical Marijuana Infusion facilities shall only be permitted within a Medical Marijuana Dispensary or at a Medical Marijuana Dispensary Off-Site Cultivation Location.

B. SEE PART 1 SECTION 103 FOR THE FOLLOWING DEFINITION OF TERMS:

1. Medical Marijuana (see Part 1 Section 103)
2. Medical Marijuana Designated Caregiver Cultivation Location. (see Part 1 Section 103)
3. Medical Marijuana Dispensary. (see Part 1 Section 103)
4. Medical Marijuana Dispensary Off-Site Cultivation Location. (see Part 1 Section 103)
5. Medical Marijuana Infusion Facility. (see Part 1 Section 103)
6. Medical Marijuana Qualifying Patient. (see Part 1 Section 103)
7. Medical Marijuana Qualifying Patient Cultivation Location. (see Part 1 Section 103)

SECTION 305 - ANIMALS

Keeping of farm animals in appropriate locations and circumstances is regarded as being consistent with the Town's rural character. However, the number, size, type or manner in which animals are maintained on any parcel shall not impair the enjoyment or use of nearby properties or violate other legal restrictions to which the properties are subject. Any lot where farm animals are kept must be not less than one-half acre (21,780 sq ft.) in area.

A. Allowed Livestock

Any of the species listed below which are cared for by the property owner or occupant according to the following Animal Points. All livestock activity within the Town limits will be considered an accessory use to the principal use on any parcel except in the Agriculture District.

1. Lots of one-half acre to one acre in area may maintain animals totaling up to 24 points as set forth below.
2. Lots of one acre or more may increase the allowable number of points by an increment of six points for each additional, contiguous quarter acre.

B. Animal Points Allowed per Acreage

The allowable type and number of animals permitted on a particular property is computed by the following allotment table:

SPECIES *(or associated types)*	POINTS	SPECIES *(or associated types)*	POINTS
Alpacas:	3 POINTS	Miniature horses, Ponies and Sicilian donkeys:	6 POINTS
Emus:	3 POINTS	Ostriches:	6 POINTS
Pygmy goats:	3 POINTS	Cattle:	12 POINTS
Sheep, Goats:	4 POINTS	Domestic deer:	12 POINTS
Llamas:	6 POINTS	Horses, Mules, and Donkeys	12 POINTS

1. Prohibited Livestock: Swine are prohibited within residential zones, unless excepted under paragraph 2c.
2. Exceptions:
    a. Young nursing animals are not counted.
    b. Fowl (chickens, ducks, geese, turkeys and peacocks), rabbits, and guinea pigs, which are cared for by the property owner or occupant as prescribed in Section 305.C.3, are not limited to a maximum number of animals.
    c. Swine may only be raised on property of an acre or more under the following conditions:
        1) One pet or butcher pig per parcel.
        2) Additional Swine, breeding or reproduction stock requires Use Permit approval in accordance with Section 305.C.1.
        3) All pens containing swine must meet the setback requirements for the zoning district.
        4) Additional 4-H or FFA swine will require a Temporary Youth Organization Use Permit as set forth in Section 305.C.2.d below.

C. **Additional Requirements for Keeping Animals**

1. Use Permit: A Use Permit is required for any of the following:
    a. Any Commercial Livestock Activity that exceeds allowed animal points and defined as raising livestock for sale for pecuniary gain and selling more than one litter, or more than ten animals in one year, other than horses and cattle.

b. Any Livestock Breeding Activity as defined as an ongoing breeding project that involves two or more reproducing adults, other than horses or cattle. (Swine breeding is addressed in paragraph B.2.c).

2. Temporary Youth Organization Use Permit: The Community Development Director may issue a Temporary Use Permit allowing the following livestock under the following conditions and using reasonable discretion:

   a. Supervised youth livestock market project of one market animal conducted on property less than one-half acre, or for one swine on less than one acre, for a period specified by a start and stop date not to exceed ten months in duration.

      1) One additional market swine project will be allowed with each additional one-half acre, not to exceed 5 swine per parcel.

      2) Swine will be restricted to one market swine project per youth organization member.

   b. Supervised youth livestock market project that exceeds the number of animals allowed according to the animal points on property greater than one-half acre in size.

   c. An application for the Temporary Use Permit shall be submitted to the Community Development Director, or designee, who shall determine that the application meets the criteria set forth in this Zoning Ordinance. There will be no charge for the Permit.

   d. An application shall bear the signature of the local livestock Youth Advisor acknowledging that the project is a valid youth project, and the signature of at least one parent or guardian, as well as the signature of the youth acknowledging and accepting complete responsibility for the project.

   e. If the Youth Advisor agrees in writing to accept all enforcement responsibility for his/her members, no review will be required by the Community Development Director.

      1) In September the Youth Advisor must register with the Community Development Department agreeing to this commitment.

      2) The Youth Advisor will provide the following documentation to the Community Development Department by December 1st.

         a) A roster with the name, address and project type for all active members under their supervision.

         b) Property owner's permission to conduct livestock activity on the subject parcel.

         c) Parent's statement of responsibility.

         d) Contact information for the Youth Advisor.

      3) A sign must be posted on the property where the livestock activity will be conducted, indicating membership in the Youth Livestock Organization, the year in which the project is conducted, and number of livestock.

      4) If complaints are received and compliance cannot be met, the Youth Advisor will notify the Code Enforcement Official and will support any action taken by the Town.

      5) The ultimate decision on whether the activity is in compliance with the current Town Code will be made by the Community Development Director or designee.

   e. A decision of the Community Development Director or designee may be appealed to the Town Council pursuant to Section 602 B.

i. The livestock market projects shall be of a limited duration specified by a start and stop date not to exceed ten months in one calendar year, allowing for care, feeding and grooming of such animals to be shown and/or sold annually at such events such as the Verde Valley, Yavapai County and/or Arizona State Fair.

ii. In the instance that a prize-winning animal is to be entered into competition more than one time, an extension of the permit may be applied for, and after evaluation by the Community Development Department, conditionally extended.

3. Maintenance of Livestock Facilities.

a. All structures and pens for animals shall be maintained in a clean and slightly manner so as not to be a nuisance to their neighbors.

b. Stables, barns, or structures used for housing or feeding animals must observe the same setbacks or yards as the dwelling unit.

1) Exception: Lots directly abutting National Forest Service Land, Trust Land and BLM Land in the rear and/or lots directly abutting Designated Open Space may encroach in the rear setback requirement. The distance from the rear setback is twice the height of the structure. The side setback and front setback must be maintained in all instances.

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 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.

Installation permits shall be issued only to those units that qualify under the current codes as a:

2) Manufactured Home. HUD label, Arizona Department of Housing, (ADOH) Office of Manufactured Housing.

3) Factory built building used as a dwelling unit.

4) Mobile home. (Pre June 15, 1976 must have rehabilitation certification issued from the Office of Manufactured Housing.
(2015 A409)

b. 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.

he 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.

c. 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.

d. 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.

e. Refuse collection areas shall be centrally located and screened from public view.

f. Street lighting shall be provided along the park streets for the safety of pedestrians.

g. 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 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) may be moved into the Town of Camp Verde unless it has been completely rehabilitated pursuant to the requirements of the Office of Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the Office of Manufactured Housing certifying that the mobile/manufactured home was found to comply fully with mobile home rehabilitation standards prescribed by the Office 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 Office of

Manufactured Housing. Upon completion of all rehabilitation work the owner must obtain a certificate of rehabilitation issued by the 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 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) Residential uses in manufactured homes and mobile homes and long term stays in RV Parks, that do not include an enclosed garage, shall provide enclosed storage, attached or detached, of a minimum area of one hundred (100) square feet as an accessory use to such dwellings

4) 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.

e. All existing and new mobile/manufactured units, and all parts thereof shall be maintained in a safe and sanitary condition.

1) All devices or safeguards (including but not limited to smoke alarms and skirting) which are required by applicable codes or by the manufactured home standards to which it was installed shall be maintained in a safe and sanitary condition.

2) 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.

Community Use Area shall be at least ten percent of the total area. Such land may include all land devoted to recreation and service facilities, landscaping not included in individual mobile/manufactured home spaces, and accessory parking areas. Such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.

a. Mobile/manufactured home parks shall provide at least ten percent of their total area for recreation or other open space purposes.

b. Recreational vehicle storage areas:

2) if provided, shall be at the minimum ratio of 50 square feet of land for each mobile/manufactured home space and shall be a dust-free surface with crushed rock or similar material.

3) if no recreational vehicle storage is provided, recreational vehicles shall not be stored at mobile/manufactured home spaces.

3. Parking Requirements:

a. A minimum of two off-street parking spaces shall be provided for each mobile/manufactured home. The spaces and the drive shall be dust-proofed and surfaced with crushed rock or similar material.

b. Guest automobile parking shall be provided at a minimum ratio of one and one-half parking spaces for each five mobile/manufactured home spaces (See Section 404).

4. Certificate of Compliance and Business Licenses:

a. No certificate of compliance or business license for the park shall be issued unless and until thirty percent of the mobile/manufactured home spaces planned in any park, or ten such mobile/manufactured home spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.

b. No certificate shall be issued unless and until a like portion of the mobile/manufactured home park's community facilities such as driveways, laundry facilities, bath, wash and toilet rooms shall have been completely prepared, constructed and equipped for use in all respects.

C. Additional Recreational Vehicle Park Standards

In addition to the requirements of Section 306 B. The following regulations shall apply to all Recreational Vehicle Parks:

1. Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking.

Each recreational vehicle space shall be at least 1500 square feet in area, and at least thirty feet in width and have a compacted gravel surface at least ten feet in width and twenty feet in depth.

2. A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.
3. No certificate of compliance or business license for the park shall be issued unless and until all required improvements have been completely prepared, constructed and equipped for use in all respects.

SECTION 307 - GOLF COURSE DEVELOPMENT ENVIRONMENTAL STANDARDS

Every golf course in the Town of Camp Verde shall be developed and managed with consideration for the unique conditions of the ecosystem of which it is a part and, specifically, to ensure that no depletions to the aquifer occur from the irrigation of golf courses and to encourage the use or reuse of effluent.

A. Golf Course Water Conservation Requirements:

The following requirements shall apply to the planning and development and application processing of golf courses in conjunction with a Planned Area Development proposal or any other golf course development:

1. Applicant shall submit plans that demonstrate that the proposed project meets the standards set by the Arizona Department of Water Resource for golf courses in the Active Management Areas including limiting water usage to no more than five irrigated acres per hole times the turf water allotment presented in the water allotment table (Contact the Town of Camp Verde Community Development Department for Water Allotment information).
2. Applicant shall obtain a report from the Arizona Department of Water Resources of physical availability of water demonstrating an adequate water supply for the entire development including the golf course prior to recording the Final Plat/Final Site Plan and prior to construction of the golf course.
3. Applicant shall demonstrate that the proposed development will be of an appropriate size and scale for a given area to generate sufficient effluent or re-use water to meet the entire irrigation needs of the golf course or demonstrate that an alternative supply of effluent or other renewable source of water will be available.

4. Applicant shall submit a water balance study to demonstrate that sufficient water supply other than groundwater will be available for use on the golf course. The format and standard assumptions and criteria will be used as a guide to complete the water balance study.
    a. Applicant shall conduct a monitoring program as it pertains to surface water and groundwater quality and quantity. The monitoring program will be developed in concert with the appropriate approval authorities.
    b. The monitoring program shall evaluate the performance of the wastewater treatment plant effluent discharge quality and quantity for review and approval by the Planning Department or other appropriate agencies.

B. Design and Construction Standards:

Applicant shall submit plans demonstrating that the golf course is designed, constructed and maintained in accordance with environmental practices as set out in Environmental Principles for Golf Courses in the United States and which meet the following conditions:

Irrigation, drainage and storm water retention systems that provide for the efficient use of water should be engineered to provide for both the short and long-term irrigation needs of the maintained turf and the un-maintained areas of the course.

    a. Storm water retention systems may require an appropriate surface water right from the Arizona Department of Water Resources.
    b. The course shall be designed with strategies that are environmentally responsible, with efficient and cost-effective, sustainable maintenance in mind. The design shall incorporate resource conservation.

1. Conceptual grading, drainage, irrigation, clearing and landscaping plans will be required as part of the Final Site Plan application and in conjunction with a development plan. Plans must have sufficient detail to demonstrate that the design, construction and maintenance will incorporate environmental principles and meet the intent of the water use standards for golf courses specified in this document.

C. Water Balance Study

The applicant shall conduct a water balance study to demonstrate that the development has a sufficient supply of water other than groundwater to meet the water requirements of the golf course. The water balance demonstration criteria are listed in the "Water Balance Study/Water Allotments" brochure available from the Community Development Department.

SECTION 308 – CEMETERIES

Cemeteries are to be treated as subdivisions and subject to plat recording after review and approval together with recording a declaration of dedication exclusively for cemetery purposes. When a cemetery comes under the jurisdiction of the Arizona State Real Estate Department, copies of the application and such pertinent data submitted to the State Real Estate Department shall be made available. Prior to any approval under the requirements of this Zoning Ordinance, copies of the State report shall be submitted to the Town.

SECTION 309 - AUTOMOBILE & MACHINERY SALES

Outside display of vehicles and machinery shall be permitted only when meeting the following requirements:

(1) A site plan shall be submitted prior to the creation or expansion of outside display for consideration of approval by the Community Development Director, or designee.

(2) Where an area of outside display is contiguous to or abuts a street on the side or rear and is contiguous to, a parcel or parcels zoned or used for residential purposes, a setback of the display area of at least 20 feet shall be maintained from the abutting parcels or street right-of-way.

(3) Where an area of outside display abuts a public right of way (or a private street used as if it were a public right of way), a set back of the display area shall be maintained meeting the following minimum conditions:

   a. Twenty feet from the nearest edge of pavement (or useable road surface); and

   b. Six feet from the right of way line.

(4) No outside display shall interfere with: required parking or maneuvering room for employees and customers, required loading areas and fire lanes to the building, pedestrian ways or crosswalks, nor safe sight distance for ingress and egress.

(5) Landscaping of a six-foot strip around the periphery of the display area shall be maintained, except where a zero setback is permitted, such as on internal lot line adjacent to a commercial zone.

(6) Lighting of the display area shall be reduced to the minimum necessary for security purposes after ten p.m.

(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 an ADU is 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.

2. Building and Zoning Code violations may result in the revocation of an ADU permit as determined by the Director.

3. A maximum of one ADU is permitted per parcel. Detached ADUs will not be allowed on parcels with a duplex or attached ADU.

4. ADUs must meet the applicable Zoning District requirements as to construction type and setbacks.

5. One parking space is required.

SECTION 312 – SHIPPING CONTAINERS

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

Shipping Containers are permitted in Residential Zones on properties of one (1) acre or more subject to the following standards:

a. One (1) 320 or two (2) 160 square foot Shipping Container may be established with an approved zoning clearance.
b. Shipping Containers are required to meet all Zoning District and Building Permit requirements.
c. There shall be no signage on the Shipping Container.
d. All containers shall be painted and maintained with either the principal structure color or a solid, subdued color consistent with the surrounding terrain prior to placement.
e. Use of the unit is for the storage of personal effects owned by the property owner or tenant. There shall be no commercial use or subleasing of the unit.
f. The unit shall not be used for residential use or for the keeping of animals.
g. Nothing shall be stored on top of the unit.

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

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

a. Two (2) 320 or four (4) 160 square foot Shipping Containers may be established with an approved zoning clearance.
b. Shipping Containers are required to meet all Zoning District and Building Permit requirements.
c. There shall be no signage on the Shipping Container.
d. All containers shall be painted and maintained with either the principal structure color or solid, subdued color consistent with the surrounding terrain prior to placement.
e. The unit shall not be used for residential use or for the keeping of animals.
f. Nothing shall be stored on top of the unit.

C. Industrial Zones: (M1, M2)

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

a. Shipping Containers may be established with an approved zoning clearance.
b. Shipping Containers are required to meet all Zoning District and Building Permit requirements.
c. There shall be no signage on the Shipping Container.

d. The unit shall not be used for residential use or for the keeping of animals.
e. Nothing shall be stored on top of the unit but stacking two (2) high is permitted.

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

Planning & Zoning Ordinances
And Subdivision Regulations

PART FOUR. DEVELOPMENT STANDARDS

SECTION 400 - DEVELOPMENT STANDARDS INTRODUCTION & PURPOSE, APPLICABILITY, PROCESS, & SUBMITTALS

A. Introduction and Purpose

In the Town of Camp Verde's General Plan, the Vision Statement notes that: "*Camp Verde will maintain its western, rural, friendly and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing."* Part Four, Development Standards' purpose is to maintain "*the western/rural character of the town and its visual attractiveness*" while growth and development occur.

As suggested above, retaining its historic western/rural image is a focal point of the community. There is, however, no intention or expectation for duplication of Main Street structures for new construction in other areas of Town. Rather, Part Four is intended to:

- Encourage site designs and building appearances along major roadways and gateways into Camp Verde that are compatible with other buildings in the vicinity; and
- To encourage compatibility with historic and older buildings.
- It is also the intent of these standards to mitigate the impact of non-compatible adjacent uses throughout the Town by screening, outside lighting control, safe vehicular and pedestrian access standards, and other regulatory considerations.

Development appearance that is appealing to the small-town, western/rural environment, as opposed to big-city-urban appearances, may best be achieved by:

- Placing buildings so as to visually soften the major arterial and state route corridors rather than visually expand the highway widths. This is achieved through techniques such as locating parking lots so as not to dominate frontage areas; and maintaining the low-profile (e.g. one, two or three stories), western appearance of buildings with attached front shade structures such as awnings, and by screening and buffering for enhancement.
- The small-town, western/rural identity of Camp Verde is best maintained by encouraging new non-residential construction in the Town to be oriented for pedestrians with sidewalks, awnings or other shade structures and front display windows, and with parking located behind the building and/or in street right-of-way.

Applicability and Exemptions

1. Sections 401, 402 A and B (except as exempted below in this section), and Sections 403, 404 and 405 shall apply to all new construction, and to any major addition, expansion, remodeling, or renovation of existing buildings and structures, and to any change of use and/or change of zoning designation from single-family residential to multi-family residential or to any non-residential use. Section 404 applies to signs located or maintained in the Town of Camp Verde, and Section 405 applies to outdoor lighting in the Town of Camp Verde.
2. In addition to the Sections required above, Sections 402C and D shall also apply to all new multi-family or non-residential construction and to any major addition, expansion, remodeling, and renovation of an existing building or buildings.
3. Any enlargement of useable floor area that exceeds 25% of the existing structure's floor area or exceeds 5,000 sq. ft. shall constitute a major addition, expansion, remodeling or renovation.
4. Exemptions: the following are exempted from requirements of Section 402: single-family residences, temporary sales and construction offices, public utility electrical transmission structures, and buildings used in the production or raising of agricultural products are exempted (including temporary agricultural product sale stands); except that permanent buildings, structures and parcels used solely for the sale of agricultural products and high voltage reduction substations are not exempt and shall comply with Section 402 when located within the areas specified above in Section B. 2.

C. Process

1. Internal Review – The intent is for expeditious one-step review by the Community Development Director when submittals are complete and in compliance with these regulations.
    a. A Pre-Application meeting is required prior to submittal of complete project plans with the Community Development Director and/or other designated official for consideration of development standards and other regulations.
    b. Submittal documents listed in subsection D must be complete and filed with the application and appropriate fees for review; the Community Development Director may request additional documents for further clarification of the proposed development elements.
    c. The Community Development Director and/or other designated officials shall review the application and project documents; upon findings that the submittals are in compliance with these and other regulations of the Town, the project plans will be approved by the Community Development Director.
    d. If minor modifications from the requirements of these regulations are requested due to physical site constraints, the Community Development Director shall have the authority to approve the minor modifications when deemed necessary for the orderly development of the project; examples of physical site constraints are: difficult topography, soil conditions, drainage and other existing physical features.
        1) After conferring with appropriate Town departments when necessary, the Community Development Director shall prepare a written decision of the approval or denial stating the reasons justifying the action taken on a modification as requested;
        2) An appeal of the Community Development Director's action on a requested modification shall be filed by the applicant for review by the Board of Adjustment and Appeals within thirty (30) days as specified in Sec 400C 2 below.

2. Internal Review Appeals

   a. Internal Review decisions of the Community Development Director and/other designated officials decision may be appealed in writing by the applicant, specifying the reasons for the appeal, or for/against a requested modification, and filed in the Community Development Department which will schedule the Appeal Hearing with the Board of Adjustment and Appeals.

   b. Appeals for decisions of the Community Development Director shall be in compliance with the procedures described in Section 602.B. of this Zoning Ordinance for public hearings.

D. Submittals

All new construction, development and major expansion, as specified in Section 400 B. Applicability and Exemptions, shall submit an application, filing fees and the following documents for review and approval.

1. Site Plan drawn to scale (not to exceed 1"=200', 1"=100' preferred), and fully dimensioned, including: (submit an 11" x 17" size drawing(s) of site plan with application)
   - Property boundary lines
   - Adjacent streets, alleys, sidewalks or trails
   - Existing and/or proposed points of vehicular access
   - Existing major terrain features and topographic contours and proposed grading changes
   - Existing and/or proposed drainage ways and detention areas as needed
   - Existing and/or proposed easements for utility lines, drainage, ingress and egress or other
   - Locations of existing and proposed buildings, signs with detailed and dimensioned color graphics, light posts, fences, walls and other structures, all fully dimensioned and with dimensions between structures and to lot lines
   - An outdoor lighting layout showing types of lamps and fixtures used and lumen per acre calculations. Method of shielding shall be indicated.
   - Location and layout of on-site parking spaces and driveways, and loading areas and access
   - Locations, dimensions and materials planned for walkways, landscaping and other outdoor amenities
   - Locations, types and sizes of devices proposed for screening of refuse collection areas, outdoor mechanical equipment and storage, parking and loading areas
   - Locations, types and sizes of materials or structures for buffering of adjacent residential uses
   - North arrow and scale of drawing
   - Notations showing: proposed primary and accessory uses; owner/ developer's name, address and contact data; engineer, architect, planner or other preparer of the site plan
   - Notation that site improvements shall be designed in compliance with the Town of Camp Verde Engineering Design and Construction Standards
   - Other materials as may be requested by the Community Development Director
2. Appearance Compatibility Drawings are required for non-residential and multi-family developments. Appearance Compatibility Drawings include the following:
   - Dimensioned, scaled (preferred scale of 1/8"=1') elevations of any building facade facing a street
   - Dimensioned, scaled (preferred scale of 1/8"=1') elevation and plan drawings of outdoor lighting structures and signs including detailed dimensioned and color graphics. A scaled (preferred

scale of 1"= 90') outdoor lighting layout showing types of lamps and fixtures used and lumen per acre calculations. Method of shielding shall be indicated.

- Dimensioned, scaled (preferred scale of 1"= 60') landscape and irrigation plans depicting the locations, size and type of plant (Low water use drought tolerant plants see Section 402.B.1.d and irrigation materials to be installed in the following areas:
    - Areas along or between sidewalks and streets, and within parking areas
    - Landscaping used as screening materials between non-residential and residential uses, and/or to screen non-residential parking areas from adjoining residential uses
- Descriptions of the proposed buildings/structures compatibility with the character of buildings in the vicinity (i.e., adjacent on the sides or across the street frontage, other than across I-17), and with the western/rural small-town image of Camp Verde (for examples of desirable building types please refer to Visual Library document available at the Community Development Department) and on the Town of Camp Verde Website. compatibility descriptions may be written or graphic (photographs of existing comparison buildings are recommended), and shall address the following features:
    - height, scale, proportion and profile
    - building façade patterns and architectural details
    - surface texture, materials and color

SECTION 401 - GRADING/DRAINAGE/DETENTION

1. These regulations are intended to supplement the requirements of the current adopted building code in regulating the grading, excavation and filling of land which is not associated with mining or quarrying, or existing agricultural uses (i.e., those in operation as of January 1, 2002, and in which grading is only incidental and required to continue the existing operation) located within the Town corporate limits.
2. Permits are required for all grading pursuant to the requirements of the current Town codes, as may be amended by the Town of Camp Verde, and in conformance with the further requirements of this Zoning Ordinance. All commercial grading plans shall be designed by an Arizona Registered Civil Engineer and bear their wet seal stamp.
3. Any grading on any parcel that disturbs in excess of two acres which is a development project and is not mining or quarrying or agricultural use as defined in Part One, shall obtain a site plan approval prior to the issuance of a development grading permit as indicated in Section 601.B.;
    a. In addition, the applicant is required to obtain a building permit, appropriate zoning or a development agreement associated with the project requiring grading prior to issuance of a development grading permit;
    b. The applicant may be required to post a bond or other surety, in a form and amount acceptable to the Town to ensure completion of the grading and/or reclamation of the property prior to issuance of a development grading permit;
    c. In the event the area of actual grading is within 1320 feet of any residentially zoned property, the Town reserves the right to place operational limits on said grading to protect the health, welfare and safety of the adjacent neighborhoods to include, but not be limited to hours of operation, access, dust control, light control, and noise control;
    d. Development grading permits will expire automatically one year after issuance. Upon expiration an applicant may reapply for a new permit subject to the conditions of this ordinance, as may be amended.

4. Applications for grading permits shall be accompanied by analyses of on-site and off-site drainage, including calculations and location for on-site detention where necessary;
5. All grading, drainage and detention must comply with the Yavapai County Drainage Criteria Manual and the Town of Camp Verde Engineering Design Requirements;
6. Grading permits shall be processed in accordance with Part Six, Administration and Procedures.
7. All development grading plans shall be designed by an Arizona Registered Civil Engineer and bear their wet seal stamp.

SECTION 402 - DEVELOPMENT COMPATIBILITY, PROTECTION AND APPEARANCE

A. Protective Screens/Buffers

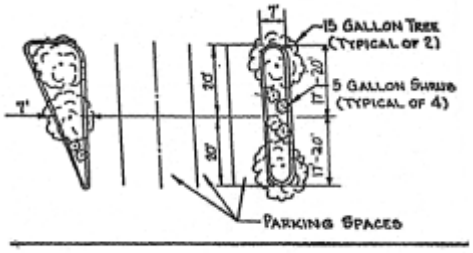
1. Protective Screening is intended to be a buffer between non-compatible uses or districts and is required where a non-residential use or district abuts any residential use or district, or where a multi-family use or district abuts a single-family use or district;
    a. although screening devices are intended to protect, it may not be entirely feasible due to differences in ground elevations that may exist between adjoining or nearby properties; and,
    b. under severe terrain elevation differences or circumstances, the Community Development Director has the authority to modify the screening requirements.
2. Protective screening devices may be walls, berms, depressions, fences, vegetative matter and other similar devices designed for the purpose of providing an opaque visual barrier between two properties containing non-compatible uses as specified above; and,
    a. where a structural screening device is used, it shall be of materials, finishes and colors similar to that of the site's proposed building, or to that of other properties on the same block;
    b. where a non-residential activity is completely contained within a building and does not include outside storage, the building's walls may serve as a screening device;
    c. undeveloped or landscaped portions of a property may be used to buffer a non-residential activity from surrounding properties when the non-residential activity is located at least 200 feet from a property line adjoining a residential use or residential district and is situated on a parcel of at least ten acres in size.
3. Protective screening devices six feet in height are required to buffer non-residential activities and outdoor storage, mechanical equipment, refuse collection and loading areas;
    a. in commercial and industrial zoning districts, screening devices may be a maximum of eight feet in height;
    b. where mechanical equipment is roof-mounted, screens or parapet walls consisting of the same or compatible materials as those of the building's walls shall be installed to provide screening from the street and adjacent properties.
4. Protective screening devices six feet in height are required when parking and maneuvering areas in rear or side yards abut residential uses or districts;
    a. in commercial and industrial zoning districts, screening devices may be a maximum of eight feet in height;
    b. where portions of parking areas may be located within front yard setbacks, screening devices shall be at least three feet in height.

5. Screening along a public road may be required as part of a Town Council approved Transportation Corridor Protection Plan.
6. Screening of an existing non-residential use shall not be required if an abutting property is rezoned in the future from a non-residential to a residential zoning district.

B. Protective Landscaping

Landscape materials are intended to provide protection through shade and screening in addition to visual softening effects to the frontages of buildings and to the hard surfaces of paved areas, and are required in the following:

1. Landscape Materials and Irrigation
    a. Materials shall include low level shrubbery (one to three feet in height), such as 5-gallon shrubs, and,
    b. Trees that are capable of providing shade, such as 15-gallon trees, at a minimum ground clearance height of six feet within three years of installation.
    c. Inorganic ground covers such as crushed rock or decomposed granite, over weed control fabrics may be used to augment, but not replace living plants, shrubs and trees.
    d. Tree and shrubbery species shall be drought tolerant and selected from the Low Water Use Drought Tolerant Plant List of the (e.g. Arizona Department of Water Resources); and
    e. Water conserving irrigation systems such as drip systems shall be installed for the maintenance of all landscaped areas.
2. Landscape in Parking and Access Areas
    a. Where parking areas abut a street on the side or rear contiguous to a residential district, there shall be a landscaped border not less than six feet in width; and,
    b. a minimum of fifteen percent of all parking lot areas shall be landscaped; calculations shall include entire area of the parking lot; and,
    c. Landscape materials should be capable within three (3) years, of providing shade to pedestrians along or between sidewalks and streets, and to parked vehicles and pavement within parking areas and must be maintained in perpetuity.
    d. Landscaped areas within access ways, aisles and parking areas should be located to direct and/or separate vehicular traffic from pedestrian circulation for safety using appropriately located landscaped islands and perimeter landscaping (see example of typical landscape island).



Typical Landscape Island

3. Landscape Screening
    a. Landscape materials capable of achieving opaque screening to a height of six feet (6'), measured above the average elevation of the ground level within a five-foot radius of the point of measurement, may be planted or may be used in combination with walls or fences, as screening materials between non-residential activities and residential uses, as per the above regulations of Section 402 A;
    b. Landscape materials capable of achieving opaque screening to a height of three feet measured above the average elevation of the ground level within a five-foot radius of the point of measurement, may be planted or may be used in combination with walls or fences, to screen

non-residential parking areas from adjoining residential uses, as per the above regulations of Section 402 A;

C. Appearance Compatibility

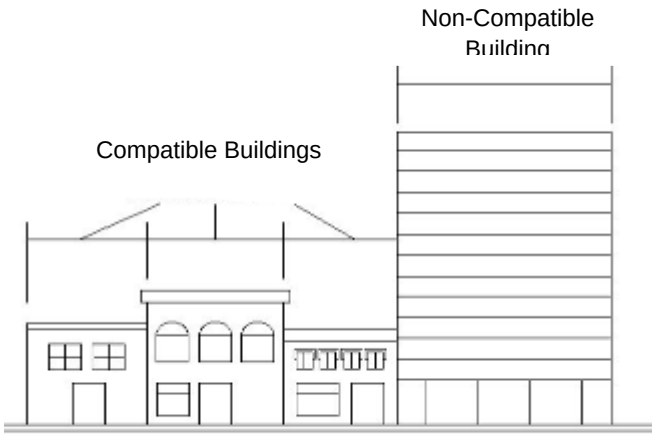
1. Appearance standards are intended to provide compatibility of non-residential and multi-family buildings and structures with those nearby, and to maintain the western, small-town image of Camp Verde.

2. Proposed buildings and structures should be compatible with the character of non-residential buildings in the immediate vicinity (i.e., adjacent on the sides or across the street frontage, not including across I-17), and in keeping with the western/rural small-town image of Camp Verde, addressing the building features that follow; except that special design appearance features may be permitted in areas which may be planned for redevelopment and/or large-scale projects when approved as part of a Planned ~~Unit~~ Area Development (see Section 203 L).

   a. Height, Scale and Proportion. For compatibility of appearance, new buildings and additions should be similar in height, scale and proportion to that of other buildings on the same block or blocks, as described below.

      1) Building Height pertains to both the vertical distance from the ground to the highest point of a building and to the number of stories in the building (primarily low profile, one, two or three stories), and shall comply with the height regulations specified in Part Two, Zoning Regulations and/or permitted exceptions in Part Three, General Regulations Section 301B; also refer to the full definition of, and methods for measuring Building Height in Section 301.B. (See C2 above for special design heights in Planned ~~Unit~~ Area Developments.)

      HEIGHT, SCALE AND PROPORTION

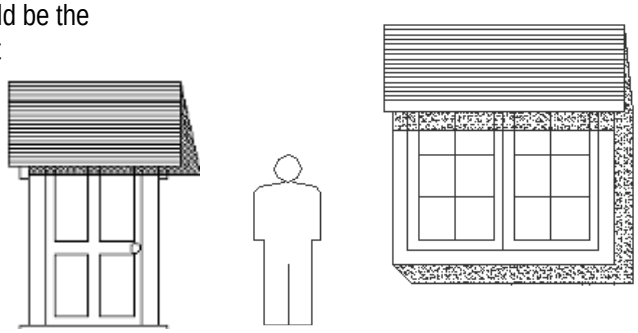
      

      2) Scale and Proportion pertain to the relative size (scale) and the ratio of building height to building width (proportion) with emphasis on pedestrian-related scale to maintain a western, small-town image.

   b. Building Profiles and Features. For consistency of a western, small-town image that the residents of Camp Verde value, new buildings and additions should have roof profiles and architectural features similar to existing buildings on the same block or area, as follows:

      1) similar roof profiles should be maintained: where existing roof types are primarily pitched roofs, similarity in the roof type and pitch is desired; and, where roof types are flat or parapet, similar types shall be used; combinations of pitched or parapet roofs may be appropriate when height, scale and proportion are compatible; and,

2) building entries and doors should be the focal point of the building's front with protection from weather by either being recessed or by the use of attached porches, small roofs or awnings; and,



DOORS & WINDOWS

3) where windows front on streets, they should be designed to relate to pedestrian views on the first story, enhanced by molding, trim boards or other architectural detailing; and display windows shall have continuous awnings or canopies protecting pedestrians from weather;

4) mirrored glass and large glazed wall areas are not permitted, except that merchandise display windows in storefronts are permitted;
5) architectural enhancements such as awnings, canopies, balconies, recessed or relief bands of detailing are encouraged;
6) windows above the first floor in multi-storied non-residential buildings shall be placed so as not to overlook adjacent residential uses where possible; and,
7) attached porches having a minimum depth of six feet and running along at least 30% of the front of the building are encouraged on multi-family residential buildings.

c. Building Surfaces. Intended to maintain the western, small-town character of Camp Verde, buildings should be of exterior surface materials and coloration compatible with much of the existing stock, especially in the historic areas. The exteriors of Camp Verde buildings which relate to the western, small-town image are largely of stone, masonry, wood or stucco with colors primarily in natural, earth tones and muted shades, with occasional "old barn" reds.
   1) in addition to trim and accent materials, the primary wall areas of buildings fronting streets should be limited to no more than two different exterior materials, for example stone, wood or brick;
   2) the primary wall base color should be compatible with that of adjacent buildings on the same block; with complementing trim and accent colors; and,
   3) colors that visually overpower adjacent buildings are not permitted.

SECTION 403 - OFF-STREET PARKING AND LOADING

A. Purpose and Intent

1. Off-street Parking and Loading Regulations are intended to provide for the orderly design of parking areas for safety and convenience of motorists and pedestrians.
2. The maintenance of the western, small-town image of Camp Verde is encouraged through the design of parking area enhancements:
   a. by reducing frontage parking domination; and,
   b. by reducing congestion on public streets; and,
   c. by reducing dust, gravel and other debris.

B. Applicability

1. Off-street parking is required as an Accessory Use to any Principal Uses permitted. No building permit shall be issued nor use operated other than in conformity with such parking requirements.

2. The standards for providing off-street parking shall apply at the time of the construction of any main building or when off-street parking is established.
3. These standards shall also be complied with when:
    a. an existing building is altered or enlarged by the addition of dwelling units or guest rooms, or
    b. where the use is intensified by a change of occupancy, except as specified in Part One for legal non-conforming uses, or
    c. by the addition of floor area, seating capacity or seats.
4. Off-street automobile parking spaces being maintained in connection with any existing main building or use shall be maintained so long as the main building or use remains; this regulation shall not require more automobile parking space than is required for a new building or use.
5. Where insufficient off-street automobile parking space is provided and maintained in connection with any existing main building or use, or where no such parking has been provided at the time this Zoning Ordinance became effective, it shall be considered a legal non-conforming use as described in Part One; and,
    a. Such 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;
    b. 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.
    c. Within the boundaries of the Downtown Parking District, described as that property located between Arnold to General Crook Trail and 4th Street to Woods Street, the parking requirements of this section will not apply to any building which existed on the effective date of this ordinance; such existing building is presumed to have sufficient parking for its existing use and for changes of use, and internal and external remodeling so long as such changes do not increase the square footage of the existing building, and shall be considered a legal non-conforming use as described in Part One.

C. Location and Sharing of Required Parking Areas

1. Residential off-street parking shall be located on the same lot as the spaces are intended to serve.
2. Off-street parking for non-residential uses shall be located on the same lot as the use they are intended to serve, or, within 300 feet of the premises they are intended to serve, as part of a development plan with approval from the Community Development Director; where such off-site parking is proposed, applicant shall provide evidence of ownership or long-term lease/easement for parking use.
3. Off-street parking areas for non-residential and multi-family uses shall be located to the side or rear of the building; except where difficult terrain exists, in which case the Community Development Director has the authority to approve some minimal amount of required parking in the front of the building not to exceed 25% of required parking spaces.
4. Where there is a combination of uses on a lot, the number of automobile parking spaces shall be the sum of the requirements of the various uses. If the Community Development Director determines the uses would not be operated simultaneously, the number of automobile parking spaces shall be determined by the use with the highest parking demand.
5. This Zoning Ordinance shall not be construed to prevent the joint use of parking spaces for two or more buildings or uses if the total of such spaces when used together is not less than the sum of spaces required for the various individual buildings or uses computed separately.

6. Provisions shall be made for maintenance of common service areas by a corporation, partnership, trust or other legal entity having the right to access or place a lien upon the individual lot owners for all necessary costs and/or expenses.

D. Improvement and Design Standards for Off-Street Parking

1. Required off-street parking for all uses, except for single family residential, shall comply with Section 401 Grading/Drainage/Detention, and shall be improved and maintained with concrete or asphalt unless an alternative material is approved by the Town Engineer. Dust-free permeable materials such as permeable pavers, gravel, or other porous materials are encouraged, and may be used for parking area surfacing where appropriate, instead of concrete or asphalt, without relieving the developer of providing permanent, safe parking space markings and with approval by the Town Engineer. In reviewing appropriateness of proposed alternative materials, the Town Engineer shall consider:
    a. The size of intended delivery vehicles;
    b. Visibility from the public right-of-way;
    c. Whether the proposed material will allow for proper drainage of the site;
    d. Whether the proposed material is appropriate for the climate.
    e. Whether the proposed bumpers, wheel stops and stall markings are appropriate for the use and site, and are permanent and safe.

2. Except for single family residential, the parking lot shall be designed so that vehicles exiting from it will not be required to back out across any sidewalk or street;
3. The curb-cut or space utilized for ingress and egress for a parking area shall not exceed 40 feet in width measured along the street frontage and shall not constitute more than 50 percent of the total frontage of the parking area;
4. Ingress and egress from parking areas shall not be located less than thirty feet from any intersection;
5. Each required parking space shall be 9’ x 20’; except that parallel parking spaces (0 degree) shall each be 8’-6” x 23’.
6. Required off-street parking shall comply with the following design layout depicted and minimum dimensions indicated in the following table:

Parking Angle	Curb Length	Stall Depth	Parking Aisle/ Driveway Width	
			1-Way	2-Way
0˚	23’	8’-6”	12’	20’
30˚	17’	16’-6”’	12’	20’
45˚	12’	18’-6”	13’	21’
60˚	10’	20’	18’	22’
90˚	9’	20’	24’	24’

Minimum Parking Design Dimensions

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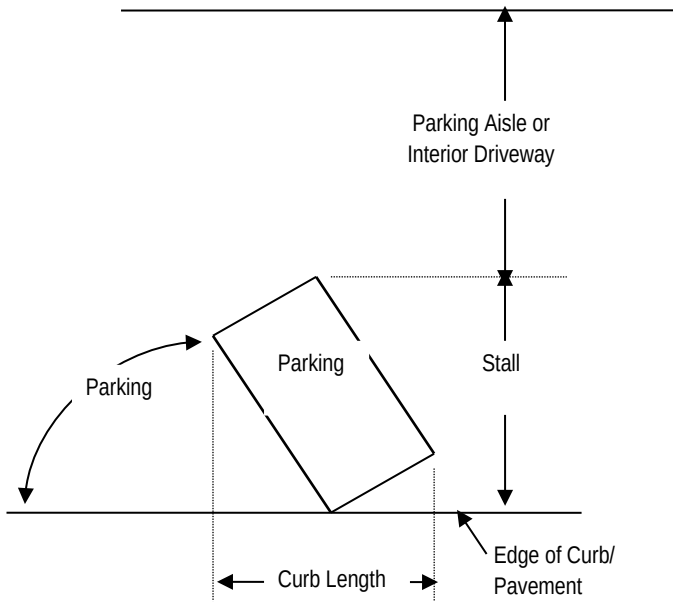


OFF-STREET PARKING DESIGN LAYOUT

7. Where handicapped accessible parking spaces are required, the number, size, type, location, aisle widths and other design features shall comply with the currently adopted building code; such spaces are counted toward the required number of off-street parking spaces listed in Section 403 E.
8. Where public parking areas abut a street on the side or rear contiguous to a rural or residential district, there shall be a landscaped border not less than six feet in width.
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
Accessory Dwelling Unit	1 per dwelling unit
Multiple-Dwelling: Efficiency units	1 per dwelling unit
Multiple-Dwelling: One bedroom units	2 per dwelling unit
Multiple-Dwelling: Two or more bedroom units	2 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
Banks and drive-through banks	1 per employee plus 1 per 200 sq ft of floor area; plus 3 stacking spaces per teller window
Wholesales& discount stores (not open to general public)	1 per employee plus 1 per 1,000 sq ft of floor area
RECREATION & ENTERTAINMENT:	SPACES REQUIRED
Archery or shooting ranges	1 per station or lane plus 1 per 2 employees
Bowling alleys	4 per lane plus 1 per five seats plus 1 per 2 employees
Billiard parlors, pool halls and similar recreation	1 per 1 billiard/pool table plus 1 per 2 employees
Gymnasiums, health studios	1 per 400 sq ft of useable floor area plus 1 per 2 employees
Private clubs or public tennis, golf and similar uses	1 per 2-member family or individuals, or 2 per court & 4 per hole; plus 1 per employee, plus 1 per 200 sq ft of useable enclosed building area
Skating rinks, dance halls, dance studios	1 per 3 persons of max capacity permitted by fire regulations
Theaters, auditoriums, areas, indoor/outdoor stadiums, amusement parks, tracks & similar	1 per 5 seats
OTHER BUSINESS & INDUSTRIAL USES:	SPACES REQUIRED
Mortuaries, funeral homes	1 per 4 permanent seats or 1 per 50 sq ft of seating/assembly area, whichever is greater plus 1 per employee plus 1 per commercial funeral vehicle
Hospitals, clinics	1 per 3 beds plus 1 per employee
Schools, higher learning	10 per classroom
Any business not specified herein:	1 per employee plus 1 per 200 sq ft of floor area
All types manufacturing, industrial and warehousing	1 per 500 sq ft of gross floor area or 1 per employee, as determined by staff plus 2 guest spaces.

2. In calculating the total number of required parking spaces:
    a. "area" shall mean the area capable of being devoted to the specified use and does not include such spaces as kitchen, restrooms, hallways, etc; and,
    b. fractional amounts are to be rounded to the nearest whole number (1/2 shall be rounded to the next highest number); and,
    c. the term "seat" shall also include each 30 inches of bench seating when individual seats are not provided.
3. In the event of mixed uses, the total requirement for off-street parking spaces is the sum of the requirements of the various uses computed separately.

F. Off-Street Loading Requirements

1. In addition to, and separate from required off-street parking spaces, for every building or part thereof which is occupied by a non-residential Use receiving or distributing materials or merchandise there shall be provided and maintained on the same premises as the building or use, adequate off-street loading space meeting the minimum requirements hereafter specified.
2. Required off-street loading space shall not be permitted in any front yard, nor in any required side yard except in a non-residential district where a side yard is bordered by an alley;
    a. Off-street loading space may occupy all or any part of a required rear yard, except as otherwise provided herein, and may be partially or entirely enclosed within a building;
    b. Where a building or use in a non-residential district abuts an alley, such alley may be used as maneuvering space for loading and unloading spaces; provided, however, that no alley abutting any residential district may be so used.
3. Every required off-street loading space shall have a minimum width of 12 feet, a minimum length of 25 feet, except where off-street loading involves the use of vehicles in excess of 25 feet, then the minimum length shall be 55 feet and a minimum height of fourteen 14 feet, exclusive of access aisles and maneuvering space.
4. Required Loading Spaces shall be provided in accordance with the schedule below:

Total Floor Area of Building	Number of Loading Spaces Required
20,000 sq.ft. to 30,000 sq.ft.	1
30,000 sq.ft. to 50,000 sq.ft.	2
For each 100,000 additional sq.ft.	1

SECTION 404 - SIGNS

A. Purpose and Intent

The purpose of the Signs section is to provide fair, comprehensive, and enforceable regulations that will foster a good visual environment for Camp Verde, enhancing it as a place to live and do business. The intent of the Signs section is to improve the effectiveness of signs by preventing their over concentration, improper placement, excessive height, area and bulk, and by limiting their illumination and animation while recognizing free speech rights by regulating signs in a content-neutral manner.

Sign regulations protect property values; provide an improved visual environment for citizens and visitors; promote and aid the tourist industry; protect the general public from damage and injury which may be caused by faulty and uncontrolled construction of signs; protect motorists and pedestrians from possible injury caused by the distractions or obstructions of improperly situated signs; and promote the public safety, welfare, convenience, and enjoyment of travel and the free flow of traffic within the Town.

B. Applicability, Exemptions and Prohibitions

1. The regulations of the Signs section apply to all signs located or maintained within the Town of Camp Verde, except for signs which are deemed nonconforming signs per Part One and except for the following exemptions.
2. Exemptions from sign regulations:
    a. Signs within the interior of buildings, other than window signs.
    b. Official traffic, fire and police signs, signals, devices and markings of the State of Arizona, the Town of Camp Verde, or other authorized public agencies, or the posting of notices as required by law; provided that such signs do not constitute a traffic or safety hazard.
    c. Temporary decorations or displays during patriotic, religious or local holidays or events. Any lighted displays are subject to the requirements in Section 405, Outdoor Lighting.
    d. Plaques and building cornerstones when cut or carved into masonry surface or when made of noncombustible material and made an integral part of the building or structure.
3. Accessory Use: All signs are considered accessory uses, except for permitted off premise signs.
4. Prohibited Signs: :The following signs are prohibited in the Town of Camp Verde unless protected by state statute, or otherwise allowed in this Section, 404 Signs.
    a. Signs mounted on or against a vehicle, trailer or container when used for the purpose of providing stationary, permanent, or semi-permanent messages except for signage lettered or attached magnetic devices on a motor vehicle used for delivery or other business purposes.
    b. Signs located within, on or projecting over any public right-of-way. Such signs may be deemed refuse and subject to removal by the Director.
    c. Signs located on a roof or those that do not create a parapet or a parapet wall as defined in Subsection C.
    d. Any sign which interferes with or confuses traffic or represents a traffic hazard, and those that imitate or resemble official traffic or government signs or signals.
    e. Signs with flashing or intermittent illumination that are illuminated of such brilliance or position as to blind or dazzle the vision of travelers.
    f. An animated sign or a sign that is moving, rotating, or audible in any manner.
    g. Automatic changing signs shall change at intervals of thirty seconds or more and comply with Section 405, Outdoor Lighting.
    h. No sign shall be painted on or affixed to any natural object in its natural location such as a boulder, tree or cliff face.
    i. Abandoned, dangerous, or non-functioning signs.

j. Signs erected, placed, constructed, or maintained in violation of this ordinance.

k. Signs that are misleading, erroneous, or provide false information and advertising, words or pictures which are obscene or indecent.

l. Any signs not maintained in a safe and r functional condition. Maintenance shall include the replacement of defective parts, painting, repainting, cleaning and other maintenance necessary to restore the sign so it continues to comply with the requirements and contents of the sign permit issued for its installation and the provisions of Section 404.

m. Billboards.

Windblown signs such as posters, banners, pennants, streamers, balloons or other inflated objects, except as provided for in this section. The tacking, painting, pasting or otherwise affixing of signs or posters not otherwise permitted by this section, visible from a public right-of-way, on the walls or buildings, sheds, trees, fences, utility poles or other structures, or upon vehicles where such vehicles are used primarily as support for such signs, is prohibited.

C. Definitions

The following sign-related words, terms, and phrases, shall have the following meanings when used in this section:

"A-Frame sign" describes a portable sign, also referred to as a "sandwich board" sign, comprised of two separate panels or faces typically joined at the top with a hinge and widened at the bottom to form a shape similar to the letter "A". A-Frame signs must be secured or weighted as may be required to avoid relocation due to wind and other external forces. .

"Abandoned sign" means a sign which no longer correctly, identifies, displays, directs or attracts attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.. A sign shall be deemed abandoned If not corrected to properly identify, display, direct or attract attention within thirty (30) days after the sign ceases to correctly identify, display, direct or attract attention.

"Aggregate signage" shall be the total allowable wall signage calculated plus free-standing or monument signs.

"Animated sign" means any sign which includes action or motion. This shall include the movement of any light used in connection with any sign such as blinking, traveling, flaring, or changing degree of intensity of any light movement other than burning continuously.

"Balloon" means an inflatable device.

"Banner" means any sign of lightweight fabric, plastic, paper or other light pliable material not enclosed in a rigid frame.

"Billboard" means a large off-premises sign exceeding 64 sq ft. in area.

"Building directory sign" means a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or institution, or the occupancy of the person.

"Building face" or "wall" means the area of a building in one plane or elevation.

"Building frontage" means the linear length of a building face.

"Canopy" or "marquee" means a permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as metal, wood, glass, plastic, or canvas.

"Canopy sign" or "marquee sign" means any sign attached to or constructed in or on a canopy or marquee.

"Changing sign (automatic,)" means an electronically or electrically controlled public service time and temperature sign, message center or reader board, where different copy changes are shown on the same lamp bank..

"Commercial Center/Mall" means a group of three or more commercial operations planned and designed for the site on which it is built, functioning as a unit, with off-street parking as an integral part of the unit. The site may or may not be under common ownership.

"Construction" means the placement or attachment of sign-related materials (e.g. posts, poles, brackets, standards, bolts, screws, lumber, concrete, block, footings, and/or paint) on the ground or on an existing building or other structure.

"Copy" means the wording and graphics on a sign surface.

"District sign" mean a sign that advertises one or more businesses in a single building or area. A district sign operates as a directory with a heading stating the district and uniform nameplate signs for those businesses within the district.

"Flag" means any sign with or without lettering or symbols, of lightweight fabric, plastic, paper or other light pliable material that is mounted to a pole

"Free-standing sign" means a sign set in a fixed position in the ground and not attached to any building.

"Freeway Highway Sign in Interchange Area" means a free-standing sign located within a circle with a 2000 ft radius measured from the center point of the bisecting road/highway with the I-17 Freeway except when the north and south bound lanes of I-17 are separated by a distance of 800 ft or greater, measured from edge of pavement to edge of pavement, the sign area shall be measured from the center point of each overpass

"Frontage" means the length of the property line of any one premise along a public right-of-way on which it borders.

"Grade" means the average elevation of the ground within a radius of five feet from the center point of the sign.

"Ground clearance" means the distance from the adjacent grade to the bottom surface of the sign.

"Height of sign" means the vertical distance measured from the adjacent grade, which permits the greatest height to the highest point of the sign.

Illuminated sign," means any sign lighted by or exposed to artificial lighting either by lights on or in the sign, or directed towards the sign. "Lot" means any legally created lot, parcel, tract or land, shown on a plat of record or recorded by metes and bounds.

"Lot, corner or corner lot" means a lot situated at the intersection of two or more streets having an angle of intersection not more than one hundred thirty-five degrees.

"Maintenance" or "maintain" means the replacing or repairing of a part or portion of a sign.

"Monument sign" means a sign that is mounted on a base at ground level.

"Mural" means either a drawing or painting affixed directly or indirectly on a building or land that depicts a scene or picture. Such picture or drawing shall not be for the primary purpose of conveying information that identifies or conveys a message relating to a product, place, activity, person, institution, or business. A mural may contain a sign so long as the primary function or purpose of the mural is not a sign. Any portion of a mural that is a sign is subject to the requirements of this Section for that portion only. A mural is subject to sign the permit procedures per Section 404.

"Nameplate" means a non-electric sign identifying only the name and/or address of the occupants of the residence on which the sign is located.

"Nonconforming sign" - see Part One, Section 102.

"Off-premise sign" means a sign that directs attention to a business, place, person, activity, goods, services, products, sold or offered at a different location from where the sign is located.

"On-premise sign" means any sign that directs attention to a business, place, person, activity, goods, products, or services sold or offered on the premises where the sign is located.

"Parapet" or "parapet wall" means the extension of a false front or wall above a roofline.

"Pennant" means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended form a rope, wire or string, usually in series, designed to move in the wind.

"Permanent sign" means any sign which is intended to be and is so constructed as to be of a lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear) and position and not portable.

"Portable sign" means any sign not permanently attached to the ground or a building.

"Premises" means any piece of improved or unimproved real estate.

"Professionally crafted "means constructed by someone who constructs signs as a profession or business or has the appearance of being professionally crafted as determined by the Community Development Director.

"Projecting signs" means a sign, other than a wall sign, which is attached to and projects from a structure or building face.

"Public place" means any and all dedicated streets, easements, sidewalks, boulevards, alleys, or other public ways, and any and all public parks, squares, spaces, grounds, and buildings.

"Reconstruction, substantial" means improvement or repair valued in excess of 50% of the current value of a sign. Reconstruction does not include merely repainting or changing the copy of the sign if the use, size and location remain the same.

"Right of Way" means 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.

"Roof sign" means any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

"Sign" means any identification, description, illustration or device illuminated or non-illuminated which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise, or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information with the exception of window displays and flags of any nation, government, or non-commercial organizations. For the purpose of removal, signs shall also include all sign structures.

"Sign area" means the area of the largest single face of the sign within a continuous line that would form a rectangle or square shape, including any frame that forms an integral part of the display, but excluding the necessary supports

or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled, as described below for the number of Sign Faces:

One: If a sign has copy on one side only, or if the interior angle between the two sign faces or sides is 45 degrees OR LESS, the sign shall be considered double faced, and the sign area will be the area of one face only.

Two: If the angle between the two sign faces is greater than 45 degrees, it shall be considered two faces, and the area will be the sum of the areas of both faces; and, if two sign faces are attached to a structure with a thickness exceeding 36 inches or the two faces are separated by a distance exceeding 36 inches, then the sign area will be the area of both faces.

Multi-faced: If a sign contains more than two sides, the area shall be the sum of the area of the largest side plus the areas of any other sides whose interior angle with any other side exceeds 45 degrees.

"Sign Directional" means any sign that is designed solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed and which contains no advertising copy or electronic changing information.

"Sign Directory" means any sign listing the names, use or location of the business or activities conducted within a building or group of buildings and placed on the property to which or on which the public is directed.

"Sign structure" means any structure which supports, has supported or is capable of supporting a sign, including decorative cover.

"Temporary sign" means any sign or advertising display intended to be viewed for a temporary period of time, ordinarily until the happening of a particular event

"Under-canopy sign" or "under-marquee sign" means a sign suspended below the ceiling or roof of a canopy or marquee.

"Wall sign" means a sign mounted flat against or painted on the wall of a building with the face in a parallel plane to the plane of the building wall.

"Window sign" means a sign installed inside a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.

D. Permanent Commercial and Industrial Signs

Additional to the specifications in the table of Regulations for Permitted Permanent Signs, all signs within the Commercial and Industrial Zoning Districts shall comply with following:

1. Any freestanding or projecting sign within twenty feet of a street right-of-way shall be so constructed as to allow clear and ample visual lines for driveways and alleys to adjoining traffic lanes.
2. Any lighted sign must abide by the regulations of Section 405 Outdoor Lighting; and all illuminated signs shall be turned off by 10:00pm or when the business closes, whichever is later; and internally illuminated

advertising signs shall not have translucent backgrounds of white, cream, off-white, yellow, or other light color.

3. The sign shall be located on the property to which it pertains.
4. Signs shall not be located within, on, or projecting over any public right-of-way.
5. Signs which are not permitted in a residential zone shall not be placed closer than 20 feet to any residentially zoned lot.
6. On a corner lot in any zoning district, no sign or other obstruction to vision more than three feet in height shall be placed or maintained within the triangular area bounded on two sides by front lot lines, and on the third side by a straight line connecting points on said lot lines (or their projections) each of which points is thirty feet from the point of intersection of said lot lines.
7. All signs and sign structures shall be designed and constructed in accordance with the requirements of the current adopted Building Code(s) and must be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of the environment. Signs must be professionally crafted. Banners used as wall signs must be framed.
8. It is unlawful for any person to erect or place any sign not permitted or allowed by this Section 404, or for any person to maintain, keep, or allow to remain, on property owned or occupied by him or her, any sign not permitted or allowed by this Section, except those which are deemed non-conforming signs per this ordinance. Unauthorized signs may be removed from any public right-of-way by the Code Enforcement Officer, except as otherwise provided by law.

E. Comprehensive Sign Plan

For some developments, alternative standards and flexibility in the established standards may enhance the aesthetic qualities of the development and the community. Approval of a Comprehensive Sign Plan allows for unified presentation of signage throughout a development site, flexibility to provide for unique environments, and preapproval of designs and design elements helps make sign review more efficient and results in a cohesive design throughout a project.

1. A Comprehensive Sign Plan shall set forth a master plan for all signage for an entire parcel or project site, shall be submitted to Community Development as a separate sign plan or may be submitted as part of a PAD Plan submittal and shall include the following information:

    a. Sign dimensions and approximate locations.

    b. Materials and colors.

    c. Proposed illumination and illumination levels.

    d. A design theme with illustrative examples of each sign type and the proposed locations of each sign.

    e. A demonstration that the Comprehensive Sign Plan will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property adjacent to the subject development.

    f. Any other maps, drawings or materials as required by the Director (including a colored rendering of the sign) to adequately describe the sign proposal.

2. Comprehensive Sign Plan Flexibility Criteria
   Signage that is proposed as a part of a Comprehensive Sign Plan may deviate from the height, area, number and location of signs permitted by this article based on the following criteria:

a. The overall size of the development site and the scale of the use or uses located or anticipated to be located there (larger land areas and scales of use tend to favor larger signs and/or more signs)

b. Relationship between the building setback and sign location (additional signage may be appropriate for buildings with less visibility, particularly where buffering is providing an aesthetic and/or environmental benefit to the town)

c. Length of frontage on a public right-of-way (larger frontages may justify more or larger signs, particularly if the size of the frontage tends to prevent sign clutter from multiple adjacent parcels or businesses)

d. Classification of street the development site fronts on (frontage along an arterial or collector street may justify more or larger signs than frontage along a local street)

e. Access and visibility to the site

f. Intended traffic circulation pattern and the need for wayfinding

g. Hierarch of signage

h. Relationship between the site and adjacent uses

i. The desired function of the site

j. Consistency with the objectives and policies of the General Plan and any other applicable Town plans.

3. Comprehensive Sign Plan Review

a. Comprehensive Sign Plans that are submitted as part of a PAD Plan submittal must follow the requirements as outlined in Section 203(L)(2).

b. Comprehensive Sign Plans that deviate by 10% or less rom the standards allowed by this Section may be approved by the Community Development Director.

c. Comprehensive Sign Plans that deviate more than 10% of this section require approval by the Town Council upon recommendation by the Planning and Zoning Commission.

d. Comprehensive Sign Plan approval does not relieve Sign Permit requirements.

e. A Comprehensive Sign Plan may be amended in the same manner in which the original was approved.

F. Sign Permit, Application and Fee

1. "New signs exceeding 12 square feet in area or exceeding eight feet in height shall require a permit, as well as those specified smaller signs.
2. It is unlawful for any person to erect, add to, alter, repaint so that the copy is changed, or to change the panels on any sign, or for any person to allow any sign on property owned or occupied by him to be erected, added to, altered or repainted so that the copy is changed, prior to obtaining a sign permit, and

an electrical permit if necessary, for on-site or off-premises signs from the Community Development Director except as exempted in Section B.2.

3. The Community Development Director shall require the submittal of plans or other pertinent information necessary to insure compliance with this Section and other applicable codes and requirements.

4. Sign permit applications shall be made at the Community Development Department on the appropriate form(s) and shall contain at minimum, the following information:

    a. Assessor's parcel number identifying the property.

    b. Street address or legal description of the property and dimensions thereof.

    c. Description of the original copy to be placed on signs(s), including color photo or graphic of sign.

    d. Type of sign(s) including methods of support, (freestanding or otherwise) and illumination.

    e. Estimated true value of the sign(s) and associated structural supports.

    f. Dimensions of the sign and number of panel(s) as well as bottom and top heights above grade.

    g. A (signed) plot plan showing the following:

        (1) Shape and dimensions of lot boundaries.

        (2) Location of rights-of-way easements on the parcel.

        (3) Driveways and parking areas, if any.

        (4) Location, dimensions, and heights of existing and proposed signs, and if freestanding or wall-mounted.

        (5) North designation.

    h. A sketch or elevation view (with dimensions and approximate original copy) of the sign face(s).

    i. Such other information as the Community Development Department shall require for the purpose of determining whether the application complies with the requirements of this Section and of the current adopted Building Code(s).

    j. Name, address, phone number of property owner/applicant.

    k. Signature of applicant or property owner.

    l. Provide qualified Contractor information.

5. Applications for exterior wall murals shall include a sketch with colors and description of the intended picture or drawing which depicts the content of the mural.

    a. The application and sketch are to be reviewed by the Community Development Director for their overall compatibility with the purpose of this Sign Section and the goal of the community to promote a rural, historical, western-oriented atmosphere.

    b. If an applicant or affected property owner is not satisfied with the decision of the Director, an appeal of the decision may be filed for review by the Board of Adjustment and Appeals.

6. The Town Council by resolution shall adopt and/or amend fees to implement the provisions of this section; the sign permit fee shall be double in the event that the erection, relocation, or installation of any sign occurs prior to the issuance of a sign permit.

G. Standards for Portable/Temporary Signs

TYPE/LAND USE	LOCATION	MAX SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Residential & Agricultural					
Yard Sign	On premises	9 sq ft	1	Installed securely in the ground May be A-frame or Up-right style	No
Off-site Directional/Residential Event related	locate at Hwy or intersection of access road; limited to 1 sign per turning movement	6 sq ft	Depends on location	May be placed no earlier than 24 hours before the event and must be removed within 24 hours after event. Not allowed in ROW. Must contain phone number or address and date of event	No
All residential signs- No illuminated signs, no banners, no signs within public rights of way or attached to trees, fences, utility poles, light posts, street signs, or other public facilities					
Commercial Temporary Signs					
Up-right or A-Frame	On premises not in public right of way	6 sq ft	1	Professionally Crafted. Sign must be taken down at the close of business	No
On Site Banner/Commercial	On premises securely attached to wall, post or fence	32 sq ft	1	Must be in good condition.	No
New Commercial	On Premises	64 sq ft	1 or 2 may be allowed for parcels fronting more than 1 public street	Project under 10 acres	Yes
New Large Commercial	On Premises	64 sq ft	2	Projects over 10 acres	Yes
Inflatable Objects event related	On Premises	20 ft max height	1	5 ft setback from property line 2 times per year for duration of event	Yes with Temporary Use Permit

H. Standards for Permitted Permanent Signs

TYPE AND LAND USE	LOCATION	MAXIMUM SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Residential					
Nameplate	On premises	4 sq ft	1		No
Building Identification	On premises	32 sq ft	1 per use 2 for parcels fronting more than 1 public street		Yes
Residential Project Identification	With PAD, Comprehensive sign package or Final Plat On premises	32 sq ft up to 100 sq ft per sign may be monument no pole signs	2 per entry	5 ft min setback from property line: no part in or over right-of-way	Yes
Agricultural	On premises attached to fence or freestanding	18 sq ft max 5' max height may not block visibility triangle	1 per property	Farm Stand or Agri-tourism with Use Permit Not in Public Right of Way	Yes
Commercial					
Projecting permanent permitted signs for any business fronting Main St. from Arnold St. to General Crook Trail	May project over right of way. 8 ft ground clearance	12 sq ft	1	May not be internally illuminated.	Yes
Directional – off premises For business located away from an arterial road	locate at Hwy or intersection; 1 sign per turn within 60 ft of intersection corner	8 sq ft max area 8 ft high max	Depends on location	Non-illuminated Directions to location only	Yes
Integrated Development Project	On Premises	Approved with a Comprehensive Sign Package or as part of a PAD		Commercial or mixed use multiple business development	Yes

TYPE AND LAND USE	LOCATION	MAXIMUM SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Commercial					
Freeway Interchange Area for Lodging, Food, Fuel and Attraction uses	On premises Shall be within a circle with a 2000 ft radius measured from the center point of the bisecting road/highway with the I-17 Freeway except when the north and south bound lanes of I-17 are separated by a distance of 800 ft or greater, measured from edge of pavement to edge of pavement, the sign area shall be measured from the center point of each overpass	A: 300 sq ft max H: 20 ft to 50 ft max	1 per property AND business regardless of # of businesses; Min lot size: 0.5 acre	Must comply with Section 405-Outdoor Lighting No electronic changing message signs permitted	Yes
District Signs	Location to be determined	Size to be determined based on number of businesses in District and site conditions	1 per district		Yes

TYPE AND LAND USE	LOCATION	MAXIMUM SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Window Signs	Inside or outside of windows	Combined area of window signs not to exceed 50% of total window area		Fixed copy or display only- no flashing, blinking or moving text or images permitted	No
Off-Premises Sign	Located on Commercial Property	64 sq ft 15 ft high max or 5 ft high monument		With property owners permission	Yes
Free Standing Business Signs	On Site pole or monument	64 sq ft max 20 ft high max except for Finnie Flat at Hwy 260 connecting to Main St. to Hwy 260 N to Montezuma Castle Hwy to the Verde River must be monument only. Sign height and size for businesses fronting Hwy 260 W of I-17 will be determined on a case to case basis based on location and topography	1	5'min setback from property line.	Yes
Wall Signs	On Site	1.5 sq ft per 1 linear ft building frontage per business OR 1 sq ft per 1 linear ft property frontage. 200 sq ft max per business	1 per business. On a corner lot, signage can be placed on second street side if not greater than ½ of the allowable signage may be placed on any other side of the building	In the case of buildings which front on more than one street allowable signage must be placed on the side of the building on which it is calculated.	Yes

SECTION 405 - OUTDOOR LIGHTING

A. Purpose and Intent

1. The purpose of this section is to afford every citizen of Camp Verde the flexibility to engage in the pursuit of safe, inexpensive lighting practices for the purpose of commerce and private use without being impeded upon or impeding upon other citizens desiring a more pristine night-time environment free from light pollution, waste, trespass, or clutter while providing night-time safety, security and productivity.
2. The intent is to provide for adequate night-time safety and utility without excessive glare or light pollution, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:
    a. the degradation of the night-time visual environment by production of unsightly and dangerous glare, and
    b. unnecessary waste of energy and resources in the production of too much light or wasted light, and
    c. interference in the use or enjoyment of property which is not intended to be illuminated at night, and
    d. the loss of the often-neglected scenic view of the sky due to increased urban sky-glow.
3. The intent is also to recognize that the topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area, and that unnecessary or excessive uses of outdoor night-time lighting have an adverse impact on astronomical observation, even at relatively distant observatories.
4. Accordingly, it is the intent of this Section to encourage lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining night-time safety, utility, security and productivity.

B. Applicability, Exemptions and Prohibitions:

1. The requirements of A.R.S., Title 49, Chapter 7, Light Pollution, § 49-1101 et seq. as may be amended, are hereby incorporated by reference.
2. In the event of conflict between the regulations set forth in this Section and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern.
3. The provisions of this Section are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Section, provided any such alternate has been approved by the Community Development Director, and that such proposed alternate:
    a. provides at least equivalence to the applicable specific requirements of this Section; and
    b. is otherwise satisfactory and complies with the intent of this Section.

C. Definitions:

As used in this Section, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

1. Class 1 Lighting means all outdoor lighting used for, but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications

where true color rendition is important.

2. Class 2 Lighting means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, and parking lots where general illumination of the grounds is the primary concern.
3. Class 3 Lighting means any outdoor lighting used for decorative effects, including but not limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
4. Correlated Color Temperature (CCT) means a measure in degrees Kelvin (K) of the blackbody emitter whose spectral characteristics best match those of a given light source. Lamps with a CCT of less than 3,200 K are considered 'warm' sources. Lamps with a CCT greater than 4000 K considered 'cool' sources.
5. Direct Illumination means illumination resulting from light emitted directly from a lamp, luminare or reflector, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.
6. Fully Shielded Fixture means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
7. Light Trespass is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
8. Lumen is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer.
9. Initial Lumens means the lumens rating for a brand new light bulb. Initial lumens are typically given in manufacturer's specifications for lamps.
10. Luminare means the complete lighting assembly, less the support assembly.
11. Multi-class Lighting means any outdoor lighting used for more than one purpose, when those purposes fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.
12. Motion Sensing Lighting means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.
13. Neon Lighting means lighting using luminous gas filled tubes often formed into text, symbols or decorative elements. Neon Lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (one inch diameter) and T-12 (one and one-half inch diameter) or PL ("compact") fluorescent tubes.
14. Opaque means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted.

Outdoor Light Fixtures means all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:

a. buildings and structures
b. recreational areas
c. parking lot lighting
d. landscape and architectural lighting
e. billboards and other signs (advertising or other)
f. street lighting
g. product display area lighting
h. building overhangs and open canopies

15. Temporary Lighting means lighting that does not conform to the provisions of this Section and is intended for uses which by their nature are of limited duration.
16. Total Outdoor Light Output means the maximum total amount of light, measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary in their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
17. Translucent means light is transmitted from the internal illumination source.
18. Unshielded Fixture means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.
19. Watt is the unit used to measure the electrical power consumption (not the light output) of a lamp.

D. Lighting Requirements

1. Outdoor floodlighting by flood light projection above the horizontal is prohibited except for lamps specifically exempted under sections D.11 and D.17 and properly adjusted motion sensing lighting fixtures as defined in subsection C.12.
2. All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures.
3. All light fixtures, , except street lamps, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
4. Search lights, laser source lights, strobe or flashing lights, motion or illusion lights or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel at their direction or as permitted in Subsection G-1.
5. Class 1 lighting, including but not limited to, sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operation until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of the Zoning Ordinance.
6. Class 2 lighting, used for areas intended for all night use (e.g. apartment parking lots and walkways), shall have no time restrictions if it is determined that a safety hazard may exist.

7. Class 3 lighting, except for flagpole lighting, must be extinguished after 10:00 p.m. or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night.

8. Multi-class lighting, must conform to the time limitations of the most-strict class.

9. Except as permitted in subsections D.11, D.12 and D.13, total outdoor light output, excluding streetlights used for illumination of public rights-of-way, of any commercial or industrial development project shall not exceed 100,000 lumens per net acre, averaged over the entire property. The total light output of any residential property shall not exceed 20,000 lumens per net acre, averaged over the entire property. No more than 5,000 lumens per net acre may be accounted for by lamps in unshielded fixtures on any property as permitted in subsection D.18.

10. Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1l play. Lighting allowed in this subsection shall be subject to approval of staff. When the proposed lumens per acre exceeds the limits of subsection D.9, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the sports facility) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Section. All events shall be scheduled so as to complete all activity by 10:00 p.m. Illumination of the playing field, court, track or range shall be permitted after 10:00 p.m. only to conclude a scheduled event that was unable to conclude before 10:00 p.m. due to unusual circumstances. Fully shielded lighting shall be required for fields designed for amateur, recreational or non-professional sports activity.

11. Lighting for Outdoor Display Lots shall be considered Class 1 (Color Rendition), and shall conform to the lumens per acre limits of subsection D.10 except as follows:

    a. All such lighting shall utilize fully shielded luminaries that are installed in a fashion that maintains the fully-shielded characteristics. When the proposed lumens per acre exceed the limits of Subsection D.9, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the display lot) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Section. Outdoor Display Lot lighting exceeding the lumens per acre cap of Subsection D.10 shall be turned off at 10:00 p.m. or within thirty minutes after closing of the business or activity whichever is later. Lighting in the Outdoor Display Lot after this time shall be limited to Class 2 lighting, and shall conform to all restrictions of this Section applicable for this class, including the lumens per acre caps in Subsection D.9.

    b. Lighting allowed in this Subsection shall be subject to approval of the Community Development Director.

12. Lighting for Service Station or similar canopies shall be considered Class 1 lighting. All luminaires shall be flush with the lower surface of canopies and utilize flat glass or plastic covers. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed 40 initial lumens per square foot of canopy. All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent of the lumen output of all lamps mounted within or under a canopy, except internally illuminated signs, is included in the lumen caps in Subsection D.9.

13. Lighting used for all externally illuminated signs shall conform to all restrictions of this Section, shall be fully shielded, and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.

14. All site lighting not directly associated with the special uses as permitted in Subsections C.10, D.11, D.12, and D.13 shall conform to all lighting standards described in this Section.

15. When outdoor internally illuminated advertising signs are constructed with a translucent background, the background shall not be white, cream, off-white, yellow, or other light color. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set in Subsection D.9. All illuminated signs shall be turned off at 10:00 p.m. or when the business closes, whichever is later.

16. All outdoor neon lighting shall be fully shielded and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.

17. The requirements for lamp source and shielding of light emissions for outdoor light fixtures are as follows:

Shielding/Use Code:
A = allowed, unshielded
F = allowed, fully shielded

LAMP TYPE	SHIELDING
Class 1, 2 and 3 lighting:	
All lamp types above 1500 initial lumens	F (See Note 1)
All types below 1500 initial lumens	A (See Note 2)
All neon tube lighting	F
Lamps in Motion Sensing Security Lights (C.10)	A (See D.3)

Note 1. Examples of lamp types of1500 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage. Check manufacturer's specifications):

a. 100 Watt Standard Incandescent and less
b. 75Watt Midbreak Tungsten-Halogen (quartz) and less
c. 25 Watt T-12 Cool White Fluorescent and less
d. 10 Watt Low Pressure Sodium and less
e. 25 Watt white Light Emitting Diode (LED) and less

Note 2. Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Flag monument lighting may include unshielded lights within applicable unshielded lights maximum lumens per net acre. Unshielded lights (all types) are limited to a maximum of 5,000 lumens per net acre (see Subsection D.9). Residential parcels and Development Projects containing one net acre or less are allowed 5,000 lumens of unshielded light (all Classes).

18. The correlated color temperature of all permanently-installed lighting, except for neon lighting, shall not exceed 3000 K. Temporary lighting installations whose correlated color temperature exceeds 3000 K shall require approval by staff.

E. Municipal Lighting:

1. Warranting:

a. New lighting fixtures may be installed on existing buildings and infrastructure in the case where the City determines that a hazardous nighttime situation exists.

b. It shall be the policy of the city to not install new public outdoor lighting, including lighting on other

public property and rights-of-way, except in situations where specific public safety hazards are identified by the city to exist, and these hazards can only be mitigated through the use of outdoor lighting.

2. Shielding. All city-owned outdoor lighting, including street lighting, shall employ fully-shielded fixtures in order to limit light trespass.
3. Adaptive controls. After the effective date of this section, adaptive controls, such as but not limited to motion detection sensors, timers, wireless remote monitoring and photo-sensitive light controls, will be employed in all new installations of public outdoor lighting, including street lighting.
4. Curfew. All public outdoor lighting determined by the city to have no adverse impact on public safety shall be extinguished at 10 p.m., or no later than one-half hour after occupancy of public facilities terminates, whichever is earlier. All future installations of street lighting making use of adaptive controls, and which the city determines have no adverse impact on public safety, shall be extinguished at 10 p.m.

F.. Parking Lot Lighting Standards:

Lighting Standards (poles) shall be sized in such a manner that the top of any luminare does not exceed 24 feet above adjacent grade, unless otherwise approved by the Community Development Director for new projects.

G.. Airport Lighting:

Airport lighting, which is required for the safe and efficient movement of aircraft during flight, take-off, landing and taxiing, is exempt from the provisions of this Zoning Ordinance. Lighting used for illumination of aircraft loading, unloading, and servicing areas is exempt from the lumens per net acre limits of Subsection D.9, although it must conform to all other requirements of this Zoning Ordinance. All other outdoor lighting at airport facilities shall comply with the provisions of this Zoning Ordinance.

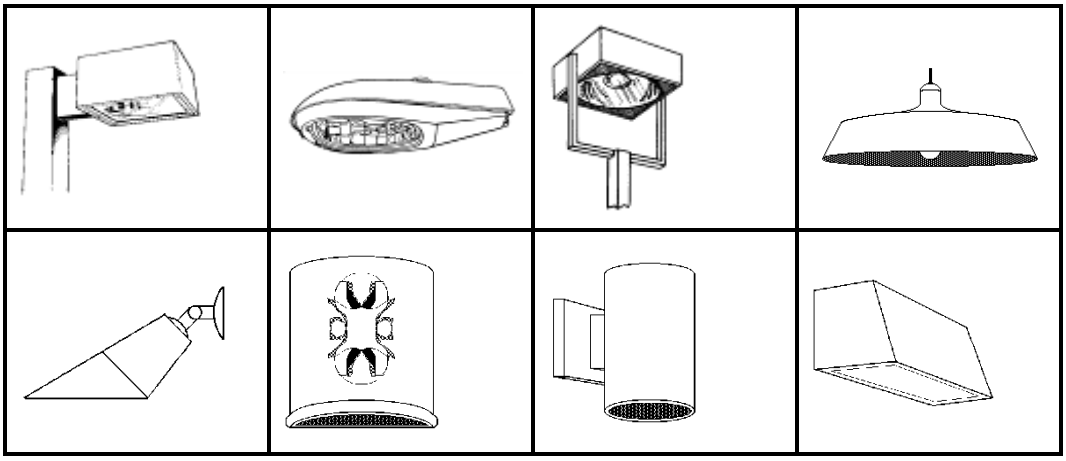
H. Temporary Lighting Permits:

1. The Community Development Director may grant a permit for temporary lighting if he or she finds all of the following:
    a. The purpose for which the lighting is proposed is not intended to extend beyond 30 days;
    b. The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible;
    c. The proposed lighting will comply with the general intent of this Section; and
    d. The permit will be in the public interest.
2. The Community Development Director shall rule on the application within five business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Community Development Director may grant one renewal of the permit for an additional 30 days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year.

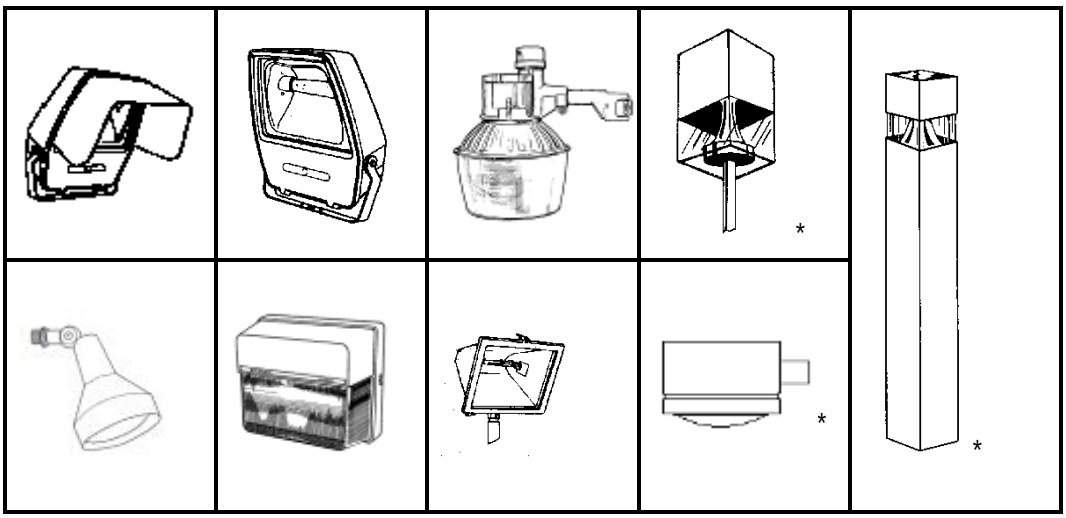
I. Additional Information:

1. Shielding: A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, or from any angle around the fixture or tube, the fixture or tube is not fully shielded.
2. Typical Lumen Outputs for Outdoor Lighting:

Examples of fixtures that are Fully Shielded (Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal):



Examples of fixtures that are NOT Fully Shielded:



- Note: even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.
- Note for luminous (neon) tubes: when such lighting is installed under or behind a roof overhang, if the roof-line or eave is not horizontal the tubing may be visible from above when viewed from the side and therefore be unshielded.

Lamp Type	Lumen Output (Initial)
Low Pressure Sodium (LPS):	
18 Watt	1800
35 Watt	4800
55 Watt	8000
90 Watt	13500
135 Watt	22500
180 Watt	33000
High Pressure Sodium (HPS):	
35 Watt Clear	2250
50 Watt Clear	4000
70 Watt Clear	6300
100 Watt Clear	9500
150 Watt Clear	16000
200 Watt Clear	22000
250 Watt Clear	29000
400 Watt Clear	50000
1000 Watt Clear	140000
Metal Halide (MH) (Example Sylvania 'Metalarc' series):	
100 Watt	8000
175 Watt	14000
250 Watt	16000
400 Watt	36000
1000 Watt	84000
Fluorescent (Standard Cool-White, 1.5-inch tubes):	
21 Watt F24T12/CW	1190
30 Watt F36T12/CW	2050
36 Watt F42T12/CW	2450
39 Watt F48T12/CW	3000
50 Watt F60T12/CW	3700
52 Watt F64T12/CW	3900
55 Watt F72T12/CW	4600
70 Watt F84T12/CW	5400
75 Watt F96T12/CW	6300
Incandescent Lights:	
15 Watt Standard	120
25 Watt Standard	210
40 Watt Standard	490
60 Watt Standard	855
75 Watt Standard	1180
100 Watt Standard	1750
150 Watt Standard	2800
200 Watt Standard	3850

Tungsten Halogen (Quartz):

75 Watt	1400
100Watt	1800
150 Watt	2800
250 Watt	5000
500 Watt	10100

Light-Emitting Diode (LED):

3 – 5 Watts	250
6 – 9 Watts	450
8 – 15 Watts	800
12 – 17 Watts	1,100
15 – 19 Watts	1,600
20 – 25 Watts	1,850
Up to 30 Watts	2,600

Planning & Zoning Ordinances
And Subdivision Regulations

PART FIVE. SUBDIVISION AND LAND DIVISION REGULATIONS

SECTION 500 - SUBDIVISION AND LAND DIVISION REGULATION INTRODUCTION

A. Introduction and Purpose

1. These regulations shall be known, cited, and referred to as the "Town of Camp Verde Subdivision and Land Division Regulations" pursuant to powers and jurisdictions vested through Arizona Revised Statutes, Section 09-463 and other applicable laws, statutes, orders, and regulations of the State of Arizona and Town of Camp Verde as may be amended.
2. The purpose of these regulations is to provide for the orderly growth and harmonious development of the Town; to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, power, drainage, protection against flood, storm water retention/detention, sanitary sewerage, improved streets and other access; and other health and safety requirements; to consider adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal description; and to provide practical procedures for the achievement of this purpose.

B. Scope and Applicability

1. The Camp Verde Town Council does hereby exercise the power and authority to review and approve or disapprove, after hearing recommendation of the Camp Verde Planning and Zoning Commission, plats for subdivision of land within the Town of Camp Verde.
2. These subdivision regulations shall apply to all subdivisions of land, as defined herein, located within Camp Verde. No land shall be subdivided within the Town of Camp Verde until the subdivider or his agent complies with these regulations and there is a Public Hearing of the Preliminary Plat with the Planning and Zoning Commission and Public Hearing of the Preliminary Plat with the Town Council for approval and with subsequent Public Hearing of the Final Plat by the Town Council for approval.
    a. In addition, no land shall be subdivided until the approved final plat is filed with and recorded by the Yavapai County Recorder's Office.
    b. No changes, erasures, modifications or revisions shall be made in the Final Plat after approval of the plat has been given by Town Council.
3. Engineering Design and Construction Standards requirements, as amended by the Town Council from time to time, shall supersede these requirements wherever any inconsistencies may be found to exist.

SECTION 501- SUBDIVISION/LAND DIVISION DEFINITION OF TERMS

For purposes of these regulations certain words, terms and phrases are hereby defined. Words in present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "structure" includes the word "building"; the word "shall" is mandatory and not directory; and the word "may" is permissive. Certain words and phrases in these regulations shall have special meaning as defined herein, unless the context otherwise requires.

Abandoned, (Abandonment and Revocation): Lots, streets, public ways, easements, or rights-of-way are considered abandoned or vacated when the Town Council, by proper action and public hearings as may be required, abrogates all rights to said lots, streets, public ways, easements, or rights-of-way; see Section 509.

Access: A way or means of approach providing ingress and egress.

- Primary Access- Principal route, path or avenue whether under private or public ownership, used for ingress and egress to a development or subdivision.
- Secondary Access- Subordinate or alternate route, path or avenue whether under private or public ownership, used for ingress and egress to a development or subdivision.
- Emergency Access- Subordinate or alternate route, path or avenue whether under private or public ownership, designated for use by emergency service personnel and vehicles in crisis events to access a development or subdivision.

Alley: A public, dedicated right-of-way used primarily as a service or secondary means of ingress and egress to the service side of abutting property.

Amended Plat Map/Plat Correction: see Section 509.

Approval, Preliminary: Unconditional or conditional approval of the Preliminary Plat by the Commission or Town Council as evidenced in their resolutions, constituting authorization to proceed with final engineering plans and final plat preparation.

Approval, Final: Unconditional or conditional approval of the Final Plat by the Town Council, as evidenced by certification on the Plat by the Mayor and other required signatures constituting authorization to record a plat.

Arterial Street: See Street

As-Built Plans: Original construction plans prepared after the fact by the engineer of record and in such a manner as to accurately identify and depict the location of in-place improvements.

Assurance: A guarantee that the specified improvements and services will be accomplished. This must be in the form of a financial guarantee, including but not limited to, a performance bond, an irrevocable letter of credit, a certificate of deposit or a certified check for construction of improvements.

Block: An area of land within a subdivision that is entirely bounded on all sides by streets and/or exterior boundary or boundaries of a subdivision.

Certificate: A formal written statement intended as an authentication of the fact asserted and set forth, under seal of a notary or registered professional.

Certificate of Assured Water Supply: Response from the Arizona Department of Water Resources in the form of a "certificate of assured water supply" pursuant to ARS 45-576, as may be amended.

Circulation Plan: That portion of the General Plan adopted by the Council and ratified by the Town of Camp Verde which designates and defines the physical street system including major arterial, arterial, collector, other streets and circulation paths or routes.

Collector Street: See Street

Common Element: All portions of a condominium other than the units.

Construction Plan: The maps or drawings showing the specific location and design of improvements to be installed in accordance with these regulations.

Covenants: Shall mean a privately prepared recorded document designed to govern the use of parcels within a subdivision.

Dedication: Dedication is the giving and acceptance of fee title or an easement of property to a public agency or private utility company for a public or semi-public use as indicated.

Deed Restrictions and Protective Covenants: A written contractual agreement between two or more individuals or parties setting forth rules, regulations and expectations pertaining to the use of subdivided or unsubdivided property.

Design: The conception, planning, execution or creating of a scheme in which means are laid down for the construction or implementation of improvements, including location, alignment, grade, width, drainage, materials and all other criteria that lead to the preparation of the final improvement product.

Developer: See subdivider.

Drainage: The system or facilities by which surface water runoff is removed from streets and property both within and outside a subdivision; can also refer to the actual run-off of flood water.

- Drainage, local: Water which accumulates as a result of local storms and flows over land not included in a delineated floodplain. This shall include sheet flow and such flow as may be concentrated in local drainage systems with or without defined channels, excluding delineated floodplains.
- Drainage, One hundred (100) Year Storm (Peak Discharge): Local drainage resulting from a storm which has a one percent (1%) chance of occurring annually.
- Drainage, Off-site: The storm surface waters emanating from lands outside the limits of the proposed development and draining through the development site.

Easement: A grant by a property owner of the use of an area of land for a specific purpose or purposes, by the general public, corporation, or a certain person or persons.

- Drainage Easement- An area designated and used for conveyance of storm run-off in which nothing can be placed which will impede, divert or cause the run-off to have an adverse effect on adjoining property.
- Non-Vehicular Access – A restriction prohibiting vehicular access from a street or between adjoining parcels.

Egress: Means the movement of traffic from abutting properties to the street and the movement from minor streets to major streets.

Engineer: A person who, by reason of special knowledge of the mathematical and physical sciences and the principles and methods of engineering analysis and design, acquired by professional education and practical experience, is qualified to practice engineering as attested by his registration as a professional engineer.

- Engineer of Record: A professional engineer registered in the State of Arizona and employed by the owner or developer to design and/or monitor or certify improvements.
- Engineer, Registered Professional: An engineer registered in the State of Arizona.

Exception: A permitted deviation from the subdivision regulations, permitted only through hearings by the Planning Commission and Town Council.

Flood: A general and temporary overflow of water onto normally dry areas.

- One-Hundred (100) Year Flood- A flood that has a one percent (1%) chance of occurring annually.

Floodplain:

- Floodplain, Delineated- That area delineated and mapped as a floodplain by FEMA and/or by the Yavapai County Flood Control District.
- Floodplain, Regulatory- That portion of the natural watercourse that would be inundated by the regulatory flood and which land use is regulated by the Yavapai County Flood Control District Floodplain Regulations.
- Floodway- A channel of a river or other watercourse and the adjacent land areas necessary in order to discharge the one-hundred (100) year flood without cumulatively increasing the water surface elevation more than one (1) foot over that defined in the Regulatory Floodplain.
- Flood Control District- the Yavapai County Agency charged with administering the Yavapai County Flood Control Ordinance and responsible for reviewing development plans and subdivision proposals in relation to floodway, floodplain and flood hazard areas.

Half-Street: A street having only a portion, usually one-half, of its required right-of-way width dedicated for public use.

Hillside: A part of a hill between the summit and the toe of the slope.

Improvements: Any works designed and/or executed for the purpose of enhancing the value of the property and may include subdivisions, streets with or without curb or gutters, street lights, sidewalks, pedestrian walkways, water mains, sanitary and storm sewers, drainage facilities, grading and earthwork, landscaping, or other community facilities of like nature.

- On-site Improvements- Any works or improvements as described above undertaken or installed at the location and within the parcel being developed.
- Off-site Improvements- Any works or improvements as described above undertaken or installed beyond the location and not within the parcel being developed.

Ingress: Means the movement of traffic from the street to the abutting property and the movement from major streets to minor streets.

Land: Any area suitable or usable for some purpose or being held in an undeveloped or unused state, which land is capable of being located, surveyed, staked and described by a legal description.

Land Surveyor: A person who by reason of his knowledge of the mathematical and physical sciences, principles of land surveying and evidence gathering acquired by professional education or practical experience, or both, is qualified to practice land surveying as attested by his registration as a land surveyor.

Legal Description: A description delineating the location of real property in such a way as to distinguish it from all other pieces of real property and may include description by tract, block and parcel number, or by subdivision and parcel number, or by metes and bounds.

Lot: A parcel of land established by plat, subdivision, or otherwise permitted by law, having its principal frontage on a dedicated street or street easement.

Minor Street: See Street

N.G.S.: National Geodetic Survey (formerly, United States Coast and Geodetic Survey).

Non-Residential Subdivision: The division of a tract of land into parcels for occupancy by non-residential uses and/or structures whether for sale or for building development for leasing and/or renting.

Parcel: A separate or distinct part or portion of land other than a lot. For the purpose of these regulations the term parcel shall refer to metes and bounds property and shall not have the same meaning as assessor parcel which is used for tax assessment purposes.

Plan:

- Conceptual Plan: An informal plan indicating relevant existing features of a tract and its surroundings and the general layout of a proposed development.
- Master Development Plan- A preliminary master plan for the development of a community or other large land area, the platting of which is expected to be undertaken in progressive stages. A Master Development Plan generally identifies design features including but not limited to roads or rights-of-way, lot layout or configurations, topographical features, contemplated development phases/time schedules and relationships to surrounding properties submitted in support of a design concept in preparation for future development/subdivision activity.
- Specific Area Plan- A planning document adopted by the Town Council as a supplement to the Camp Verde General Plan involving a specific area or region of the Town, as authorized in ARS 9-461.08, as may be amended.
- Engineering Plans- Plans, profiles, cross-sections and other required details for the construction of public or private improvements, prepared by a registered professional engineer in accordance with the approved preliminary plat and in compliance with standards of design and construction or policies approved by the Town Council.

Plat: A map of a subdivision.

- Preliminary Plat- A preliminary map, including supporting data, indicating a proposed subdivision development and inherent design, prepared in accordance with these regulations.
- Final Plat- A map of all or part of a subdivision providing substantial conformance to an approved preliminary plat, prepared in accordance with these regulations and approved by the Council prior to recordation.
- Recorded Plat- A final plat bearing all of the certificates of approval required in Section 506.D of these regulations and duly recorded in the Yavapai County Recorder's Office.

Public Improvement: Any drainage channel, roadway, parkway, sidewalk, pedestrian-way, water system, sewer system, tree, lawn, off-street parking area, lot improvement, or other facility for which the Town or special district may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which Town or special district responsibility is established.

Public Street or Roadway: All street or road classifications dedicated and accepted by the Town of Camp Verde including local streets, cul-de-sacs, frontage streets/roads, and hillside streets/roads.

Public Sites: Any parcel of land set aside for schools, parks, playgrounds, fire stations, public buildings, or other public purpose.

Public Utility: Private or municipal facility for distribution to the public of various services such as power, heat, light, water, television, telephone, sewage removal, communications, etc.

Radial: A line forming right angles with the tangent of any given arc.

Replat: see Section 509.

Reviewing Agencies: Federal, state, county, town, emergency or public service, or private agency consulted for specific comment or response regarding jurisdictional requirements that may affect a subdivision or development proposal as described herein.

Revision of Plat: see Section 509.

Right-of-Way: The entire dedicated tract or strip of land that is to be used by the public for circulation and service. (The length and width of a right-of-way shall be sufficient to provide adequate accommodations for all the physical features to be included in said right-of-way.)

Sidewalk: That paved portion of the right-of-way between the curb lines or lateral lines of the roadbed and the boundary line of said right-of-way designed and intended for the movement of and use of pedestrian traffic.

Statement of Water Adequacy: Response from the Arizona Department of Water Resources in the form of water "adequacy" either for that subdivision or for the water company (private or public) which will serve the subdivision pursuant to A.R.S. 45-108 version (most current version), as may be amended.

Engineering Design and Construction Standards: The detailed precise written presentation of rules, principles, measures and particulars relating to improvement works as recommended by the Town Engineer and adopted by the Town Council.

Storm Sewer: A channel or conduit, open or closed, necessary, useful, or convenient for the collection and carrying of surface waters to a drainage course.

Street or Road: That area, whether public or private, between right-of-way lines, dedicated, reserved or provided for roadway purposes, providing for the pedestrian and vehicular movement of people and goods and other uses not inconsistent herewith to include street, avenue, boulevard, road, lane, parkway, place, court, alley, bridge, viaduct, highway, crossing, roadway easement, intersection, and grounds now open or dedicated or hereafter opened or dedicated to the public for use as public roadways. A street includes all land within the street right-of-way whether improved or unimproved, and may include such improvements as pavement, shoulders, curbs, gutters, sidewalks, pathways, parking spaces, drainage structures and utilities.

- Arterial Street: A street or road with the principal function to serve as a part of a major network for through traffic flow, separate from local traffic, to and from areas of principal traffic generation, of adequate design, capacity and construction to provide for the safe and rapid distribution and collection of through traffic and to provide limited ingress and egress to and from collector and local streets. There may be restrictions for parking and loading or unloading on arterial streets.
- Collector Street: A street or road that serves local traffic movement within an area and traffic between major arterials and local streets and provides a means of ingress and egress to local streets and abutting property; also serves to connect adjacent neighborhoods and includes the principal entrance street into residential neighborhoods. There may also be provisions for parking and loading or unloading on collector streets.
- Minor, Local or Residential Street: A street or road used primarily for direct access and egress to residential, commercial, and industrial areas and having major service functions of loading, unloading, and direct access and egress to abutting property, and being controlled in such fashion as to discourage through traffic and to maintain relatively slow speeds. There may also be provisions for parking on minor streets.
- Frontage or Service Street or Road: A minor street or road which is often parallel to and constructed in close proximity to a major arterial street and provides a means of direct ingress and egress to abutting property.
- Private Street or Road: A street within a subdivision which has not been dedicated for public use and is reserved for the use of lot owners within the subdivision.
- Cul-de-Sac Street: A street or road having a traffic outlet on one end only and having at the other end facilities for the turning around of vehicular traffic.

- Dead-end Street: A street or road having a traffic outlet on one end only and terminated at the other end by undeveloped property. A dead-end street shall have temporary provisions for the turning around of vehicular traffic.
- Stub Street: A short dead-end street or road, no more than one lot deep in length, formed at the boundaries of a subdivision to provide future access to abutting property.

Subdivider: Any person who: having an interest in land, causes it, directly or indirectly, to be divided into a subdivision; directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises to sell, lease, or develop, any interest, lot, parcel site, unit, or plat in a subdivision; engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision; or is directly or indirectly controlled by, or under direct or indirect common control with, any of the foregoing.

Subdivision: Improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or future, into four or more lots, tracts or parcels of land, or, if a new street is involved, any such property which is divided into two or more lots, tracts or parcels of land, or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts. "Subdivision" also includes any condominium, cooperative, community apartment, townhouse or similar project containing four or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

"Subdivision" does not include the following:

- The sale or exchange of parcels of land to or between adjoining property owners if such sale or exchange does not create additional lots.
- The partitioning of land in accordance with other statutes regulating the partitioning of land held in common ownership.
- The leasing of apartments, offices, stores or similar space within a building or trailer park, nor to mineral, oil or gas leases.

Subdivision agent: Any person who represents, or acts for or on behalf of, a subdivider or developer, in selling, leasing, or developing, or offering to sell, lease, or develop, any interest, lot, parcel, unit, site, or plat in a subdivision, except an attorney at law whose representation of another person consists solely of rendering legal services.

Surety: Anything acceptable to the Council deposited as an Assurance for the guarantee of construction or completing of subdivision improvements that the Council could, if necessary, convert to a usable medium for construction of said improvements in case of default of agreement.

Topography: The delineation of the vertical and horizontal positions on the earth's surface, of the natural and artificial features of a given locality, and the configuration of the terrain.

Tract: A piece of land which may be divided into parcels and lots, and/or is set apart as a separate and distinct parcel for specific purpose in conjunction with an approved subdivision.

Traffic Impact Study or Analysis: A report or study performed by a registered professional engineer or professionally qualified consultant evaluating the potential consequences of vehicular, pedestrian or other traffic volumes and movements and resulting consequences to infrastructure and/or public health, safety and welfare.

U.S.C. & G.G.: see N.G.S.

U.S.C.S.: United States Cadastral Survey

U.S.G.S.: United States Geological Survey

Yavapai County Environmental Services Department: Yavapai County agency responsible for reviewing sanitary and water supply facilities or other public or private infrastructural improvements by delegation agreement with the Arizona Department of Environmental Quality.

SECTION 502 - LAND DIVISIONS AND ACCESS/EASEMENTS

A. Land Division

Land Division may result in new roadways, additional homes and the need for Town services. It is important for the public welfare that land division has proper guidance and control. In no way is it intended by this subsection to prohibit the division of land as authorized by Arizona State Law and the Town's subdivision regulations that pertain to the creation of four or more lots, parcels or tracts of land, or to the creation of two or more lots, parcels or tracts where a new street is involved. Any lot or parcel established within the Town limits will be subject to review by the Community Development Department and may require a Minor Land Division permit, lot line adjustment or subdivision plat as described herein.

1. Land Division: Any parcel or tract of land containing 2.5 acres or less split into two or three separate lots, tracts or parcels of land, creating no more than three parcels, lots or tracts in total, and where no new street is involved, must have a Minor Land Division Permit approved by the Community Development Department.
    a. This approval will ensure the newly created lots or parcels:
        1) Comply with applicable zoning regulations;
        2) Are not creating land-locked parcels;
        3) Do not constitute a subdivision; and
        4) Ensure access is provided to all newly created parcels.
    b. A minor land division permit is required if property is split by:
        1) Recording a contract of sale;
        2) Recording a deed of conveyance; and/or
        3) Requesting a split of a tax assessor parcel.
    c. Upon receipt of a complete Minor Land Division Permit application, the Community Development Director shall respond to the permit request within ten working days. A denial can be based on any one of the following:
        1) The parcels resulting from the division do not conform to size, width/depth requirements and other zoning regulations;
        2) A parcel or adjacent property becomes landlocked and does not have legal access; and/or
        3) The division of land would result in a subdivision as defined by the subdivision regulations.
    d. The application shall include:
        1) A legal description of the property;
        2) A comprehensive list of all property owner(s) and buyer(s), as well as any other parties of interest to the land division;

3) A description of how the newly created parcels will be accessed, including any of the following:

a) A recorded easement or a proposed easement to be recorded when the lot is split; or

b) Fronts onto a dedicated right-of-way or street.

4) A map, drawn to scale, showing the following:

a) Existing and proposed property lines;

b) Access and utility easements;

c) Dimensions and the location of existing structures along with a brief description of use (i.e., residence or type of use for accessory structure).

5) Any fee(s) for filing a Minor Land Division Permit application shall be listed in the Town Fee Schedule.

2. Lot Line Adjustment: Land taken from one or more parcels that is added to an adjacent parcel without creating any additional parcels and which complies with this subsection. A lot line adjustment shall not be considered a land division or lot split when under the terms of the subsection provided that the proposed adjustment does not:

a. Create any new lot;

b. Cause any existing lot to become substandard in size or shape;

c. Make substandard the setbacks of existing development on the affected property; and/or

d. Impair any existing required access, easement or public improvement.

e. Adjustments may be made to add to an existing non-conforming parcel as long as a.- d. above are satisfied even if the lot line adjustment does not bring the property to a conforming lot size status.

3. Subdivision Plat Approval: The subdivision of land into four or more lots, or into two or more lots where a new street is involved shall be contingent upon the recording of an approved subdivision plat, in accordance with the regulations of Subdivisions in Section 503 through Section 509 and other provisions of this Zoning Ordinance.

B. Access and Easement Standards

1. Frontage Access Requirement: Any lots established requesting a building permit shall front onto a publicly dedicated street or a private easement recorded for access or ingress/egress purposes. This regulation ensures access to any and all lots within the Town. Streets are regulated by Section 508 D of this Zoning Ordinance and by the currently adopted Engineering Design & Construction Standards.

a. A private easement shall be attached to the deed of any parcel granting access to cross private property to provide ingress/egress to another private property.

b. Newly created lots or parcels are required to obtain an approved Minor Land Division permit as noted in Section 502 A to ensure access to all parcel(s) within the town.

2. Right-of-Way or Easement(s) Widths and Standards: New street right-of-way widths shall correspond with standards established in Section 503 and shall be designed in compliance with Engineering Design & Construction Standards supplement to this Zoning Ordinance.

a. The Director or designee will determine the ingress/egress or access needs for any newly created lot or parcel resulting from a land division or lot split application based on the following:

1) Existing roadway alignments;

2) Topographical conditions;

3) Adjacent property ownership and uses; and

4) Other pertinent factors that would affect future growth and development in the immediate area.

b. Private roadway access easements shall adhere to the following conditions to ensure access to all property within the Town:

1) Be a minimum of 24 feet in width and meet established construction standards (see Table 1 – Private Roadway Access Easement Standards), connect to an existing street or private easement, and when necessary establish a cul-de-sac or turn-around at terminus of the private access to accommodate emergency vehicles;

2) Property owners shall establish a road maintenance agreement to be recorded with each lot split or newly created parcel to ensure access to all parcel(s) within the Town limits as stipulated by the Town;

3) Where two or more residences are located on a private easement, the applicant is responsible for naming the access, subject to Town review and approval, as well as any associated fees for signage of the private street; and

4) The Town will encourage compliance with the private easement standards and is in no way obligated to maintain or improve these private easements, since they are private property. However, when the following criteria are met, then construction or development on parcels created and recorded on or before February 26, 2005 shall be permitted:

a) The parcel must have a legally recorded easement; and,

b) Approval in writing by the Camp Verde Fire District of any private easement to ensure public safety services can be provided to any qualified lot or parcel; and,

c) An approved and executed road maintenance agreement for the private easement, which may include the petitioner agreeing to accept sole responsibility to maintain the private road;

Table 1- Private Roadway Access Easement Standards

Index of Potential Development	Level 1 5 or less Dwelling Units	Level 2 6 to10 Dwelling Units	Level 3 More than 10 Dwelling Units	Level 4 Commercial/Minor Manufacturing Uses
Easement Width	24 feet	32 feet	40 feet	50 feet
Number/width of travel lanes	Two 10 foot travel lanes	Two 12 foot travel lanes	Two 12 travel foot lanes & may require a turn lane	Two 12 foot travel lanes & a 10 foot turn lane
Type of Surface Improvement	Four inches of compacted aggregate base course (abc)	Four to six inches of abc and may require surface improvement depending on site conditions	Six inches of abc subbase and surface improvement such as chip-seal or asphalt depending on soils analysis and traffic volume	Soils test with engineered base and drainage study and improved surface determined by types of traffic and volume

5) Easement Setback Requirements: The lines from which setbacks for structures (other than signs, fences and free-standing walls) shall be measured to comply with the Zoning District requirements, and no structure shall be located or extended nearer to the lot boundary than the setback from this dedicated right-of-way or the boundary of the public/private access easement to avoid future problems as development occurs adjacent to these access or ingress/egress easements.

SECTION 503 - SUBDIVISIONS – GENERAL PROVISIONS

A. Subdivision Approvals Required

Town Approval Required: Until a final subdivision plat, engineering drawings and engineering plans have been approved or a specific development plan in association with an approved preliminary plat of a subdivision has been approved in accordance with these regulations, no person shall subdivide a parcel of land as defined by the Arizona Real Estate Department and A.R.S. Section 32-2101 or file a record of survey, map, or plat for record, and/or sell any part of said subdivision or proceed with grading, construction or site preparation without previous approval of the Town Council of the Town of Camp Verde, AZ as set forth under these regulations.

B. Procedures and Anticipated Timeline

1. A series of four steps for subdivision procedures is described in subsection 503A.3 and in Sections 504, 505 and 506. Flowchart graphics and process timeline are provided to summarize the procedure for convenience.
2. The following Typical Process Timeline is a summary of the anticipated time to process the various steps of a proposed subdivision through the Town of Camp Verde. It does not include time needed for a subdivider, subdivider's engineer, surveyor or other professional to provide required plats, surveys,

studies and drawings, nor does it include time process requirements for rezoning. Subdividers should refer to Part Five, Sections 503 through 509 of the Development Guidance System for complete procedure and document information.

SUBDIVISION STEPS - TYPICAL PROCESS TIMELINE SUMMARY

STEP 1 - PRE-APPLICATION MEETING- Section 503

Subdivider's appointment with Community Development Director and staff	
Add time for Subdivider to provide Conceptual Plan for Step 2	

STEP 2 - CONCEPTUAL PLAN - Section 504

Submittal/review for Conceptual Plan Application Completeness	5 work days
Plans Distribution & Agencies/Depts Reviews	
& Meeting with Applicant; (see Sec 504D for decisions/appeals)	20 work days
Conceptual Plan Total Estimated Time:	+/- 45 days
Add time for Subdivider to provide Preliminary Plat & studies for Step 3	

STEP 3 - PRELIMINARY PLAT - Section 505

Submittal/review for Preliminary Plat Application Completeness	5 work days
Plats Distribution & Agencies/Depts Reviews & Meeting with Applicant*	20 work days
Planning Commission Hearing- report/agenda/hearing	+/- 30 days
Town Council Hearing- report/agenda/hearing	+/- 30 days
Preliminary Plat Total Estimated Time:	60-90 days

*Note: revisions to Pre-plat may delay hearings schedule

Add time for Subdivider to provide Final Plat & Engineering Drawings/Studies for Step 4

STEP 4 - FINAL PLAT - Section 506 and Section 508

Submittal/review for Final Plat Application Completeness	5 work days
Plats/plans Distribution & Agencies/Depts Reviews	20 work days
Plans Acceptances & Execution of Plat *	15 work days
Town Council Hearing- report/agenda/hearing	+/- 30 days
Final Plat Total Estimated Time:	+/- 90 days

*Note: revisions to Final Plat and/or engineered drawings/studies may delay hearing schedule

Not including time for subdivider's preparation of, or revisions to, plans, plats and engineering drawings/studies, the Total Estimated Processing Time is +/- 8 months

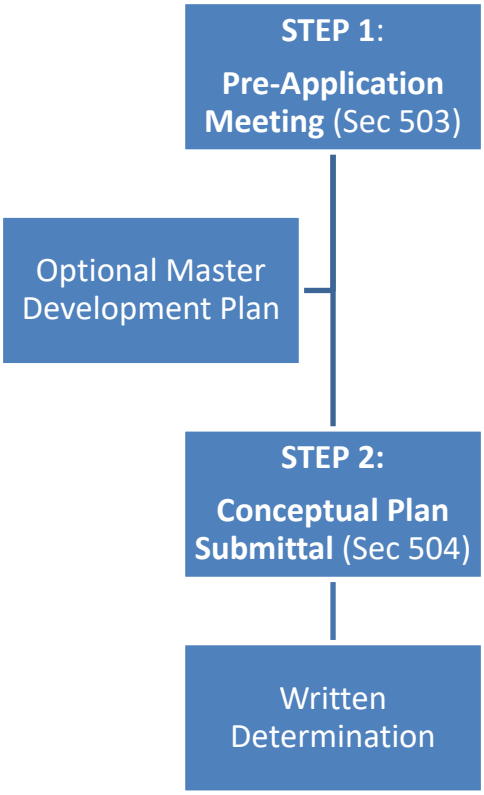
Note: after approval of a Final Subdivision Plat by Town Council, the subdivider has up to 24 months for the recordation of the Plat which is subject to providing required financial assurances; see Section 507.

C. Pre-Application Meeting Required:

Prior to or while a subdivision is in the conceptual planning state, the subdivider shall meet with the Community Development Director, or designated staff representative, and with members of the Town staff as deemed appropriate to determine conformity to the Town's adopted General Plan's Vision and Elements, to the Zoning Regulations and Zoning Map, and to the provisions of these regulations and requirements for the design and installation of public improvements as required.

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



SECTION 504 - CONCEPTUAL SUBDIVISION PLAN

A. Purpose

The purpose of the Conceptual Plan is to determine the feasibility of the proposed development and the capacity of the land to support such development. To avoid unnecessary and costly revisions, the subdivider shall as specified by these regulations submit a Conceptual Plan of the proposed development after the Pre-Application meeting with the Community Development Director or designated staff representative.

1. A Conceptual Plan Submittal shall be required as a precursor to a Preliminary Plat under the following circumstances:
    a. Area to be subdivided is greater than 100 acres in size and/or comprises an entire neighborhood;
    b. Development tract is a more intense or dense zoning designation than adjoining properties' zoning classification(s);
    c. Project development to occur in multiple phases;
    d. Difficult development constraints, such as topography, limited or difficult access, limited existing or available utilities, location within FEMA Flood Plain or encumbered by numerous washes or arroyos exhibiting unique drainage constraints, sewer not available, or effluent disposal opportunities are limited or constrained.
2. An appropriate number of Conceptual Plan copies as determined by the Community Development Department including one in digital form, and an application with fees as specified in the Planning and Zoning Fee Schedule shall be submitted by the subdivider.
3. The Conceptual Plan shall be circulated to and reviewed by Town staff and related reviewing agencies to discover development opportunities or apparent constraints prior to accepting a Preliminary Subdivision Plat submittal.

B. Conceptual Plan Submittal Requirements

1. Vicinity Map
2. Title - the name of development and "Conceptual Plan"
3. Location by Section, Township and Range (G&SRB&M)
4. Reference of approximate distances to section and/or quarter corners
5. Boundaries of development clearly identified
6. North arrow
7. Scales (both graphic and equivalent inch to feet) using standard engineering intervals; not to exceed 1" = 200'; 1" = 100' is preferred. Sheet size: no smaller than 24" X 36", no larger than 42" on a side.
8. Date of preparation plus date of any amendments since original submittal.
9. Names, addresses, phone numbers and notation of relationship to development for landowners, subdivider/development agents, engineers, surveyors, land planners, landscape architects, architects, hydrologists or others responsible for design (include registration numbers).
10. Topography by contours relating to USGS survey datum (shown on the same map as proposed development) including benchmark used. Base information must be sufficient in order to review. Topography shall be depicted 300' beyond project boundary.

11. Proposed land uses and densities by area as well as ownership patterns surrounding land uses and zoning within 300'.
12. Traffic/Circulation Concept Plan (may be graphic and/or narrative) depicting proposed vehicular, pedestrian and recreational stock traffic (access, continuity, traffic flow capacities, secondary emergency access threshold, etc.) Traffic concept plan to include:
    a. Overall area map where necessary showing existing and proposed roads and their classification (arterial, collector, residential street) within ½ mile of project boundaries. Scale not to exceed 1" = 2,000'
    b. Identification of legal primary and secondary access opportunities, as well as existing or proposed street right-of-way widths.
    c. In narrative form, identify general traffic impacts to adjacent property and existing roads, as well as high traffic generation points on site.
    d. Identification of existing or proposed trail networks and open space features affected by or intended to be implemented as part of future subdivision design.
13. Drainage Concept Plan illustrating and discussing in narrative form the proposed methods of handling storm drainage and floodplains that affect property.
    a. Depict general pre and post-development drainage patterns and flow direction(s).
    b. Identify potential detention facilities, where necessary.
14. Notes/chart to identify on the Conceptual Plan Map the following:
    a. Total acreage, acreage for each use and each phase
    b. Number units/lots for each type of use and phase
    c. Average area per lot/unit proposed
    d. Percent open space, if any, exclusive of rights-of-way, roadways, building envelopes, and parking areas
    e. Water source (if new source indicate potential well field and storage tank on Conceptual Plan)
    f. Method of refuse removal
    g. Sewer service provider and type, if available
    h. Fire District
    i. Proposed utilities available and provider
    j. Identify site conditions (i.e., rock outcroppings, major drainage features, etc.)
15. Requested waivers or known deviations from Section 505 C.12 Subdivision and Street Design standards. Any proposed waiver or waivers shall be identified on the Conceptual Plan and the standard or requirement from which the deviation is requested shall be noted. Failure to provide such identification for waiver shall be grounds for denial.

C. Additional Requirements

If requested by the Town Engineer, further information on drainage may be required in conjunction with the Conceptual Plan. The subdivider shall submit a Phase 1 Drainage Report prepared by a registered Arizona Professional Engineer, consistent with the Yavapai County Flood Control District and Yavapai County Drainage Criteria Manual (refer to Camp Verde Engineering Design & Construction Standards).

D. Review, Approval, Denial and Appeal of Conceptual Plan

1. Review: Within five working days from submittal of the Conceptual Plan Application, it shall be reviewed for completeness by the Community Development Director or designee. If the application is found to be incomplete, it shall be returned to the subdivider. If the application appears to be complete, the Plan shall be distributed to reviewing departments and agencies including other jurisdictions:
    a. In accordance with A.R.S. Section 9-474 as may be amended, if the plat is within three miles of the corporate limits of a city or town having subdivision regulations, the Community Development Director shall submit a copy of the Conceptual Plan to said community for review.
    b. Upon receipt of reviewing agency comment, the Community Development Director or staff designee shall compile agency comments and respond to the applicant or agent as the proposed project relates to the following:
        1) General Plan or Specific Area Plan(s)
        2) Zoning requirements
        3) Suitability of the site for development, proposed/existing and potential development opportunities and constraints
        4) The improvements, design and dedication required by the Town Engineering Design and Construction Standards
2. Written Determination: On or before the twentieth day after the date of acceptance of a complete Conceptual Plan Application, the Community Development Director shall conduct a formal meeting between the applicant(s), reviewing department and agency representatives and the Community Development staff. The Conceptual Plan shall be evaluated and discussed to determine whether or not it meets the purposes of these regulations and related Town Ordinances and design specifications.
    a. Where deemed necessary, the Director shall make specific recommendations to be incorporated by the applicant into a revised Conceptual Plan or Preliminary Plat submittal.
    b. When the conceptual review is deemed complete the Community Development Director will provide written suggestions for the applicant to resubmit a conceptual plan and or move forward with preliminary subdivision plat review.

SECTION 505 - PRELIMINARY SUBDIVISION PLAT

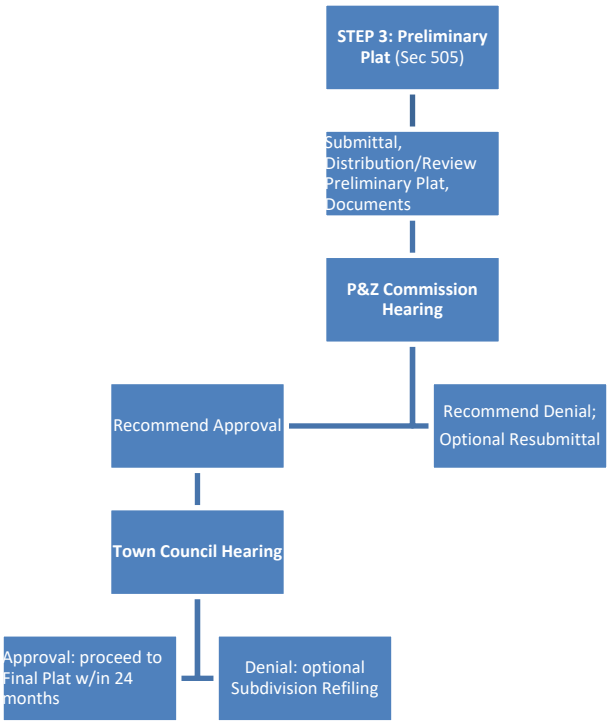
A. Purpose and Initial Review

The purpose of the Preliminary Subdivision Plat is to provide more detail for determining specific capacities and preliminary design for the proposed subdivision. The Preliminary Plat process is a major step, as its Public Hearing by the Planning Commission and the Town Council may give authorization to proceed in preparation with the Final Subdivision Plat, to be accompanied by engineering construction plans and specifications for public improvements. Approval of the Preliminary Plat does not guarantee approval or acceptance of the Final Plat.

1. After the Pre-Application meeting the Conceptual Plan and Master Development Plan, if required, the subdivider shall submit an appropriate number of copies as determined by the Community Development Department, including one in digital form of the Preliminary Subdivision Plat, an application with fees as specified in the Planning and Zoning Fee Schedule and the Engineering Fee Schedule, and other exhibits as hereinafter specified; and shall submit a minimum of two copies each of the required supplementary materials as outlined in Section 505.C and as determined by the Community Development Director.
2. Within five working days from submittal of the Preliminary Plat Application, it shall be reviewed for completeness by the Community Development Director or designee. If the application is found to be

incomplete, it shall be returned to the subdivider. If the application appears to be complete, the Plat shall be distributed to reviewing departments and agencies. Processing will not commence until all required documents are received.

PRELIMINARY SUBDIVISION **PLATTING PROCESS AT-a-GLANCE**



3. The Preliminary Plat will be promptly circulated for review to determine if the Preliminary Plat conforms to these regulations, and to the Conceptual Plan phase of the subdivision application.

    a. Copies of the Preliminary Subdivision Plat and accompanying material will be transmitted to the following agencies: Town Engineer; County Health Department or Environmental Services; Arizona Department of Transportation (if it contains or abuts a state or federal highway); utility companies; Town Road Superintendent; Soil Conservation District; State or Federal land management agency (if adjacent to public lands); State Fire Marshal or Camp Verde Fire District; State Department of Water Resources, and other interested or affected agencies as deemed appropriate by the Director.

    b. In accordance with A.R.S. Sections 9-474, as may be amended, if the plat is within three miles of the corporate limits of another municipality having subdivision regulations, the Community Development Director will submit a copy of the Preliminary Plat to said municipality for its review.

    c. Interested agencies will have approximately 30 working days, from the date of complete application received by the Community Development Department, to review and send comment to the Community Development Director. The Community Development Director will schedule a meeting with agencies during the 30 working days.

    d. No reply by an agency within the time limit specified shall be construed by the Community Development Director as having no objections from that department or agency to approval of the Preliminary Plat.

4. The Community Development staff shall prepare a correlated report, including replies or comments from all departments and other agencies for a coordinated meeting between the subdivider and/or his agent

and the various responding agencies for the purpose of clarifying outstanding issues arising from subdivision plat review and to promote compliance with the content of these regulations;

a. If recommended changes, additions, or minor revisions are necessary, three sets of revised prints shall be submitted and distributed for review as with the original submittal. All revised preliminary plans and/or revised accompanying material shall be received at least 15 working days prior to the Commission meeting date at which the developer desires to be heard;

b. If the proposed Preliminary Plat is in conformance, the Director shall put it on the agenda for the next scheduled Planning Commission meeting and send notice with a copy of the staff report to the subdivider by mail at least ten working days prior to the Commission's public meeting of the time and place at which the matter is set for review.

All time frames listed herein are estimates.

B. Preliminary Subdivision Plat Submittal Requirements

1. Information Required: The Preliminary Subdivision Plat shall be prepared to contain the information required in Section 504 B. Conceptual Plan Submittal Requirements and the additional Preliminary Plat and supplementary requirements that follow in this Section. Engineering plans submitted in support of the Preliminary Plat shall be prepared under the direction of a Professional Engineer.

2. Title: The title shall include "Preliminary Plat" and the proposed name of subdivision.

3. Topography: A depiction of contours relating to USGS survey datum, or other datum approved in writing by the Town Engineer, shall be shown on the same map as the proposed subdivision layout. Location and elevation of the benchmark used should also be shown on the plat. Acceptable contour interval; grades up to 5%, two feet; 5% to 15% grades, five feet; grades over 15%, ten feet. Source and date of topography shall be noted on the Preliminary Plat. Datum basis shall be noted. Whenever practical, elevations should be based on N.G.S. datum. At least one permanent benchmark shall be included as part of the Preliminary Plat. Regular U.S.G.S. topographic maps, enlargements or similarities of same will not be acceptable as the source of topography.

4. Existing Drainage and Natural Features: Flood hazard and 100-year Floodplain areas, if any, shall be delineated on the Preliminary Plat, and building pads shall be identified within flood hazard areas; significant natural features such as washes, wetlands, major rock outcroppings and stands of trees, shall be identified.

5. Existing Streets, Easements and Improvements: Location, widths, ownership status and names of all existing streets and improvements therein; railroads; recorded utility or other easements or rights-of-way, including any existing facilities therein; public areas; all existing structures, with an indication of whether or not they are to remain; and Town corporation lines within or adjacent to the tract. Access road to the proposed subdivision shall be described to its intersection with a public road right-of-way.

6. Proposed Streets and Easements: Location, width and names of proposed streets, alleys, drainage ways, cross-walks, utility and access easements including all connections to adjoining platted or unplatted tracts. A typical cross-section shall be depicted on the plat where applicable describing the aforementioned improvements.

7. Adjacent Lands: Name, book and page numbers of any recorded subdivisions within or having a common boundary with the tract, or notation "unsubdivided" where appropriate.

8. Lot Layout: Including minimum building setback lines related to all streets; typical lot dimensions (scaled); dimensions of all corner lots and lots on curvilinear sections of street; each lot numbered individually and total number of lots shown.

9. Public Land Use: Designation of all land to be dedicated or reserved for public or semi-public use, with use indicated.

10. Zoning: The plat shall designate existing zoning classifications and land uses, present district boundary lines and status of any pending zoning change. If the plat includes land for which any multi-family, commercial or industrial use is proposed, such areas shall be clearly designated.
11. Utility Resources: Reference by note to all sources of proposed electricity, gas, telephone service, solid waste disposal, police and emergency service agencies.
12. Sewage Disposal: A statement as to the type of facilities proposed shall appear on the Preliminary Plat.
    a. It shall be the responsibility of the subdivider to furnish the Yavapai County Environmental Services Department such evidence as that Department may require for its satisfaction as to the design and operation of sanitary sewage facilities proposed.
    b. Where the proposed sewage disposal system will be by individual lot septic tanks, the result of the percolation tests and test boring logs as required by the County Environmental Services Department shall be submitted with the preliminary plat.
    c. Where alternate systems are contemplated necessary supporting information to the County Environmental Services Departments' specifications shall be provided for review and approval in concert with Preliminary Plat evaluation.
13. Water Supply: A statement as to the type of facilities proposed shall appear on the Preliminary Plat. It shall be the responsibility of the subdivider to furnish the Yavapai County Environmental Services Department such evidence as that Department may require for its satisfaction as to the facilities for supplying domestic water.

C. Additional Preliminary Plat Submittal Requirements

1. The following material shall accompany the submission of all preliminary plats. If this data is not included on the preliminary plat, then a minimum of two (2) copies each are required.
    a. Supplemental submittals at this stage, such as grading, drainage or road plans, should be preliminary plans, not construction plans. They are the type of plans needed to evaluate the viability of the preliminary plat and allow the reviewing agencies to make reasonable decisions. The plans may generally be prepared using scaled distances and elevations taken from the topographic map used for the Preliminary Plat. When possible, they should be at the same scale as the preliminary plat.
    b. All supplemental submittals must be consistent with each other and the Preliminary Plat.
2. Preliminary Title Report: A policy of title insurance issued by a title insurance company within the preceding thirty (30) days to the owner of the land, covering the land within the proposed subdivision and showing all record owners, liens, and encumbrances shall be submitted. The preliminary title report shall contain Schedule "B" indicating the status of legal access to the proposed subdivision.
3. Preliminary Draft Deed Restrictions or Protective Covenants: Restrictions or covenants shall be incorporated in the final plat submittal, including provisions for use and maintenance of commonly-owned facilities, if any.
4. Utility Service Letters: A statement regarding availability of utilities and the direction and distance thereto and preliminary letters of serviceability shall be submitted in conjunction with the application.
5. Street Names: A list of the proposed street names.
6. Preliminary Grading Plan: A preliminary grading plan shall be required when cuts or fills will exceed 5' in height or will extend outside of the normal street right-of-way. The preliminary grading plan shall be in sufficient detail to convey the extent of grading activities such that their impact can be evaluated by the reviewing agencies.

a. The Preliminary Grading Plan shall include existing and finish grade contours and limits of cut and fill areas.

b. Driveway and building locations shall be shown when topographic or other constraints will require specific locations or site grading.

c. A geotechnical report shall accompany the grading plan to support the slope stability assumptions of the grading plan.

d. The Preliminary Grading Plan may be shown on the Preliminary Road Plans if all of the grading will be related directly to the roads and in compliance with the following requirements for Preliminary Road Plans.

7. Preliminary Road Plans: Grades shall be given to the nearest whole percent grade. A profile sheet coinciding with the roads as shown on the Preliminary Plat or separate plan and profile sheets shall be prepared at a scale sufficient to allow evaluation of the proposed roads. Proposed drainage structures within the right-of-way shall be shown on the preliminary road plans. The reviewing agency's interests in these parts are:

   a. height, stability and slope of cut fills,

   b. affected drainage patterns,

   c. potential roadway geometric problems,

   d. impacts of the roads on adjacent lots, property and access,

   e. relationship of drainage to roadways; and,

   f. other items that may be specific to the roads in the specific subdivision.

8. Preliminary Utility Plans: A Preliminary Utility Plan shall be prepared to illustrate the proposed location of utilities and verify that the necessary easements and right-of-way are proposed on the Preliminary Plat. It is recognized that final utility locations are decided by the individual utilities, but the objective of the Preliminary Utility Plan shall be to encourage cooperation in planning by the various utilities.

9. Preliminary Drainage Plans: The Preliminary Drainage Plan shall be part of a Drainage Report in accordance with the requirements of the Yavapai County Flood Control District and Yavapai County Drainage Criteria Manual (refer to Camp Verde Engineering Design & Construction Standards).

10. Traffic Impact Analysis: A traffic impact study shall be performed in accordance with the latest edition of the Town Engineering Design & Construction Standards or as required by the Town Engineer. In cases where the proposed subdivision streets intersect a State or County highway, the traffic impact analysis shall be performed in accordance with that agency's requirements.

    a. Generally the following criteria are considered when determining if a traffic impact study is warranted:

        1) Significant changes in land uses are proposed or higher density zoning is sought.

        2) Town arterial highway access is requested or the existing location of access to the property is changed.

        3) The proposed increased activity or intensity of development will significantly impact vehicular or pedestrian traffic on County roads.

        4) A total of 100 or more vehicular trips during an A.M. or P.M. peak hour will be generated by the proposed development.

    b. The traffic study shall be funded by the subdivider or property owner and upon submittal to the Planning and Zoning Department will be transmitted to and reviewed by the Town Engineer's

office. Copies will be made available to other governmental agencies which may be affected by increased traffic.

c. The subdivider shall be required to provide financial assurances or complete the installation of any improvements determined necessary to maintain or improve traffic operations and traffic safety functions in direct proportion to the impact caused by the proposed development.

11. Development Schedule: The subdivider may submit a proposed development schedule for progressive phases of the subdivision's development to be approved with the Preliminary Plat

12. Application of Exception or Waiver: Any requested exception, waiver or variation from these regulations or approved construction standards such as roads, flood control, etc. shall be in the form of an Application of Exception specifying each requested waiver or variation and associated justification.

    a. The Application shall be a request for an exception to a circumstance actually delineated on the preliminary plat, subsequent final plat or other plans as submitted. Requests shall not be in the abstract but shall include the specific reason for each and every exception requested.

    b. The Community Development Department Staff shall accept the application for each and any exception, as herein described, and initiate or continue the processing of a subdivision plan as long as the plan complies with all other requirements.

D. Preliminary Subdivision Plat Review and Actions by Planning Commission

1. The Commission shall review, hear or consider all evidence relating to said Preliminary Subdivision Plat.

2. The Commission may review an Application for Exception simultaneously with the Preliminary Plat consideration, or, the Commission may hear the Application for Exception separately at the subdivider's request or as recommended by the Community Development Director. The Commission may recommend that the Town Council authorize exceptions to any of the requirements in these regulations, if the Commission finds the following facts with respect thereto:

    a. There are special circumstances or conditions affecting said property; and

    b. That the granting of the exception will not be detrimental to the public safety, health and welfare or injurious to other property in the area in which said property is situated; and

    c. That it will not have the effect of nullifying the intent and purpose of the Town's General Plan or these regulations.

3. If satisfied that all objectives of these regulations have been met, the Commission may recommend approval or conditional approval of a Preliminary Plat, with or without exceptions, to the Town Council.

4. The Commission may move to continue the plat pending its revision or resubmittal process if the Commission finds that the proposed plat lots are determined to be not suitable due to such features or conditions as flooding or poor drainage, steep slopes, rock problems, sanitary deficiencies, improper access to public roadway, or other conditions likely to affect public health, safety, convenience and general welfare.

    a. Such continuance shall be set to a specific date coordinated by the subdivider and Commission for a future Commission hearing of the revised plat.

    b. If the plat revision remains unsatisfactory to the Commission for a recommendation of approval, the Commission may recommend denial and forward their recommendation to Council.

    c. A Preliminary Plat may not be continued for more than sixty (60) days after the Commission's first hearing on the Plat.

5. The Commission may recommend denial if it finds that the plat does not comply with these regulations, the intent and purpose of the General Plan, zoning or other applicable codes.

6. Recommendations for approval or denial by the Commission shall be forwarded to the Town Council for action at the next available regular meeting. A copy of the project report and draft or approved minutes setting out action of the Commission shall be filed with the Town Clerk and be transmitted to the Council, to the subdivider and/or owner and to departments or agencies as necessary.

E. Preliminary Subdivision Plat Review and Actions by the Town Council

1. Upon receipt of the report and recommendation by the Commission, the Council at its next succeeding Council Hears Planning & Zoning Matters meeting or special meeting shall approve, conditionally approve, with or without exceptions, or reject the Preliminary Subdivision Plat application.
2. If the Council determines that said Preliminary Plat is not in conformity with these regulations or associated design criteria or if other requirements are not approved by the Council, it shall disapprove said plat specifying its reason or reasons therefore; and the Community Development Director shall advise the subdivider in writing of such disapproval and of the reasons for such disapproval. If an application is rejected by the Town Council, the new filing of a subdivision application for the same parcel(s) or any part thereof shall follow the aforementioned procedures and shall be subject to the required fees.
3. Preliminary Plat approval is based upon the following terms:
    a. The basic conditions under which the Preliminary Plat is granted will not be changed prior to expiration date of the approval.
    b. Approval is valid for a period of twenty-four (24) months from date of Council action, unless an extended period is requested and approved by Council.
    c. Prior to the expiration of the approval period the subdivider may request, by written application, Commission and Council approval of a one year time extension; such approvals may be granted, if after hearing a recommendation by the Commission the opinion of the Council is there is not a change in conditions within, or adjoining, the Preliminary Plat that would warrant a revision to its original design.
4. The Council approval of the Preliminary Plat shall specify that minimum Town standards for required improvements shall be designed prior to approval of the Final Plat; and if any other improvements are required at this time by the Council, they shall be so specified at the time of approval of the Preliminary Plat.

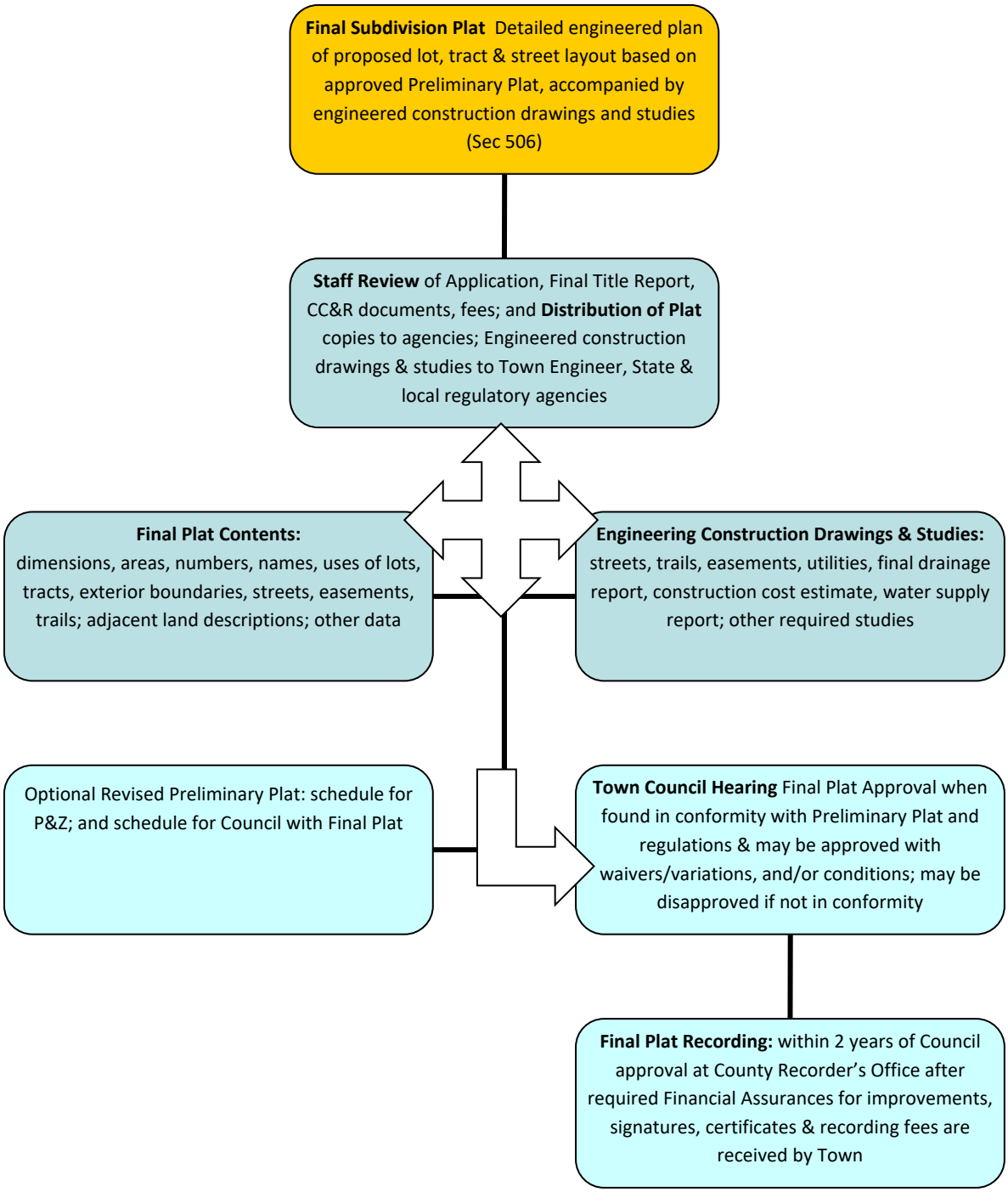
SECTION 506 - FINAL SUBDIVISION PLAT

A. Purpose and Initial Review

1. The purpose of the Final Subdivision Plat is to provide complete details and engineering design for compliance with these regulations and for construction of improvements that meet or exceed the Town standards.
2. The Final Subdivision Plat process includes submittal of complete engineering design drawings for construction and studies to assure lot development with appropriate grading and drainage, streets, water, sanitation, utilities and other necessities. After review by the Town Engineer and other designated staff, the Final Plat is presented to the Town Council for approval; the Final Plat is subsequently recorded with the County Recorder. This process also includes the approval of the construction plans and assurances, inspection (s) and release of assurances for the required site improvements.
3. Within five working days from submittal of the Final Plat Application, it shall be reviewed for completeness by the Community Development Director or designee. If the application is found to be incomplete, it shall be returned to the subdivider. If the application appears to be complete, the Plat shall be distributed to

reviewing departments and agencies. Processing will not commence until all required documents are received.

FINAL SUBDIVISION PLATTING PROCESS AT-a-GLANCE



B. Final Plat Submittal Requirements

1. Final Plat Filing, Timing and Compliance: Within two years of the approval date of the Preliminary Subdivision Plat, or within an approved time period extension, the Final Plat shall be submitted and prepared:

    a. in substantial conformance to the approved Preliminary Subdivision Plat, with only minor authorized changes allowed and with any stipulations attached thereto; and,

    b. in accordance with these regulations, any other applicable Town ordinance or regulation, State or Federal Laws; and,

    c. the Final Plat shall be certified by a Registered Land Surveyor licensed in the State of Arizona; and,

    d. engineering plans submitted in support of the Final Plat shall be prepared under the direction of a Professional Engineer, registered in the State of Arizona.

2. Progressive Units Option: For any approved Preliminary Subdivision Plat, the Final Plat may be submitted for approval progressively in units, each processed as a separate Final Plat. Upon recording of a Final Plat for the first Unit of an approved Preliminary Plat, subsequent Final Plat Units may be prepared where the subdivider is proceeding in accordance with the development schedule approved with the Preliminary Plat and/or where there have been no material changes to these regulations, Town improvement standards or adjoining land-uses that warrant a review and possible redesign of the Preliminary Plat.

3. Copies, Application and Fees: The subdivider shall submit an appropriate number of copies as determined by the Community Development Department, including one in digital form, of the Final Subdivision Plat, an application with fees as specified in the Planning and Zoning Fee Schedule, the specified number of copies of engineering construction drawings and other studies and documents as hereinafter required. Processing will not commence until all required documents are received.

4. Information Required: The Final Subdivision Plat shall be prepared to contain the information required in Section 505.B., Preliminary Plat Submittal Requirements, updated as necessary to a Final Plat, and the additional Final Plat and supplementary requirements that follow in this Section.

5. Title shall include “Final Plat” and the proposed name of subdivision.

6. Boundary lines of tracts, lot and parcel lines, easement lines, street centerlines, and section lines, all showing accurate bearings and dimensions with dimensions expressed (rounded) in feet and decimals thereof to the hundredth; the licensed surveyor who certifies the boundary survey on the plat shall also submit the mathematical calculations of each boundary, lot and tract closure; the calculations shall contain enough data in order to follow and recalculate the method used to determine closure.

7. Areas: The total area of the subdivision and the area of each lot to the nearest hundredth of an acre if greater than one acre; or showing the area in square feet if less than one acre; such area data may be shown on the Final Plat or on a memorandum in support of the plat.

8. Streets and Easements: Width of streets, width of easements and indication of their purpose, angle, radius, tangent, and length of all curves; easements shall be clearly dimensioned, labeled, and identified, and, if already of record, properly referenced to the record. If any easement is not definitely located of record, a statement of such easement shall appear on the title sheet;

9. Monuments: Location and description of existing or found monuments, such as section corners and subdivision boundary corners, elevation of benchmarks for a condominium development, existing rights-of-way and easements, if any; corners of the subdivision shall be noted, and monuments found or set shall be indicated and described; two corners of the subdivision traverse shall be tied by course and distance to separate section corners or quarter section corners or suitable monuments acceptable to the Town Engineer.

a. The legend shall specify the type of monuments used; and

b. The final plat shall indicate if the lot corner monuments have been or are to be set. If the lot corners are set, this should be included in the surveyor's certificate. If they are not set, an estimate and assurances must be provided.

c. Monuments shall be either a steel pin or pipe at least 18 inches in length and set in a reasonable permanent manner for all points of reference on the outside boundary, at each lot corner and/or at all points of curvature or tangency of the subdivision.

10. Subdivision and Public Use Boundaries: The boundary of the subdivision shall be indicated by a heavy line, recognizable as a border clearly showing the boundary of the subdivision and all of the property being offered for dedication for public use and/or as easements; such boundaries shall not interfere with the legibility of figures or other data;

11. Adjacent Land: Where there is contiguous development, the name of the subdivision with reference of record, street right-of-way lines, street names, street width, easements shall be clearly dimensioned, labeled, and identified, if any; and if unsubdivided so note.

12. Excepted Parcel: Any excepted parcel(s) within the plat boundary shall be accurately depicted by bearings and distances on the plat, and indicated as "not a part".

13. Lot, Block and Street Layout: Each lot shall be numbered as per the approved Preliminary Plat and each block may be numbered or lettered. Each street shall be named and any private streets permitted shall be so designated. Label and identify all lots, parcels, tracts, excepted parcels, etc. for intended use, ownership, or maintenance.

14. Drainage: The limits of any 100-year floodplain identified using the standards set forth by the Arizona Department of Water Resources Requirement for Floodplain Delineation in Riverine Environments, together with the base flood elevation, shall be illustrated in the Final Plat.

    a. The regulatory elevation for the most critical location within each lot shall be shown on each lot that is impacted by the floodplain. A note shall also be placed on the plat indicating that "Floodplain limits, base flood elevations and regulatory elevations may be revised by subsequent studies approved by the Yavapai County Flood Control District."

    b. Final Plats shall also show all drainage easements in conformance with the approved Preliminary Plat with the associated dedication language. The actual dedication language should be related to the type of drainage facility and method of maintenance.

C. Additional Final Plat Submittal Requirements

Simultaneously with the submittal of the appropriate number of copies of Final Subdivision Plat, the subdivider shall also file therewith the following accompanying documents:

1. Title Report: Two copies of an updated title report or a policy of title insurance issued by a title insurance company within the preceding 30 working days to the owner of the land, covering the land within the subdivision and showing all record owners, liens, and encumbrances. The title report shall evidence that there is legal/permanent access to the proposed subdivision.

2. Deed Restrictions: A copy of any covenants, conditions and restrictions (CC & R's) to be recorded; a notation and space for reference to the recorded deed restrictions shall be placed on the Final Plat.

3. Final Drainage Report: A final or Phase 3 Drainage Report shall be submitted in conjunction with final construction plans in accordance with the requirements of the Flood Control District. The purpose of the Phase 3 Drainage Report is to update the concepts, provide all information not previously provided and to present the design details for the drainage facilities discussed in the Phase 2 Drainage Report.

4. Engineered Design/Construction Plans: A minimum of five sets of prints of the construction plans of all improvements required and prepared in accordance with Town Ordinances, Flood Control District Regulations, Arizona Department of Environmental Quality Standards, applicable to the Town's delegation agreement and any/all other construction standards or specifications as adopted by the Town Council and in force and effect.

    a. In addition to the construction plans, five sets of the plans for all off-site improvements to be constructed will be required. The plans will show such details as required by the Town's Engineering Design & Construction Standards, and will show land ownership, existing or proposed right-of-way limits, and other features affecting the establishment and construction of such required off-site improvements.

5. Construction Cost Estimate: A cost estimate for constructing the required site and off-site improvements, signed and sealed by a Professional Engineer who is registered in the State of Arizona. The cost estimate and method/type of assurance shall be approved by the Town Engineer and/or Town Attorney prior to approval of the final plat.

    a. The actual assurance must be executed and presented to the Town of Camp Verde before the Final Subdivision Plat is recorded. (See Section 507 regarding assurances).

6. Maintenance Provisions: If private roadways or common facilities are proposed in the development, then provisions for perpetual maintenance shall be provided for in the Property or Home Owners Association, or other legal entity organizational Articles of Incorporation; such provisions must be acceptable to the Town of Camp Verde, and shall be submitted with the Final Subdivision Plat.

D. Final Plat Ratification, Dedication and Certifications

The following Certifications, Acknowledgements, Dedications, Acceptances, and all others now or hereafter required shall appear on the Final Plat. Such certificates may be combined when appropriate.

1. Certification/Ratification by Interested Parties: A certification or ratification signed and acknowledged by all parties having any record title interest in the land subdivided consenting to the preparation and recordation of said Plat. Certain rights-of-way, easements, or other interests may be acknowledged by appropriate endorsements on the Plat.

2. Certification of Dedication for Public Use Parcels: A certification signed and acknowledged as above offering for dedication to the public all parcels intended for public use, including, but not limited to streets, alleys, rights-of-way, school or park sites, and any other public areas depicted on the Final Plat.

3. Dedication and Acknowledgement of Private Streets and Facilities: A dedication of the use and maintenance of private streets, recreational facilities, common open space, drainage easements and similar amenities to the Property Owners Association. An acknowledgement that private streets may only be taken over by the Town for maintenance if the Town elects in its sole discretion to accept title to or responsibility for such streets and if such streets are constructed or brought up to current Town Engineering Design & Construction Standards (including surfacing, right-of-way widths and other standards) for public street usage, at the owners or Property Owners Association expense.

4. Land Surveyor's and Engineer's Certifications: Certificates for execution by the land surveyor and professional engineer of record as follows:

    a. The Final Plat shall contain the name and registration number of the Registered Land Surveyor (RLS) with certification, signed, sealed and dated, that the survey of the premises (property) described and platted was made under direction and supervision of the RLS and are accurately represented on the plat; and that the plat is in substantial conformance to the approved Preliminary Plat; and that this Final Plat is correct and accurate as shown.

b. The Final Plat shall contain the name and registration number of the registered Professional Engineer (PE) who is responsible for the engineering that is necessary in preparation of the proposed subdivision.

5. Certification and Acknowledgement by Town Officials: A certification for execution to be signed and dated by the Town Engineer and the Community Development Director that the plat has been checked for conformance to the approved Preliminary Plat and to any special conditions attached thereto, and to the requirements of the Camp Verde Subdivision Regulations, and to any other applicable regulations, and that the plat appears to comply with all requirements within the jurisdiction of evaluation.

6. Certification of Town Council Approval: A certification by the Mayor & Town Clerk to be signed and dated acknowledging that the Town Council approved the Final Plat on the day, month and year specified, and accepted on behalf of the public all parcels or tracts of land offered for dedication for public use in conformity with the terms of the offer of dedication.

7. Certification of Assurance: A certification, signed and dated by the Mayor of the Town of Camp Verde, and attested to by the Town Clerk that satisfactory Assurance in the form specified (performance bond), (trust agreement), (unconditional bank guarantee), (other comparable method) has been provided from the subdivider in the amount approved by the Town Engineer which is the full amount necessary to guarantee the installation of all required improvements (streets), (water), (sewer), (other) in this subdivision; and that utility services (electric), (phone), (other) have been assured by letter from the appropriate utility companies.

8. Statement on Water Adequacy: A reference that this subdivision is not within a designated Active Water Management Area and that a statement concerning water adequacy has been received from the Arizona Department of Water Resources (pursuant to A.R.S. 45-108 (most current version), as may be amended) declaring the water resources are (adequate or inadequate) for this subdivision.

E. Final Subdivision Plat Review and Actions by the Town Council

1. Each Town department and/or agency that has received a copy of the Final Plat and applicable supporting plans and documents shall determine and reply, within 20 working days from the date of complete application received by the Community Development Department, as to whether or not the material is acceptable. Failure of any department or agency to reply within the time specified will be interpreted by the Community Development Director as no objection to the plat as submitted, but shall not alleviate the subdivider from the requirements of any such department or agency.

2. The Community Development Director shall inform the subdivider that changes or additions are necessary, or, that the original tracing may be submitted, as follows:

   a. If significant changes or additions are necessary, such as design variation from the approved preliminary plat, two sets of revised prints shall be submitted as a new Final Plat submittal;

   b. If the changes are “minor authorized” changes, then, the Final Plat may be presented to the Town Council; Minor Authorized Changes may include adjustment, variation, and reduction of lots, lot lines, easements or statements contained in preliminary plat if they are found by the Community Development Director to be consistent with the intent and design of the approved preliminary plat.

   c. If the change is material, a “Revised” Preliminary Plat will be required for consideration by the Planning & Zoning Commission and Town Council. Adding lots, streets or creating exceptions to the Town’s Subdivision regulations are material changes which will require a “Revised” Preliminary Plat.

3. When a Final Plat, construction plans and all required supporting documents are found acceptable to the Town Engineer and Community Development Director, County Floodplain District Administrator, and

County Environmental Services Director, the subdivider upon notice thereof shall deposit with the Community Development Department two reproducible sets of the Final Plat completely executed by:

a. All parties required to sign or endorse the same for the purpose of passing a good and sufficient title to the public right-of-ways, easements, and parcels offered for dedication and to join in the subdivision of said property;

Note: This does not imply acceptance of the street into the Town Road System for maintenance; formal acceptance for maintenance is contingent upon Council's approval of the plat, its recordation, and street construction to Town standards with acceptance by the Town Engineer.

b. The Registered Land Surveyor preparing the plat and Professional Engineer and /or any and all other parties required to execute certificates thereon, other than the required Town officials' signatures.

4. In addition, all finalized and signed plats and accompanying data, agreements and other papers or documents necessary to the acceptance of this plat shall be deposited with the Community Development Director at least 15 working days prior to the Council Hears Planning & Zoning Matters meeting at which the applicant desires to be heard.

5. When all appropriate provisions of these regulations have been met, all of the specified accompanying material shall be transmitted by the Community Development Director at least seven working days to the Town Clerk for action by the Council at the next Council Hears Planning & Zoning Matters meeting following the filing of the plat, or at any other meeting the Council may so designate.

6. The Council shall consider said Final Plat, the recommendations from the Planning Commission on the Preliminary Plat, and from the Community Development Director and Town Engineer on the Final Plat, the offers of dedication, and the agreements and guarantees for improvements.

a. If the Council determines that the plat is in conformity with these requirements and other pertinent statutes and of any requirements duly made relating thereto, and the plat conforms to the approved Preliminary Plat, it shall approve the Final Plat.

b. The Council may grant waivers or variations from these regulations upon recommendations of the Commission or on its own initiative; and may require conditions as will, in its judgment, secure substantially the objectives of these regulations.

c. If the Council determines that said plat is not in conformity with the approved Preliminary Plat or if other requirements are not approved by the Council, it shall disapprove said plat specifying its reason or reasons therefore; and the Community Development Director shall advise the subdivider in writing within ten working days of such disapproval and of the reasons for such action.

F. Plat Recording

1. It is the responsibility of the subdivider after Council approval of a Final Plat to provide all required materials and demonstrate that all conditions of plat approval have been met and to present such to the Community Development Director for recording of the plat in the office of the County Recorder.

a. Such materials shall include financial assurances for all required site and off-site improvements in an amount accepted by the Town Engineer; and,

b. Filing fees sufficient for recording of the complete plat and deed restrictions.

2. The Community Development Director shall obtain the necessary signatures from Town officials and cause the Final Plat to be recorded upon finding that:

a. The Final Plat is properly executed for recording; and,

b. The materials evidencing that all of the stipulations of Council approval have been received by the Town and are satisfied; and,

c. The necessary recording fees are filed with the Town.

3. At the end of two years after Council's approval of the Final Plat, if the conditions of approval have not been satisfied and the plat is not presented or found acceptable for recording, the Final Plat shall be referred to the Town Council for action to consider granting an extension of time if requested by the subdivider. If the subdivider does not ask for or if the extension action is not taken, then the plat process is terminated and in order for the Final Plat to be considered again, the Preliminary Plat process must be followed.

SECTION 507 - CONSTRUCTION AND FINANCIAL ASSURANCES

A. Improvement Construction Prior to Final Plat Approval or Recordation.

No subdivision site work shall be initiated unless or until the Final Plat has been approved by the Town Council and the site work is authorized by the Town Engineer with approved construction plans, except as follows:

1. Prior to Final Plat Approval - If the owner or subdivider elects to construct limited site improvements prior to Final Plat approval, the Preliminary Plat must be approved and the subdivider shall cause the construction plans to be prepared by a Professional Engineer. These plans shall be submitted to the Town Engineer for review and approval prior to initiating site construction. The Town Engineer may authorize limited rough grading or drainage improvements, after review and approval of appropriate site grading and erosion control plans, during the review of construction plans.

2. Prior to Final Plat Recordation - If the subdivider chooses to construct the required improvements prior to the recording of the Final Plat, he shall submit the construction plans, inspection reports, test reports and material certifications to the Town Engineer for approval. A certificate by the Engineer of Record on the as-built plans stating that the construction has been completed in substantial conformance to the specifications and standards contained in or referred to herein and/or the approved construction plans, must be reviewed and acceptable to the Town Engineer, prior to recordation of the Final Plat.

3. Financial assurances as required by 507.B.

B. Financial Assurances Required:

No Final Subdivision Plat will be recorded unless one or more of the following methods of assurance are submitted with the Final Plat. The amount of the assurance shall be based on the estimate of probable costs that is prepared, signed and sealed by the professional Engineer of Record, furnished with the Final Plat for all required on- and off-site improvements, and approved by the Town Engineer; an amount of 10% of the approved estimate of probable costs shall be provided in addition by the subdivider to cover potential cost increases for any of the following assurance methods which shall be approved as to form and legality by the Town Attorney. The posting and provision of any of the following shall be completed prior to any construction.

1. Performance Bond - The subdivider shall file with the Town of Camp Verde a bond executed by a surety company holding a license to do business in the State of Arizona, and acceptable to the Town of Camp Verde, in an amount equal to the approved estimate of probable cost of the improvements required by these regulations, and within the time for completion of improvements as estimated by the Engineer of Record and approved by the Town Engineer.

2. Trust Agreement - The subdivider shall place on deposit in a bank or trust company in the name of the Town, and approved by the Town Attorney, in a trust account a sum of money equal to the estimated

cost of all site improvements required by these regulations. The cost and time of completion shall be approved by the Town Engineer. Periodic withdrawals may be made from the trust account for a progressive payment of installation cost. The amounts of such withdrawals shall be based upon progress work estimates and approved by the Town Engineer. All such withdrawals shall be approved by the Trustee.

3. Unconditional Guarantee- The subdivider shall file with the Town a letter, signed and notarized by the principal officer of financial institution acceptable to the Town, agreeing to pay the Town on demand, a stipulated sum of money to apply to the estimated cost of installation of all improvements for which the subdivider or developer is responsible under these regulations. The guaranteed payment sum shall be determined from the estimated costs and scheduling as approved by the Town Engineer. The letter shall state the name of the subdivision and shall list the improvements for which the subdivider or developer is required to provide together with a schedule for completion. The Town may in its sole discretion reject this option if the Town believes the subdivider lacks the financial strength to perform under the guarantee.
4. Other Methods - Other methods of assurance for completion of improvements may be used, providing the Council approves such methods after receiving a recommendation by the Planning and Zoning Commission. The Town Council's decision to approve of any "other methods" shall be provided in written form to the subdivider.
5. The subdivider shall also comply with requirements of Arizona Administrative Code, Title 4, Chapter 28 State Real Estate Department (R4-28-A1211B, as may be amended) regarding surety requirements.

C. Duration and Partial Reduction of Financial Assurances

1. The duration of a performance bond or other assurance shall be for at least three years, from the date of recording. Extension of time in one year increments shall be provided promptly by the subdivider at the request of the Town. The assurance (surety) shall remain in force and effect until it is released by the Town Council or has been authorized for partial release as provided for herein.
2. The Town Engineer, upon receipt of a certification from the Engineer of Record, may authorize a reduction of the assurance for the work completed in accordance with the approved cost estimate and construction plans. Ten percent of the estimated cost of completed improvements will be retained to insure sufficient funds remain for completion of the site improvements, final inspections and preparation of final "as-built" plans.

D. Default

1. In the event that the subdivider defaults or fails or neglects to satisfactorily install the required improvements within the time agreed upon for performance, the Town Council may declare the bond, or other assurance forfeited, and the Town may make or cause the required improvements to be made, using the trust funds or proceeds of the collection of the bond or other assurance to defray the expense thereof.
2. In addition, the Community Development Director shall notify the State Real Estate Commissioner of the default.

E. Improvement Inspection and Surety Release

1. The subdivider, using the services of an Arizona registered Professional Engineer and plans as approved by the Town Engineer, shall be responsible for the quality of all materials and workmanship.
2. At the completion of the work, or not less than thirty (30) days prior to the release date of the bond or other assurance, the Engineer of Record shall make an inspection of the improvements, and shall submit to the Town Engineer a set of 'as-built' construction plans if complete or a report on the status of improvements if only partially complete.

3. The Town Engineer will review the as-built plans and/or report and notify the subdivider of any noncompliance with the approved construction plans or with these regulations. If the Town Engineer determines that compliance has been made, he will then submit a report to the Town Council, setting forth the conditions of such facilities.

4. A certificate signed and sealed by the Engineer of Record on the as-built plans stating that the construction has been completed in substantial conformance to the specifications and standards contained in or referred to herein must be approved by the Town Engineer and presented to the Town Council prior to the surety release.

    a. If all conditions are found to be satisfactory and the improvements comply with the Town Standards, the Town Clerk shall release the guarantee.

    b. If the condition of materials or workmanship shows unusual depreciation or does not comply with Town Standards, the Town Engineer may present this information to the Council who may declare the subdivider in default.

    c. The Engineer of Record's certification: *"In my professional opinion, the construction of (the specific site improvements required for approval) has been completed in substantial conformance with the construction plans and specifications including changes and addendums. My professional opinion is based, in part, upon the completion of certain tests and measurements and/or the review of the results of such tests and measurements completed by others. The rendering of this opinion in no way relieves any other party from meeting requirements imposed by contract, plans, specifications or commonly accepted industry standards."*

5. Upon recommendation by the Town Engineer, the Council will review the roadways for acceptance into the Town System for Maintenance. Upon formal acceptance by the Town of the improvements, the surety less ten percent will be released and the subdivider shall provide a two-year warranty of workmanship and materials; the remaining ten percent will be released at the end of the warranty period upon completion of any required repairs.

SECTION 508 - SUBDIVISION DESIGN

A. Purpose & General Provisions

1. Purpose: subdivision design provides for consideration of many facets of land development including suitability, natural features, aesthetics/views, street circulation/coordination, sewer and water facilities, utility services, drainage, terrain slopes, emergency access, lot/block design and public use areas.

2. General Requirements: subdivision design and these regulations shall insure that appropriate provisions are made for the harmonious development of the Town by requiring:

    a. The continuation and alignment of streets within subdivisions with existing or planned streets, roadways, highways, pathways and with the adopted General Plan of the Town.

    b. The coordination of population density with traffic volume for ease of circulation and reduced congestion, creating conditions favorable to public health, safety, and convenience.

    c. Adequate spaces for public use (such as for parks, schools, recreational areas, public safety facilities, etc.).

    d. Compliance with these regulations and the Town Engineering Design & Construction Standards, specifications and details;

        1) The Town Engineering Design & Construction Standards are a set of standards on each item as described herein that are separate from this Zoning Ordinance, developed in

coordination with the Yavapai County Flood Control District, state and local standard engineering practices and other regional regulations, accepted by the Town Engineer and approved by the Council.

2) These Engineering Design & Construction Standards may be revised in response to changing circumstances, requirements or technological improvements justifying such changes.

3. Adequate Property, Access and Public Use Reservation:

   a. Portions of any contiguous property within the ownership of the subdivider shall not be excluded from within the boundaries of a subdivision when needed or required for any traffic, drainage, or flood control facility pertinent to said subdivision

   b. Adequate primary, secondary and emergency access, if necessary, shall be provided from an existing dedicated public road to land being subdivided. Approval of such access shall be a condition of the plat by the Commission and Council.

   c. Consideration shall be given to the requirements for public land and open spaces as specified in the General Plan during the design and layout of the subdivision; the Planning Commission and the Town Council may require certain lands to be dedicated or reserved for public purposes in conformance with the General Plan as specified in these regulations and state statutes.

4. Responsibilities:

   a. The design of those elements of a subdivision involving structural matters, and design and building of roads, drainage provisions, water supply and sewage disposal shall be made by a professional engineer registered in the State of Arizona and qualified to specify the standards for such design.

   b. It is the responsibility of the subdivider to comply with these regulations;

      1) If, at any time in the processing of the subdivision plat or construction of improvements it is determined that non-compliance with these regulations or with the approved subdivision plat has occurred, notification of same will be transmitted to the subdivider;

      2) When compliance is determined, processing or construction may proceed from the date of compliance as authorized by the Community Development Director.

B. Land Suitability and Features

1. In all subdivisions, due regard shall be demonstrated for all natural features such as trees, watercourses, historical and archeological sites and similar community assets which, if preserved, will add attractiveness and value to the property and community.

2. A subdivision shall not be recommended for approval by the Commission if, from adequate investigation, it is determined that said land is not suitable for the kind or type of development proposed as submitted. The investigation shall include but not be limited to such factors as flooding, fire hazards, surface drainage constraints, steep slopes, rock formations or design features determined to be harmful to the safety, welfare, and general health of the future residents. The subdivider may provide corrections to the Commission for further consideration or proceed to the Town Council for their review.

3. The subdivider shall give consideration to preserving natural features in the design and layout of the subdivision; lots and buildings shall be oriented to make advantageous use of any views, natural vistas and solar access considerations where appropriate.

4.

C. Watercourses

1. In the event that the subdivision is traversed by or is contiguous to lakes, streams, or other bodies of water, the subdivider shall provide an easement or right-of-way for storm drainage substantially conforming with the line or path of such natural watercourse, channel, stream or creek, or provide an acceptable realignment of said watercourse.
2. Subdividers shall be required to comply with the rules and regulations of the Yavapai County Flood Control District, with the processing of the Preliminary and Final Plat submittals.

D. Streets, General Design

1. Arrangement and Circulation:
    a. The arrangement, character, extent, grade, width, and location of all roadways or streets shall conform to these regulations, Town Engineering Design and Construction Standards specifications and details, any adopted transportation plan, adopted General Plan of the Town or Specific Area Plan affecting said street locations.
    b. Where such is not shown on the adopted General Plan, adopted transportation plan or preliminary plans, the arrangement of streets shall provide for continuation or appropriate projection of existing major streets in surrounding areas. All center lines shall be continuations of the center lines of existing streets and highways in contiguous territory. In cases where straight continuations are not physically possible, such center lines may be continued by curves.
    c. Each subdivision design shall provide for adequate traffic circulation that incorporates the adopted Town roadway functional classification system to handle the projected traffic volumes on the roadways.
    d. Local and residential streets shall be designed to provide proper circulation of local traffic; curvilinear street patterns are encouraged.
    e. Half roads or partial width rights-of-way will only be approved as partial arterial roads along a section line where no alternative design exists, or where said partial rights-of-way would require the dedication of additional contiguous rights-of-way to make it full width.
        1) The developer shall, at a minimum, dedicate the entire one-half width of future right-of-way on all property they control, and include evidence that the additional right-of-way necessary to accomplish full right-of-way width dedication is permanently reserved for future road purposes.
        2) Half roads should only be accepted where they are a portion of the road system approved as part of an adopted transportation plan, Town roadway network plan, General Plan or Specific Area Plan.
2. Rights-of-way and Construction:
    a. The minimum width of right-of-way, measured from lot line to lot line, shall be as prescribed by the Town Engineer, any approved transportation plan, the General Plan, these regulations and the Town Engineering Design and Construction Standards. Proposed streets shall extend or project existing street right-of-way at their same or greater width, but never at a width less than prescribed by established standards.
    b. All streets and highways shall be constructed and surfaced to meet specifications established by these regulations and Town Engineering Design and Construction Standards. The subdivider

shall improve the extension of all subdivision streets and other public ways to the intercepting shoulder line of any Town road, or state highway.

c. All roads and alleys developed or improved in conjunction with subdivision development shall either be:

1) Built to Town Engineering Design and Construction Standards, dedicated by the plat and accepted by the Council; or

2) Built to Town Engineering Design and Construction Standards, dedicated by the plat and approved by the Town Council in conjunction with an approved special maintenance district, completion bond, trust, improvement district, or other appropriate security; or

3) Built to Town Engineering Design and Construction Standards and exist and be maintained as private roads within appropriate minimum right-of-way in compliance with these regulations or as recommended by the Town Engineer.

3. Drainage Structures, Utility and Other Crossings

a. Structures or culverts shall be installed as deemed necessary by the Town Engineer for drainage, access and public safety. Such structures and culverts are to be placed to grades and be of design and size approved or authorized by the Town Engineer. Adequate drainage of the subdivision streets or roadways shall be provided by means of said structures or culverts and by other approved methods, in accordance with the Town Engineering Design & Construction Standards and Flood Control District regulations.

b. Provisions shall be made for public or private utility, railroad and other crossings necessary to provide access to or circulation within the proposed subdivision, including the obtaining of all necessary permits from the public or private utilities involved and any regulatory agencies having jurisdiction. The cost of such crossings shall not be assumed by the Town, and shall be included in the required assurances in the manner prescribed in Section 507.

4. Street-Lot Access:

a. Adequate provisions shall be made in the design of subdivisions for access to each lot or parcel, and for access to adjacent properties.

b. When a tract fronts on an arterial road the lots within the subdivision shall have reverse frontage, unless otherwise approved by the Town Council.

5. Dead End Streets:

a. Minor terminal streets designated to have one end permanently closed, shall be no more than six times the minimum lot width nor more than 1320 feet long or as may be required by the local fire district, unless authorized by the Town Council by an approved Application of Exception (see Sec 505C 12). Dead end streets shall be designed at the closed end with a circular turn-around for cul-de-sac having a right-of-way diameter of at least 100 feet. Said cul-de-sac shall be designed to meet uniform fire code requirements or specifications of the State Fire Marshal or local fire district.

b. Where, in the opinion of the Commission and the Town Council, it is desirable to provide street access to adjoining properties; proposed streets shall be extended by dedication to the boundary of such property. Such dead end streets shall be provided with a temporary turn-around having a right-of-way diameter of at least 100 feet.

6. Intersections:

    a. Street intersections shall be as nearly at right angles as possible.

    b. Property line radii at street intersections shall not be less than 25 feet; to accommodate adequate curb radii, however, the Town Engineer may require a greater curb radius where necessary.

7. Jogs in Minor Streets:

    Street jogs of less than 135 feet in length shall not be approved.

8. Street Names: Proposed street names shall be assigned and administered in accordance with the provisions of the Street Naming and Addressing Ordinance of the Camp Verde Town Code.

9. Alleys: Alleys shall be provided to the rear of all lots used for business purposes and as deemed necessary by the Planning and Zoning Commission and the Town Council.

E. Blocks and Lots

1. Blocks - The length, width and shape of blocks shall be determined with due regard to provisions for adequate building sites, the zoning requirements as to lot area and dimensions, limitations, and opportunities of topography and associated needs for convenient access, traffic circulation, control and safety to streets and pedestrian traffic.

    a. Block Length - Blocks shall not be more than 1320 feet in length except as the Commission and Town Council considers necessary to secure efficient use of the land or as a desired feature of street design.

        1) In blocks over 660 feet in length, pedestrian crosswalks may be required.

        2) Where fronting on major streets, lengthened blocks may be utilized in order to reduce the number of intersections along the major street or arterial.

    b. Block Width - Blocks should be wide enough to allow two tiers of lots.

2. Lots

    a. Arrangement, Size and Use - The lot area, width, depth, shape and orientation, as well as the minimum building setback lines shall be appropriate for the location of the subdivision, for the type of development and use contemplated, and shall conform to the requirements of zoning and these regulations.

        1) Each lot shall be suitable for the purpose for which it is intended and shall contain a usable building site.

        2) The area of a lot shall be deemed the area shown, exclusive of any area designated for street right-of-way purposes; or any easement for access or private road purposes shown on the map unless otherwise permitted by the Town Council's approval after considering a recommendation from the Planning & Zoning Commission.

        3) Side lot lines shall be designed at right angles to straight street lines or radial to curved street lines.

    b. Accessibility- Each lot must front upon a public street or road or approved access and shall be accessible to the street on which it fronts.

    c. Corner Lots - Where lots are designed with minimal building areas, corner lots shall be wider than minimum to provide adequate usable area, if necessary.

    d. Large Tracts or Parcels - When the land is subdivided into large lots, such lots shall be arranged in order to accommodate future streets and logical extension of same. No subdivision

shall be created with lots contemplated for future re-subdivision without approval by the Town Council upon recommendation of the Planning & Zoning Commission.

e. Lot Numbering- Each lot shall be designated by an Arabic numeral.

1) If block designations are not used, numbering shall be in consecutive sequence within the block beginning with the number "1" wherever lots have common side boundaries within a subdivision or within a block along each street, and contiguous consecutive numbers shall follow from one block to another.

2) When block designations are used, numbering shall be in consecutive sequence within each block area commencing with the corresponding number for each block.

3) Numbering sequences may follow in continuity from one tract to another when lying contiguous to one another, or when separate or contiguous of the same name is used for successive tracts.

4) Parcels shall be designated by capital letters and be designated in sequence within a tract starting with the letter "A".

f. Lot Easements- Except where alleys are provided for that purpose, easements at least 16 feet in total width or as required by the Town Engineer, one-half of which is provided from each adjoining lot, shall be provided where necessary along rear lot lines for poles, wires, conduits, sanitary sewers, gas mains, water mains, or for other utilities.

1) Where necessary additional easements shall be located along the side lot lines.

2) Half or partial easements may only be approved where written commitment of dedication of necessary additional easements are on record.

3) All easements shall be in accordance with those approved by the utility companies concerned.

F. Sanitary Sewer and Water Systems

1. Requirements for development of public or community water supplies and of community sewage disposal systems shall not be less than those outlined by Arizona Department of Environmental Quality (ADEQ) regulations and engineering criteria for such installations.

a. Minimum lot size may be modified by requirements of State or County regulations pertinent to water and sanitary sewage systems.

2. Sanitary Sewer:

a. Where a public sanitary sewer is reasonably accessible and capacity is provided, the subdivider shall connect with such sewer and provide a connection to each lot.

b. A sewer collection and treatment system may be required as a condition of approval for any subdivision pursuant to Arizona Department of Environmental Quality (ADEQ) Design Bulletins as recommended by the County Environmental Services Department where on-site disposal systems are not feasible.

c. When connection to a sanitary sewer system is not available, individual on-site septic tanks or other on-site disposal methods may be permitted provided that a statement is submitted to the Commission and the Town Council from the County Environmental Services Department certifying that field investigation has determined that ground slopes and soil conditions will allow for satisfactory disposal by this method with the lot arrangement and size as depicted on the subdivision plat.

3. Water:

   a. Water mains connecting with existing municipal or other water utility systems shall be installed to serve each lot, when and if connection to such system is available. In such case, prior to the approval of the Final Plat, the subdivider shall submit a letter from the governing body of the water system showing the ability of the system to serve the proposed subdivision and evidence that a satisfactory agreement has been made for connection to the system.

      1) Water mains and fire hydrants, if installed, shall comply with standards of ADEQ and be installed to grades, location, design, and sizes on plans submitted by a professional engineer registered in the State of Arizona and approved by the Town Engineer.

      2) Fire hydrant installation shall meet the criteria of the fire district in which it is proposed to be located.

   b. When connection to an existing water system is not available, the subdivider may provide service by the establishment of a private or community water system in which case water mains and fire hydrants shall be installed, located, and designed in compliance with ADEQ standards and submitted by a professional engineer registered in the State of Arizona. The source of water supply shall be developed and improved to the satisfaction of the ADEQ or other state agencies so that the subdivision may be adequately supplied with water.

   c. A public, private or community water system shall be provided as a condition of approval for any subdivision containing lots or parcels less than 70,000 square feet.

   d. In the case of a subdivision with lots over 70,000 square feet in area, water supply may be from other than a community system. In this case evidence shall be submitted showing that sufficient potable water is available and can be obtained for all lots in the subdivision.

G. Special Development Subdivision and Waivers

1. Special Development Subdivision - Modified standards and requirements of these regulations may be accepted by the Town Council based on the recommendation of the Commission in the case of a plan and program for a complete community or a neighborhood unit, which in the judgment of the Town Council, upon hearing a recommendation from the Planning & Zoning Commission, provide adequate public recreation, light, air and service needs for the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to the Zoning Ordinance and achievement of General Plan objectives.

   a. When such a preliminary development plan is submitted for approval, it shall be accompanied by a petition for waivers or variations, as outlined in these regulations, setting out all deviations from standards as herein required and explaining reasons thereto.

   b. Special development waivers or variations may include:

      1) streets of less width than standard requirements, but with adequate provisions for off-street parking;

      2) up to four lots served by a common driveway where topographic conditions would justify such treatment;

      3) up to four buildings per building-site in a cluster of less than minimum lot area if a corresponding contiguous area plus the building site areas brings the total combination of building sites and common areas to minimum area standards, and;

      4) provisions are made that each lot owner has an undivided interest in the contiguous parcel and it is restricted to being used only for recreational purpose or to remain “open land”;

      5) special common sanitation facilities;

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;

2. Any revision involving dedication or abandonment of land for a public street, public easement or other public right-of-way; where abandonment is involved, the Revision of Plat shall not be forwarded to the Town Council for final action until abandonment proceedings (see Section 509 D.) are completed and the recording data noted on the Final Plat;
3. Any change in lot lines or in the location of streets, easements and other rights-of-way, except for nominal changes as a Replat (see Sec 509 C below);
4. Any changes to the exterior boundaries of a subdivision.

C. Replat

Any of the following changes to a recorded subdivision plat may be approved administratively by the Community Development Director; additionally the Director may request Town Council action on the following:

1. Any combining or joining of lots;
2. Any re-dividing of joined lots into new lots as long as the total number of lots is not increased;
3. Any nominal changes in the location of streets, easements or other public rights-of-way, or to lot lines for minor lot area increase or decrease, while remaining in compliance with Zoning regulations of lot size;

D. Abandonment/Revocation

1. If no lots in a subdivision for which a Final Plat has been approved by Town Council and recorded have been sold within three years from the date of recordation and if all of the improvements have not been made within three years from the date of recordation, the Town Council may on its own motion hold a public hearing after notice, to determine whether the approval and recording of such Final Plat should be revoked.
2. Abandonment of subdivision lots and reversion to acreage and/or abandonment of streets, rights-of-way, and easements dedicated or otherwise may be initiated by all individual owners of lots in any approved subdivision, including subdivider, by filing a petition and declaration with the Community Development Director for consideration of the plat with respect to their properties.
    a. A preliminary title report shall be submitted by the property owners for the property proposed to be abandoned or reverted to acreage.
    b. Such petition may necessitate consideration for rezoning if the Commission deems it necessary or desirable.
3. Any action considered by the Town Council relating to revocation of all or part or a subdivision whether lots, or lots and rights-of-way, shall be referred to the Commission for evaluation of the following:
    a. Correlation with the General Plan of the Town.
    b. Correlation with proposed development in adjacent areas.
    c. Recommendations as to whether or not zoning changes should accompany such action.
    d. Effect of such action on existing development in areas affected by proposed reversion or abandonment.
    e. Review comments on abandonment by agencies who may have an interest in the existing subdivision.
    f. Access to all parcels remaining.
4. Applications to abandon streets or easements shall be carried on separately and simultaneously with any procedure to abandon a subdivision or revert it to acreage.

5. Upon submittal of an application to abandon a subdivision, street right-of-way or easement and cause same to revert to acreage, the Community Development Department staff shall distribute the request to reviewing agencies for comment, including but not limited to the County Assessor, local fire district, emergency service agencies, or other agencies as deemed appropriate by the Community Development Director.
6. Upon receipt of reviewing agency comment(s), if any, the Director shall schedule the matter for public hearing before the Planning and Zoning Commission to formulate a recommendation to the Town Council.
7. Public hearing and notice for any revocation or abandonment of a subdivision, street right-of-way or easement shall follow the same procedures prescribed in Sec 601A.

Planning & Zoning Ordinances
And Subdivision Regulations

PART SIX. ADMINISTRATION AND PROCEDURES

SECTION 600 - DEVELOPMENT DECISION AUTHORITY

A. Introduction and Purpose

Development regulations are applied by the Town of Camp Verde in accordance with the Arizona Revised Statutes and procedures adopted herein.

The purpose of Part Six is to provide equitable, uniform processes for all persons to avail themselves of the Town's Planning & Zoning Ordinance. Part Six specifies the authority, responsibility and manner for making and evaluating development applications, rendering decisions, enforcing regulations and assuring open, public participation pertaining to the Camp Verde Planning & Zoning Ordinance.

B. Applicability

These procedures shall apply to:

1. All properties located in the Town to which the State's municipal planning and zoning enabling legislation extends; and
2. Any person or entity:
    a. Owning land for which development entitlement or permit is sought, or who may be affected thereby, such as, but not limited to: zoning amendment, Use Permits, subdivision approval, site planning, and adjustments to otherwise applicable development regulations; or
    b. Responsible for improvement, maintenance, prevention of hazard and general observance of the requirements of this Zoning Ordinance.

C. Town Council

As the governing body, the Town Council determines and oversees Town development policies for consistency with the adopted General Plan, considering public testimony, recommendations from the Planning and Zoning Commission or other advisory bodies, and staff where applicable. Council exercises the Town's legislative authority.

1. The Town Council, responsible for considering and acting upon applications for development entitlements may, from time to time, after public hearings and Planning and Zoning Commission report as prescribed herein, amend, supplement or change zoning boundaries, zoning text or subdivision text regulations. Any such proposed amendments may be initiated by the Planning and Zoning Commission, the Town Council or by application of property owners.
2. Council exercises final decision-making authority on recommendations received from advisory bodies or staff pertaining to applications including, but not limited to:
    a. Use Permits; and
    b. Subdivision plats.
3. Council appoints development guidance advisory bodies, the Planning and Zoning Commission (See Section 600D) and the Board of Adjustment and Appeals (See Section 600E), each with membership of seven members appointed for terms of three years as stated in Article 4-1 of The Town Code.
    a. The Council shall establish regular meeting dates, times and meeting place by Resolution in January of each year for the Commission and Board. The Chair of either body may schedule special meetings and work sessions subject to approval by the Town Manager.
    b. Meetings of the Commission and Board are held as stated in Article 4-3 of the Town Code and shall be open to the public, with minutes of its proceedings, showing the votes of each member and records of its determinations, recommendations and other official actions kept and filed in the Community Development Department as a public record. The secretary of the Commission and Board shall be a member of the Community Development Department staff.
        1) At least four members shall be present to conduct a meeting.
        2) In the event a quorum of four members are the total members present, then a unanimous vote must be cast to recommend approval or denial.

D. Planning and Zoning Commission

1. The Planning and Zoning Commission, established by Ordinance 87-A12 of the Town of Camp Verde, serves as the advisory body to Town Council on planning, zoning and zoning ordinance matters. The Commission, in particular, provides recommendations to Council on Zoning Ordinance amendments, Use Permits, General Plan Amendments, Preliminary Subdivision Plats and related considerations pertaining to Council's exercise of legislative authority.
2. Before any Zoning Ordinance text or rezoning amendments or Use Permits shall be considered by the Town Council, the request or amendment shall first be referred to the Planning and Zoning Commission for public hearing, report and written recommendation. The Commission's report shall include the reasons for its recommendation, based on its vote following the public hearing, and be transmitted to the Town Council in such form and manner as may be specified by the Town Council.
3. Upon receipt of Commission's report, the Council shall consider the recommendation on a Council Hears Planning & Zoning matters agenda as a:
    a. public hearing item; or
    b. consent agenda item to adopt the recommendation of the Planning and Zoning Commission without holding a second public hearing provided there is no request for public hearing or other protest from any member of the public or Town Council, in which event a public hearing will be held.
4. The Planning and Zoning Commission reviews Preliminary Subdivision Plats at their regular public meetings. The Commission's recommendations are forwarded to the Council for action.

5. In the event an item voted on fails to receive the required number of votes for approval, the item will be forwarded to the Council with a recommendation for denial. Nothing in this paragraph will prevent the Commission from continuing or tabling an item, unless specifically directed by the Town Council to vote on an item pursuant to 6. below.
6. The Town Council, by majority vote, may compel the Planning and Zoning Commission to place an item on a specific agenda for a vote.

E. Board of Adjustment and Appeals

The Board of Adjustment and Appeals, established by Ordinance 89-A33 of the Town of Camp Verde, serves in a quasi-judicial capacity, hearing and deciding appeals from the decision of the Community Development Director, or designee, pursuant to (Ord. 95-A107) and ARS 9-462.06, as may be amended.

Duties of the Board of Adjustment and Appeals, as set forth in ARS 9-462.06, include:

1. Hear and decide appeals in which it is alleged there is an error in an order, requirement or decision made by the Community Development Director, or designee, in the enforcement of the Zoning Ordinance by reversing or affirming, wholly or in part, or modifying the order, requirement, decision appealed from and make such order, requirement, or decision or determination as necessary.
2. Hear and decide appeals for variances from the terms of the Zoning Ordinance in accordance with the requirements and criteria of Section 602-A.

F. Administrative Authority

The Camp Verde Community Development Department is primarily responsible for the day-to-day administration of the Zoning Ordinance, Subdivision Regulations and other development-related regulations or guidelines.

The Community Development Director, or designee, coordinates with other Town departments, agencies and organizations participating in the planning and development process, and oversees and provides assistance to members of the public regarding the following:

1. Receiving applications, materials and fees pertaining to the filing of requests for zoning amendments, site plans, Use Permits, land divisions, subdivision plats, Temporary Use Permits, appeals to the Board of Adjustment and Appeals and other procedures set forth herein;
2. Rendering administrative decisions as herein specified, such as, but not limited to, Temporary Use Permits and non-conforming use determinations;
3. Participating in arrangements for public notice and hearings;
4. Assisting applicants and other interested parties in conducting citizen participation processes, preapplication conferences, and informal advisory consultations; and
5. Providing such other development process facilitation as may be required, in addition to providing information to the general public.

SECTION 601 - ZONING DECISIONS

A. Zoning Ordinance Amendment Applications and Hearings

Any amendment to this Zoning Ordinance, which changes any property from one zone to another, imposes any regulation not previously imposed, or which removes or modifies any regulation previously imposed shall be adopted in the manner set forth in this section.

1. Applications for Zoning Ordinance text amendments, rezoning amendments, Use Permits, or other requests requiring Town Council approval shall be filed in the office of the Community Development Department on a form provided, along with such supplemental information required by the Department, and shall be accompanied by a fee established by approval of the Town Council. No part of any such fee shall be refundable after an application is filed and such fee paid, except at the discretion of the Town Council.

    a. The Planning and Zoning Commission shall hold a public hearing within 90 days of the date of a complete application submittal. After such hearing the Council may adopt the recommendation of the Planning and Zoning Commission without holding a second public hearing provided there is no objection, request for public hearing or other protest.

    b. The Town Council shall hold a public hearing if requested by the party aggrieved, any member of the public or of the Town Council, or in any case, if no public hearing has been held by the Planning and Zoning Commission.

2. Notice of the time and place of Council or Commission hearing shall be given in the time and manner provided for:

    a. Notice of public hearing before the Commission or Council for all amendments to the Zoning Ordinance text, the zoning map, Use Permits, or other requests, shall be done in accordance with the provisions of Arizona Revised Statutes 9-462.04 as they exist now or as they are amended from time to time. Such notice includes at a minimum the posting and publishing of public hearing notices as specified in the statute.

    b. Written protests of any recommendation action taken by the Commission shall be filed in the office of the Community Development Department before noon on the Monday of the week preceding the Council meeting at which such amendment will be considered. If such written protest constitutes twenty percent (20%) or more of the immediate area involved in a request for rezoning as specified in ARS 9-462.04.H, as may be amended, a favorable vote of three-fourths of the Council shall be required.

    c. A decision made by the Council involving rezoning of land which is not owned by the Town and which changes the zoning classification of such land may not be enacted as an emergency measure and such a change shall not be effective for at least 30 days after the final approval of the change in classification by the Council.

    d. In the event an application has been denied by the Council, the Commission shall not consider a similar application within 12 months of the application date.

3. Citizen review and participation process is required for all zone change applications or Use Permit applications:

    a. Prior to any public hearing, the applicant or an appointed representative shall arrange a meeting with the planning staff which identifies development issues as well as arrangements and scheduling for the neighborhood meeting described in subsection b below.

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 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

a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.

b. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:

    1) Any significant increase in vehicular or pedestrian traffic;

    2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;

    3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;

    4) Compatibility with existing surrounding structures and uses; and

    5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.

c. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.

d. Where an application involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested, and the Council may condition the Use Permit to fully carry out the provisions and intent of the Zoning Ordinance.

e. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

Within 30 days of any change, permittees shall notify the Community Development Department of any changes.

2. Duration and Voiding of Use Permit

    a. To secure the objectives of this Zoning Ordinance, Use Permits may be for a fixed time period, and a Use Permit does not grant a vested right beyond the term of the permit.

    b. The permittee must obtain building permits within six months from the date the Use Permit was issued. Failure to obtain a building permit or begin the use shall void the permit unless a delay to start the construction has been granted or an extension has been applied for with the Community Development Director prior to the expiration of the six-month period. Additional extensions must go to Council.

    c. If the use or uses for which a Use Permit has been granted are discontinued for a continuous period of six months, the Use Permit is voided.

    d. Violation of the terms of the Use Permit or this Zoning Ordinance voids the Use Permit.

    e. Decisions by the Community Development Director, which result in the voiding of the Use Permit, may be appealed to the Board of Adjustment and Appeals; subject to an application for appeal being on file in the Community Development Department within 30 days of notification of the Use Permit being voided.

D. Temporary Use Permits

Temporary Use Permits are provided through administrative review and approval to facilitate short- or restricted-term uses (such as, but not limited to: tents, carnivals, charitable events or similar uses/structures for public assembly in non-residential districts; and construction- or sales-related offices, storage yards or similar facilities including model homes, and sales stands of crops or agricultural products produced on-site in any District).

1. Temporary Use Permits may be granted by the Community Development Director or designee, after review by health and safety departments or agencies, and upon findings that the use and the manner of its conduct will not, considering its limited duration, be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements or standards prescribed by the Town Code or Council.
2. Approval may be conditioned by specific stipulations as to duration, conduct, mitigation of potentially detrimental effects and such other considerations as may be prudent for protection of the neighborhood and community.
3. Violation of the terms of the Temporary Use Permit approval constitutes grounds for its immediate revocation.
4. Decisions by the Community Development Director which result in the disapproval of a Temporary Use Permit may be appealed to the Board of Adjustment and Appeals, subject to an application for appeal being on file in the Community Development Department within 30 days of notification of the Community Development Director denial of the Temporary Use Permit application.

SECTION 602 - ZONING ADJUSTMENTS

Zoning matters decided by the Board of Adjustment and Appeals are intended to apply to specific properties or actions. Such decisions are not regarded as strict precedents; however, they may be considered in future matters under similar circumstances.

A. Variances

1. A variance from the Planning and Zoning Ordinance shall not be granted by the Board unless and until a public hearing has been conducted pursuant to Section 602. C, and until the property owner in a written appeal and at the public hearing demonstrates and the Board finds that all criteria required by subsections a. through e. have been met:
    a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same District;
    b. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same District under the terms of the Zoning Ordinance;
    c. That the alleged hardships caused by literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship and do not result from actions that are self-imposed or for economic gain by the applicant;
    d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures or buildings in the same District; and

e. That granting the variance requested will not interfere or injure the rights of other properties in the same District.

2. The Board MAY NOT:

a. Make any changes in the uses permitted in any zoning classification or zoning District, or make any changes in the terms of the Zoning Ordinance, provided the restriction in this paragraph shall not affect the authority to grant variances pursuant to this article.

b. Grant a variance if the special circumstances applicable to the property are self-imposed by the owner.

B. Appeals from Administrative Decisions

The Board, on deciding appeals from decisions of the Community Development Director (Zoning Administrator), is responsible for interpreting the meaning and equitable application of the Zoning Ordinance.

1. Appeals to the Board may be filed by persons aggrieved or by any officer, department, board or bureau of the Town affected by a decision of the Community Development Director, within a period of 45 days by filing, in writing, with the Community Development Director and with the Board, a notice of appeal specifying the grounds thereof.
2. The Community Development Director shall immediately transmit all records, pertaining to the action appealed, to the Board.
3. An appeal stays all proceedings in the matter appealed, unless the Community Development Director verifies to the Board after the notice of appeal is filed, that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. Upon such certification, proceedings shall not be stayed other than by a restraining order granted by the Board or by a court of record on application and notice to the Community Development Director.
4. A person aggrieved by a decision of the Board, or a tax payer or municipal officer may, at any time within 30 days after the Board has rendered its decision, file a complaint in the Superior Court to review the decision. Filing of the complaint shall not stay proceedings upon the decision appealed, but the court may, on application, grant a stay, and on final hearing may reverse or affirm wholly or partly, or may modify the decision received.

C. Hearings

The Board shall fix a reasonable time for the public hearing of an appeal; and shall give public notice thereof, by both publication in a newspaper of general circulation in accordance with ARS 9-462.04 as it exists now or as it is amended from time to time, and by posting notices in conspicuous places close to the property affected, as well as due notice to the parties in interest, including first class mail notice to all owners of record of properties located within 300 feet of the subject property.

1. At the public hearing, any applicant may appear in person or by representative, and may present their appeal orally or by documentary materials, and submit rebuttal as may be necessary.
2. The chair shall have the power to administer oaths and take evidence in accordance with ARS 9-462.06, as may be amended.
3. The Board shall reach its decision within a reasonable time.

SECTION 603 - SUBDIVISION AND LAND DIVISION

Creating lots or parcels of land for separate ownership or use is directly related to the application of development regulations in this Code. A legally-recognized real estate parcel with adequate access is a prerequisite for the Town's issuance of construction permits.

A. Subdivision Approval

Subdivisions are the primary impetus for lot ownership with streets, utilities and other infrastructure provided. Coordination of Town departments with various County and State offices is necessary in the review process of subdivision plats to ensure the orderly growth and development of the Town. Approvals of Subdivisions are by the Town Council with recommendation by the Planning Commission.

Any subdividing of real property in the Town of Camp Verde, for any purpose, requires compliance with the standards, requirements and platting procedures set forth in Part Five, Subdivision and Land Division Regulations. Subdivision procedures include Conceptual Plans (Section 504), Preliminary Plat (Section 505), Final Plat (Section 506) and Construction and Financial Assurances (Section 507). The design of subdivisions and streets is prescribed in Section 508. Procedures for plat map amendments, revisions, replats and abandonments are included in Section 509.

B. Land Divisions

Land divisions not subject to statutory requirements for subdivisions may be accomplished under the provisions of Part Five, Subdivision and Land Division Regulations. The division of land into two or three parcels where no new street is involved constitutes a Land Division, as regulated in Section 502. Review and approval of land divisions is conducted administratively by the Community Development Department.

To ensure adequate access to land division parcels, frontage onto either public or private streets or easements is required. Regulations and standards for access are prescribed in Section 502 B.

SECTION 604 - ADMINISTRATION: ENFORCEMENT, VIOLATION/PENALTY AND FEES

In the administration, interpretation and application of this Zoning Ordinance (unless otherwise provided), the provisions shall be deemed minimum requirements designed to govern the division and use of land in order to: secure safety from fire, panic and other dangers; provide adequate light and air; prevent overcrowding of land and avoid undue concentration of population in certain areas; facilitate adequate provision of transportation, water, sewage, schools, parks and other public requirements; maintain and promote stable values of land and structures. These provisions shall govern whenever they are more stringent than any other statute, ordinance, legal covenant, agreement or contract, but shall not abrogate any other such requirement which is more stringent or restrictive than the provision herein.

Administrative officials of the Town are responsible for code enforcement, including inspections and citations for violations, and the collection of fees for applications, notices and materials pertaining to this Zoning Ordinance. The enforcement of this Zoning Ordinance shall be pursuant to the Town Code.

A. Application Fees

Fees and charges for applications, notices, land division, maps, reports and similar procedures or materials shall be collected in accordance with the current Town Council resolution establishing fees and charges (except where

such may be waived for public agencies, boards, bureaus, or other non-private entity). Any such fee shall be double for failure to apply prior to commencing any activity for which a fee is required, including, but not limited to, construction or sale of lots.

1. Upon filing an application for a zoning amendment, variance, Use Permit, Temporary Use Permit, land division, subdivision or appeal, the applicant shall pay an application fee to the Community Development Department in accordance with the schedule established by resolution of the Council and posted in the office of the Zoning Administrator.
2. No part of any such fee shall be returnable after an application is filed and such fee is paid.
3. In case of multiple requests, such as an application for a variance to more than one provision of the Zoning Ordinance, the filing fee shall be the total for all provisions as prescribed by the fee schedule.
4. Payment of the filing fee shall be waived when the application or appeal is made on behalf of or by the Town.
5. Fees for buildings, signs, and other structures shall be charged for each permit issued.
6. Charges for maps and publications shall be as follows:
    a. Ordinances: Actual cost of publication
    b. Maps and publications: Not to exceed double the cost of reproduction.

SECTION 605 - ORDINANCE SEVERABILITY AND REPEAL

This Zoning Ordinance and the various parts thereof are hereby declared to be severable. If any section, subsection, clause, word or phrase herein is for any reason held to be invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

Where any ordinance or any portion of ordinances pertaining to the development of land in the incorporated areas of Camp Verde is inconsistent or in conflict with other adopted Town ordinances, State or Federal laws, the Town Code shall control unless pre-empted; such pre-empted inconsistency or conflict may be repealed.

Planning & Zoning Ordinances
And Subdivision Regulations

PART SEVEN. STREET NAMING AND ADDRESSING STANDARDS/GUIDELINES

SECTION 700 - STANDARDS PURPOSE

The Town of Camp Verde establishes this Ordinance in order to provide for: (1) uniform assignment of property numbers; (2) the naming of new streets; and (3) renaming of old streets with conflicting or duplicate names. The purpose of this Ordinance is to provide for efficient and effective emergency services and for the safety and convenience of the residents of the Town of Camp Verde. The Town Council hereby provides for the enforcement of this Ordinance, and prescribes penalties for the violation hereof, as authorized by A.R.S. Section 9-462.05.

These standards provide for the establishment of situs/physical addresses only and are not to be construed to override or take the place of mailing addresses issued by the US Postal Service. Mailing addresses will not conform to the addresses issued by this program until such time as the US Postal Service determines that physical addresses must be used. The addresses issued by this program are specifically for the purpose of assigning a physical address to each structure and as such no addresses will be issued to vacant lots until such time as the property is occupied by a structure(s).

1. Guidelines Purpose

   These guidelines provide for a base approach to:

   a. The naming of new streets.
   b. Renaming of older streets with duplicate or conflicting names.
   c. Enforcement of the requirements.
   d. Uniform assignment of address numbers.
   e. The latitude to effect initial necessary changes in a common sense approach considering the input of those people affected by necessary changes.

2. The Street naming and numbering Standards/Guidelines are herein established to accommodate the street naming/addressing needs of the Town and may be amended as needed to accomplish an acceptable end result.

SECTION 701 - APPLICABILITY

1. This Ordinance shall apply to all lands within the incorporated area of Camp Verde.
2. These Standards/Guidelines shall apply to the administration of the Street Naming and Addressing Ordinance No. 91-A61.

SECTION 702 - SEVERABILITY

Should any article, section or regulation of this Ordinance be judicially declared unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, Or any portion thereof other than the article, section or regulation so declared to be unconstitutional or invalid.

SECTION 703 - DEFINITIONS

For the purpose of this Ordinance, the following terms are defined as follows:

Address: A residence, business or location identification including the following elements: Street Name, Number, and Unit Number, if applicable. A directional prefix and suffix designation shall be included in the official address.

Addressing Official: The Town Marshal or an authorized representative charged with the administration of these standards/guidelines.

Baseline: A north-south or east-west line used as a zero starting point for address numbers in a grid system. That point of origin shall be the Northwest comer of Section 32, Township 14 North, Range 5 East.

Dedicated Street: A named or unnamed roadway located on land that is publicly owned and reserved for public access.

Directional Prefix: A prefix assigned to a street based on its overall direction and its location within a grid system.

Driveway: A private use road, which serves as access to three or less dwellings or businesses which is not generally used for public travel. Driveways are not classified as streets and are not named.

Frontage: The direction a building faces, or the point at which a private driveway meets the prominent roadway for the purpose of addressing only.

Grid System: Addressing system whereby address numbers are assigned based on distance from a baseline.

Hundred Block: An incremental breakdown (one-tenth) of a thousand grid.

Mailing Address: The P.O. Box or Rural Route and Box number assigned by the US Postal Service for the purposes of delivering mail. The addresses assigned by this ordinance are not to be considered mailing addresses until determined by the US Postal Service.

Private Road: An unnamed roadway not located on publicly owned land, providing access to more than three dwellings or business.

Street Name: The official name of a roadway including a prefix and/or suffix designation as approved by the Town Council and/or the addressing official.

Street Naming and Addressing Standards/Guidelines: An established set of procedures and guidelines for the administration of this Ordinance. These standard/guidelines are adopted by reference, and may be amended, from time to time, by separate Resolution.

Suffix Designation: An optional descriptive qualifier at the end of a street name (Avenue, Street, Road, Place, Circle, etc.).

Thousand Grids: Grid numbers in multiples of 1000 located primarily on section lines when possible.

Unit Number: A number affixed to a building indicating a separate unit (apartment,
suite, etc.) within a building or complex that is assigned a single address. The unit number is part of the official address.

Ordinance: The Street and Numbering Ordinance as adopted by the Camp Verde Town Council by Ordinance No. 91-A61.

Town Council: The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona.

SECTION 704 – GENERAL PROVISIONS

1. Authority: Only the Town Council or the Addressing Official or their authorized representative, may assign, approve, process applications for or change a street name pursuant to the requirements of this Ordinance and the Street Naming and Addressing Standards/Guidelines. The Town Council must ratify all final street name changes.

2. Enforcement: Notification and/or delivery of an address by the Addressing Official to the responsible party of the property and the owner of record constitutes notification for proper addressing and as such, starts the thirty (30) day period to allow for installation of an address. If attempts to post an address are unsuccessful after the initial 30 days has passed, the violation may be referred to the Camp Verde Town Marshal for enforcement. Any person who fails to comply with this Ordinance may be subject to a petty offense for the first offense, and a Class 3 Misdemeanor for a second or subsequent offense as to the same property, each day the property is not in compliance may constitute a separate offense. "Person" includes the property owner, occupant or any persons having control over the use of the property.

3. Appeals: Any owner of property whose street name has been changed by a decision of the Addressing Official may appeal to the Town Council within fifteen (15) days of the decision. No decision is final until ratified by the Town Council.

4. Renamed Streets: If a street name is changed at the initiation of the Addressing Official or Town Council, the street name sign shall be installed by the Street Superintendent. All costs associated with the manufacture, installation and inspection of the street name sign shall be the responsibility of the Town.

5. Street Naming for New Roads or Subdivisions: Procedures for assigning new street names and addresses for roads or subdivisions are subject to the prior approval of the Addressing Official/and or Town Council and shall meet all criteria as established in the Street Naming and Addressing Standards/Guidelines. After approval of the street naming and numbering plan, the street name signs shall be provided by the subdivider or property owner according to the Street Naming and Addressing Standards/Guidelines, and installed by or at the location prescribed by the Town's Street Superintendent.

SECTION 705 – STREET NAMING/RENAMING STANDARDS

1. Selection of Street Names: Names should be appropriate, easy to read so that children in particular, can pronounce the name in an emergency situation. Street names are subject to review and prior approval of the Addressing Officer pursuant to the procedures provided in the Street Naming and Addressing Guidelines. New streets must be named from a pool of historical locations, pioneer family names, local brands and native vegetation that is approved and updated by the Town Council and is available at the Community Development Department. OR the applicant has the option of submitting a list of alternate street names along with the Preliminary Plat for possible approval by the Council.
2. Streets names shall not be duplicated - All new street names must be unique within the Camp Verde Grid, Which includes Fort Lincoln, Lake Verde Club Estates, River Bend, McGuireville, Rimrock and Lake Montezuma. A street name is considered a duplicate if any of the following conditions exist.
    a. A street has the same name as another street even if their prefix or suffix designations differ.
    b. A street name sounds similar to the name of another street despite a difference in spelling.
3. Length of street names should be limited to spacing consistent with a 42 inch sign, usually 15-17 letters depending upon the suffix.
4. Street Configuration and Appropriate Naming:
    a. Streets which change direction, or loop back onto themselves or another street, should be given one directional prefix based on the street's overall orientation in context with surrounding streets. A street should change directional prefix only where it crosses a base line.
    b. Streets which change direction for a significant distance may change directional prefixes at the point where it crosses a baseline.
    c. Streets located on the same alignment in the same geographical region should bear the same name and directional prefix though they are not connected.
5. Street Naming Procedures and Requirements for New Roads or Subdivisions:

    After approval of a Preliminary Plat Map and before submittal of a Final Plat, the subdivider shall submit a Street Naming and Addressing Plan to the Addressing Official. In addition, if a property owner proposes to locate or construct a new road (private or public), the property owner shall submit a Street Naming and Numbering Plan to the Addressing Official for review and approval prior to road construction.

SECTION 706 – STREET NAME SIGN AND INSTALLATION STANDARDS

In order to ensure uniform appearance, readability, and proper maintenance, all street name signs for dedicated or private roads shall conform to the standards contained in this section. In addition, the installation of street name signs shall be' reviewed for conformance with all requirements contained in this section in order to ensure the safety and longevity of the installation.

1. Street Name Signs: All street name signs shall conform to the guidelines established in the Street Naming and Addressing Guidelines, as required by Manual of Uniform Traffic Control Devices. MUTCD, US Department of Transportation.
2. Street Name Sign Specifications:
    a. Length of sign not to exceed 42 inches.
    b. Sign blade to be 6 inches wide extruded aluminum with a .090 web thickness and a .250 flame thickness.
    c. Sign letters shall be reflectorized.
    d. Letters shall be white on green background.
    e. Four Inches (4) shall be the minimum letter height for names.
    f. Two inches (2) letter height to be used for suffix designations (and directional prefixes, if used).
    g. Conventional abbreviations are acceptable EXCEPT for the street name itself (MUTCD)

SECTION 707 – STREET NAME CHANGE PROCEDURES

1. Method of Initiation: Street name changes may be effected in one of two ways:
    a. Initiated by Town Addressing Official or Town Council for the purpose of implementing the Ordinance and these standards/guidelines.
    b. An affected property owner or owners may file an application for a hearing to change the name of a public or private roadway within the Town by filing a petition with the Town Clerk. Name changes initiated by petition shall be only for the purpose of correcting a name duplication or rewording a difficult or unacceptable name. Name changes may not be initiated for frivolous or personal purposes and if a petition if filed, the Addressing Official may deny such request. If a petition for street name change is filed, the following shall be provided:
2. Filing: A request to initiate hearings to name or change the name of a public or private roadway within the Town may be filed with the Town Clerk by an affected property owner or group of property owners. Such request shall be accompanied by a petition showing consent of at least 51% of the property owners who live on and travel the entire length of the roadway in question, along with all required components of the application provided by the Addressing Official as established in the Street Naming and Numbering Guidelines. A committee may be established to assist in initial street name changes and appointments to this committee must be approved by the Town Council.
    a. A completed Name Change application as provided by the office of the Addressing Official. This application includes the following minimum information:
        i. A correct list of names and addresses of all property owners on the street or road suggested for name change including those who signed the petition, to the best of the petitioners knowledge.
        ii. A letter stating the reasons why the street name change is needed. (i.e., eliminate duplicate name, help improve emergency services to the area, how the request conforms to Section F of the Standard/Guidelines, etc.).
    b. A map giving the location of the road which is the subject of the petition.
    c. Old name and proposed new name and alternate.
    d. Description of the beginning and end of subject road.

3. Hearing: Upon receipt of a valid petition for a road name change, the Town Clerk shall set a hearing date before the Addressing Official allowing adequate notice to the affected public. Notice of the hearing shall be by first-class mail or hand delivered to all property owners of record, who own property on the road suggested for a name change. Notice should be given a minimum of ten (10) days prior to the hearing date. Notices of the hearing shall be posted at the beginning and the end of subject roadway and at intersections. The Addressing Official or Town Council may grant the request, deny the request, or hold the matter until a stated time and date for further consideration.
4. Protests: Any person may appear in protest/or favor to the requested street name change at the hearing or submit written protests at least 24 hours in advance of the hearing.
5. Street Name Map: When road name changes are adopted by the Addressing Official and ratified by the Town Council they will automatically become part of the official (street) road name map. Adoption of this section of the Ordinance will effectuate the official road name map(s). However, such road name change may not be shown immediately on the map until such amendments are made by the Addressing Official on quarterly, bi-annual or annual updates to such map(s) as determined necessary by the Addressing Official.
6. Effective Date: A road name change shall become effective within 60 days after the date of approval or upon appropriate signing unless a longer term is designated by the Addressing Official and/or Town Council.

SECTION 708 – ADDRESSING STANDARDS

1. Odd/Even Numbering System: Address numbers shall be assigned with even numbers on the north side of east-west streets and the west side of north-south streets, and with odd numbers on the south side of east-west streets and the east side of north-south streets.
2. Official Address: An address shall be complete and official only if it contains all of the following elements, unless listed as optional.
    a. Number (Value denoting distance from baseline, plus a unit number, if necessary. Fractions or alphabetical letters shall not be included in an address number).
    b. Directional Prefix (Indicating directions of street and its location within the grid system).
    c. Street Name (As shown on address map and recognized by the Addressing Official).
    d. Suffix Designation (Appropriate suffix as shown on the address map recognized by the Addressing Official) such as Avenue, Street, Road, etc.
    e. Letters used shall be either heat activated 3M~2290 or equivalent, or pressure activated 3M#3290 or equivalent. Normally a type "C" letter should be used. However, a type "B" letter may be used if necessary to fit the name on the sign.
3. Number Assignment: Where multiple tenants are located within one building commercial or multiple/duplex residential), a singular address shall be assigned to each building and the individual tenants provided with suite or unit numbers.
4. In the case of mobile home parks, space numbers shall be displayed upon the mobile home park interior roadway side of the space in a consistent manner so as to be easily legible night or day to responding emergency service units. Space numbers shall be 2 1/2 inches in height and reflectorized.
5. Existing address Numbering systems: There is no present legal address system.
6. Display Standards: The Town may provide address numbers for display on individual buildings and/or properties during the initial addressing exercise. Thereafter the addressing numbers are the responsibility of the property owner or person responsible. The location, type, method and design of such numbers shall

be in accordance with the Street Naming and Numbering Guidelines. Upon notification of assignment by the Addressing Official, the address shall be posted within thirty (30) days by the property owner or tenant. The following minimum standards apply:

a. Address numbers shall be located so as to be legible from the street on which the address is assigned.

b. Where a building is not clearly visible from the street on which it is addressed, its address number shall be posted at the point at which its private driveway meets that street.

c. Where unit numbering is necessary, the property owner is responsible for posting unit numbers in a logical and appropriate manner.

d. Addresses shall be maintained by the property owner or tenant so as to be clearly readable from the named roadway or street that it is addressed on.

7. Number Assignment and Notification Procedures: The determination of official address numbers and street names shall be according to the Addressing and Street Naming Standards/Guidelines contained herein. The following guidelines are provided to establish general procedures and are for the purposes of ensuring proper administration and notification to affected property owners/tenants:

a. Addressing of the Town shall be conducted on a phased time schedule established by the Addressing Official in accordance with staffing and monetary constraints. Such work may be contracted out if deemed necessary and shall be approved by the Town Council.

b. Upon final determination of a road name and address number for a particular property or area, the Addressing Official, or their duly appointed representative shall contact the property owner by first class mall or in person. Such property owner is according to the owner of record as listed on the assessment roll available in the Planning and Zoning Department, which is updated on an annual basis. Failure to provide notice according to this section does not constitute a violation of these standards/guidelines or result in disqualifying the official address assigned to the property.

c. If the Town provides address numbers and plaques for installation of official address numbers, the Addressing Official, or their duly appointed representative, may deliver, either by mail or in person, the materials necessary for address number installation. If, at the time of delivery it is deemed prudent to effect immediate installation of the number(s) and plaque, such installation may take place according to the standards /guidelines established herein for location in Section I-6-a&b.

d. If address numbers and/or plaques are not provided by the Town, such numbers shall be obtained, installed and maintained by the owner/tenant in accordance with the provisions contained in Section I-6.

e. Upon delivery of the address numbers and/or plaques (if applicable) or notification of the official address (if plaques and/or numbers are not provided), the property owner/tenant shall install the address in the proper location on the building or property. Such address shall be installed within 30 days of the date of address notification or number delivery, whichever applies.

f. Street renaming procedures: If a street renaming is required, it should occur prior to official assignment of a street address to ease property owner/tenant adjustment to the changes and to avoid confusion. However, the order in which such assignment or change occurs may not be preventable. Street renaming shall be in accordance with the procedures contained in Section F.

Planning & Zoning Ordinances
And Subdivision Regulations

PART EIGHT. WIRELESS COMMUNICATION FACILITY REGULATIONS

SECTION 800 - ADMINISTRATION

1. Purpose & Intent:

   The purpose of this ordinance is to provide for the development of wireless communication services throughout the Town of Camp Verde while protecting the public health, safety, welfare, and property of the citizens and to ensure the community's remarkable scenic, wildlife, historic and cultural qualities.

2. Conformance with Applicable Ordinances:

   This Ordinance shall be an addendum to the Camp Verde Zoning Ordinance. All wireless communications facilities shall conform to this Ordinance except those used solely for transmission and receipt by a single user and not otherwise restricted within that zoning district, including but not limited to amateur radio and devices necessary for the use of a subscription to a commercial wireless provider service.

   In accordance to the Telecommunications Act of 1996, no legal statute or regulation, or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.

SECTION 801 - DEFINITIONS

As used in this section, the following terms shall have the following meanings:

1. Alternative tower structure: vertical components not generally designed for use as antenna support structures including but not limited to structures such as church steeples, ballpark light poles and water towers.

2. Antenna: any exterior device for transmitting and receiving wireless communication mounted on a tower, alternative tower structure, building or structure and used for transmitting and receiving wireless communication for a fee to more than one customer at one time.

3. Antenna, attached: an antenna mounted on the exterior of an existing building, silo, smokestack, water tower, utility or power pole, existing wireless communication tower, or an alternative support structure.

4. Antenna, concealed (stealth): an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a manner appropriate to the site's context and surrounding environment. Examples of concealed antennas include but are not limited to manmade trees, clock towers, flagpoles that do not exceed ten feet above the maximum building height, light structures, steeples, water tanks, and architectural façade and parapet features.

5. Arbitrator: person designated by the American Arbitration Association to resolve a dispute.

6. Certification: A written statement of the fact to be certified made under oath by the applicant or licensed professional working for the applicant and notarized.

7. Collocation: use by two or more wireless communication providers located on the same tower or alternative tower structure.

8. Commercial Coverage: a single FCC licensee's network of wireless communications facilities providing a level of service to all areas of the community which, when fully developed, will permit viable commercial operation.

9. FAA: Federal Aviation Administration.

10. Facility, Existing: a wireless communication facility in active use and for which a building permit has been properly issued and has not expired before the effective date of this section.

11. Facility, New: a wireless communication facility proposed to be located where a facility does not currently exist.

12. FCC: Federal Communications Commission.

13. Financial Assurance: bond, cash, contract or other acceptable document on file with the Town, submitted by the applicant guaranteeing the return of the site to a condition approved by the Town.

14. Height: the distance from the finished grade at the antenna tower base to the highest point of the tower. Overall tower height includes the base pad, mounting structures, panel antennae, lightning rods and whip antennae.

15. Person: includes a corporation, company, partnership, firm, association or society, as well as an individual property owner.

16. Planning and Zoning Department: the Director of the Planning and Zoning Department for the Town of Camp Verde or his/her designated representative.

17. Proposed Site: boundaries of the parcel proposed for development.

18. Residence: a home, abode, or place where an individual is actually living at a specific point in time.

19. Residential: suitable or used for a residence.

20. Site Facility: property as defined by parcel boundaries of where the facility is located.

21. Tower Lattice: a self-support structure, erected on the ground, which consists of cross bracing of structural steel to support antennae and related equipment.

22. Tower Monopole: a self-support structure, with a single shaft of wood, steel, or concrete, and a platform for antenna arrayed at the top known as a "top hat".

23. Use, permanent: the active daily use of antennae for the commercial transmission and receipt of wireless communication intended at the time of its installation and approved to be actively used for a permanent basis.

24. Use, temporary: the active daily use of antennae for the commercial transmission and receipt of wireless communication intended at the time of its installation and approved to be actively used for a specific period of time.

25. User, single: a single dwelling or a single business.

26. Wireless Communication: any technology for transmitting communication through the air.

27. Wireless Communication Facility: any combination of one or more antennae, towers and/or structures or equipment used for the transmission of wireless communication.

28. Wireless Communication Provider: any FCC licensed service provider for the Town of Camp Verde, and any supplier of wireless communication facilities for those providers.

SECTION 802 – GENERAL PROVISIONS

The following are applicable to all wireless communication requests:

3. Camouflaging:

   a. Improvements consisting of a wireless communication facility including tower structure, antennae and related electrical and mechanical equipment, shall, to the extent possible, use materials, colors, textures, screening, landscaping, and terrain to blend them into the natural and surrounding setting, unless subject to any applicable standards of the FAA.

   The specific requirements for camouflaging will be determined on a case by case basis depending on the proposed location.

4. Collocation:

   a. Priority will be given, after a complete and correct application, fee and all required documentation and information is filed, to applicants who collocate on Town facilities.

   b. Wireless communications facilities located on property owned, leased, or controlled by The Town of Camp Verde pursuant to agreement of or approved by The Town of Camp Verde shall be a permitted use in all zoning districts, except residential districts, with a zoning clearance.

   c. An applicant who certifies in writing that the tower constructed will be suitable for collocating multiple providers of varying wireless technologies and, as a condition of zoning, executes a written agreement (collocation agreement) with The Town of Camp Verde on a form approved by the Town Attorney, consenting to application of the terms of this provision, shall, unless waived by the applicant, receive preferential treatment for a final approval or rejection of its application after a complete and correct application, fee and all required documentation and information is filed.

d. Proposed antenna facilities, including concealed antennas, shall be designed to accommodate not only equipment for the applicant's use, but also for the collocation for at least one additional wireless communications provider for every 30' of height proposed. The Town Council may reduce the required shared capacity, if a facility necessary to provide for such collocation, adversely alters the area's visual character.

e. Collocation Agreement: The collocation agreement shall provide for at least the following:

1. The applicant shall accept for collocation any FCC licensed wireless communication provider (additional user) using any compatible technology on commercially reasonable terms considering all of the factors a reasonable tower leasing company would deem relevant in entering into such an agreement;

ii. Any additional user seeking collocation shall submit specifications for its equipment and use (request to the applicant and applicant shall, within 30 days thereafter, respond to such party in writing, furnishing all technical requirements which must be resolved before collocation.

iii. The applicant and the additional user shall, thereafter in good faith, attempt to resolve any technical or business terms. If, after 30 days from the response, the additional user may submit in writing a request for arbitration to applicant and the American Arbitration Association which shall designate a person knowledgeable in collocation of wireless communication carriers, to act as arbitrator and decide all issues between the parties. Such arbitration shall be held within 30 days of the request for arbitration. Upon the written agreement of both parties, a different procedure for binding dispute resolution may be used. The result of the arbitration or other resolution method agreed to by the parties shall be binding.

iv. If the arbitrator certifies in writing to the Town of Camp Verde that the applicant has failed to comply with the decision of the arbitrator within 15 days of its issuance by the arbitrator, the use permit or administrative approval for the wireless communication facility in question shall be terminated and the wireless communications facility shall be removed within 30 days of the date of the arbitrator's certification, failing which, The Town of Camp Verde shall have all of the remedies available to it for elimination of a use in violation of the zoning code;

v. The additional party, upon submitting the request shall become a third party beneficiary to the collocation agreement.

vi. The Town of Camp Verde shall not be a party to any contract between the applicant and the additional party and shall not be a required party and shall not be made a party to any dispute or arbitration and applicant shall indemnify, defend and hold The Town of Camp Verde harmless from any cost, including reasonable attorney fees associated with such matters.

vii. A lease or other agreement containing the business terms proposed by the applicant for collocation shall be attached as an exhibit to the collocation agreement.

5. Height Limitations

Collocations on towers or structures are allowed on a 15' height increase above the standard height restrictions for the second, third, and fourth collocations.

6. Lot Size

For purposes of determining whether the installation of a tower or antenna complies with district development regulations, even though the antennas or towers may be located on a separately leased

portion of the lot, the density district requirements of the entire overall lot shall control requirements, including but not limited to setbacks, lot coverage percentages, and other such requirements.

7. Equipment shall not generate noise levels that exceed 45 DBA Sound Pressure Level (SPL) on directly adjacent properties. This maximum sound level does not apply to generators used in emergency situations when the regular power supply is temporarily interrupted and noise made during the regular maintenance and upkeep of the facility and site.

8. Principal or Accessory Use

   Antennas and towers may be considered either principal or accessory uses to the principal use of the property.

9. Setbacks

   a. Setbacks and separation distances shall be calculated and applied irrespective of municipal and county jurisdictional boundaries.

   b. Tower facilities must be set back from any lot line a distance equal to at least 100 percent of the height of the tower unless a greater setback is required for the particular zoning district: i.e., the reclining length of any tower must be located on the lot so that in the case of collapse, the tower would be contained within the bounds thereof.

      Tower facilities must be located no closer than 5,000 feet to residential areas.

   c. Guys and accessory structures must satisfy the minimum zoning district setback requirements.

   d. Facilities that are located on existing or replaced streetlights, traffic signal poles or electrical utility poles are exempt from any setback requirements.

10. All wireless communication facilities shall be maintained in compliance with applicable state or local building codes under which they were constructed and any regulations of the FAA, the FCC, and any other federal government agency with the authority to regulate them or their components. If such Federal standards and regulations are changed, then the owners of the wireless communication facilities governed by this chapter, which are applicable to these new federal standards shall bring such towers and antennas into compliance with such revised standards and regulations within three months of the effective date of such standards and unless a different compliance schedule is mandated by controlling law. Wireless communications facilities that are not in compliance, shall be removed at the owner's expense if not brought into compliance within 30 days after written demand by the Town of Camp Verde.

11. Wireless communications facilities shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities, or private utilities.

12. Zoning Districts

   e. All other locations must be exhausted before a wireless communication facility applies for location in a residential zone.

   f. Except as provided in this section, all buildings and use processes and requirements, including height restrictions, applicable in the zoning district shall apply to wireless communication facilities.

13. Above ground equipment shall be enclosed by concrete masonry unit walls with landscaped screening, if located within 1,000 feet of existing residences.

12. Camp Verde Fire Department and Camp Verde Marshal's Office shall have access to the exterior and interior via keys or other method in case of emergency.

SECTION 803 - MODIFICATIONS

No existing wireless telecommunications facility may be changed or modified except as follows:

1. The change or modification is required by a change in user or technology.

2. The change is required for the collocation of additional carriers on the existing structure.

3. The change does not increase the height of the tallest component above the height approved in the use permit, administrative approval, or in the case of a pre-existing facility, its then current height.

4. At the conclusion of the change or modification, the facility complies with all requirements of the Town of Camp Verde Community Development Department.

5. An explanation is submitted to the Planning and Building Director stating why the modification is necessary, and an updated Provider's Communication Plan, including any proposed changes in the service areas, antennae, towers, and policy direction is provided.

SECTION 804 - PROHIBITIONS

1. Lighting
   Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the application shall contain a list of optional light devices and a statement of the reason for selection of the light device specified over each of the options.

2. Signs
   No signs shall be allowed at a facility with the exception of a single one (1) square foot sign providing emergency contact numbers for the facility.

3. Wireless communication facilities shall not be installed in environmentally sensitive areas, including but not limited to any riparian or watercourse areas.

SECTION 805 - PROVIDERS COMMUNICATION PLAN

1. Each wireless communication provider shall provide a plan of its facilities within the Town's area of interest to the Town of Camp Verde prior to any application for the installation of a wireless communication facility. The plan shall cover the entire Town extending five (5) miles beyond the Town border. The plan shall include the following.
   a. All of the provider's existing wireless communication facilities, by size, type and their coverage areas.
   b. All presently anticipated future service areas, anticipated deployment date, and types of wireless communication facilities and heights desired for each of the service areas.
   c. The various types of wireless communication facilities used by the provider to furnish service and when they are used. This includes drawings providing the sizes and shapes of the antennae and equipment as well as written materials describing their application.

d. The provider's policy direction for the mitigation and/or reduction of existing and proposed towers to avoid the proliferation of such facilities.

e. The provider's policy direction on the mitigation and/or reduction of the negative visual impact created by existing towers, including any proposals to conceal or disguise such facilities designed to be architecturally and/or environmentally compatible with their surroundings.

f. The provider's policy direction on collocation of antennae on their own facilities, on facilities from other provider's, or on other structures that provide the verticality required to this Section.

2. Designation of an agent of the provider who is authorized to receive communications and notices pursuant to this Section.

SECTION 806 - APPLICATION SUBMITTAL AND REVIEW

1. General

The following provisions shall govern the issuance of permits for towers or antennas:

a. If the wireless communication facility is not a permitted use, then an administrative approval or a use permit shall be required for the construction.

b. Applications for administrative approvals and use permits for a wireless communication facility shall be subject to the procedures and requirements for use permits generally, except as modified in this section.

c. Fees for applications under this section are listed in Section K under Fee Schedule.

d. All use permit or administrative review approvals for new wireless communication facilities shall be granted for a maximum period of ten (10) years with Council review after five (5) years. The applicant/structure owner shall be responsible for initiating an administrative renewal and possible extension of the approved wireless facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the facility as approved. Applications for collocation on existing structures shall be set for a period of time so that the expiration date for the collocation expires simultaneously with the structure. If an extension is denied by the Planning and Zoning Department, the applicant may appeal the decision to the Planning and Zoning Commission and the Town Council by applying for a use permit.

e. In granting approval of an application, The Town of Camp Verde may impose conditions to the extent that such conditions carry out the purposes of this section.

f. Any information of an engineering nature that the applicant submits shall be certified by an Arizona licensed professional engineer.

g. The Community Development Director is authorized to employ on behalf of the Town Council, an independent technical expert to review any technical materials submitted including, but not limited to, those required under this section and in those cases where a technical demonstration of unavoidable need or unavailability of alternatives is required. The applicant shall pay all the costs of said review.

h. Prior to applying for a new facility, including collocation, the applicant shall meet with community groups and interested individuals who reside or own property within one thousand (1000) feet of the proposed site to explain the proposed project. The purpose of these meetings are to inform and educate the community on wireless communications and the restrictions placed on The Town of Camp Verde by the Federal Telecommunications Act of 1996, as well as to solicit suggestions from these groups about the applicant's proposal and impact mitigation measures. Applicant shall make a concerted effort to incorporate the community suggestions for impact

mitigation generated by the meetings and describe the efforts in the application. Applicant shall be prepared to discuss information including but not limited to, technical aspects, visual aspects, including alternative sites and designs. Applicant shall provide detailed meeting minutes, copy of all materials delivered or received, and documentation of who attended the meetings from the community organization.

2. Performance Criteria:

The order of preferences for wireless communication facilities is, from most preferred to least preferred:

a. Concealed sites.

b. Collocation on an existing Town property.

c. Collocation on an existing facility, tower, or electrical utility pole.

d. New sites located on public lands at least 5000' from private land.

e. New concealed or attached antenna sites located on/at public or quasi-public facilities.

f. New towers/facilities under 99'.

g. New towers/facilities 100' to 199'.

h. New towers/facilities 200' and over.

New facilities shall use the most preferred facility type where technically feasible, even if it results in an increase in the number of facilities, or a higher cost. A less~~er~~ preferred facility type may be permitted only if the applicant presents substantial evidence to show that it will have less of a visual impact than the use of more preferred facilities.

3. Characteristics

The following characteristics are deemed consistent with the purposes of this section and will be afforded favorable weight in considering the application:

a. Sites located on an existing Town property.

b. Existing structures will be preferred over new structures.

c. New structures that are camouflaged to blend into the location.

d. Wireless communication facilities that cannot be readily observed from adjacent streets.

e. Structure heights that do not exceed the height limitations for that zoning district. When heights may exceed an adjacent district's height restrictions, the owner of that adjacent jurisdiction will be notified of the application by the Town.

f. Collocation of all licensed carriers for The Town of Camp Verde on a single wireless communication facility in remote locations will have significant favorable weight in evaluating the application.

g. The service provider's development plans which achieves the least obtrusive wireless communication facilities of all providers reasonably necessary for commercial coverage.

h. Location in the least restrictive zoning district starting with Industrial.

i. Suitability of the location for collocation of governmental public service wireless communication facilities.

SECTION 807 - ADMINISTRATIVE REVIEW APPLICATIONS

Applications for collocation of antennae on, and equipment at, an existing, permitted wireless communications facility, shall be subject to review by the Community Development Department staff and approval by the Planning Director. Applications to place antennae on top of, or attached to, an existing or replaced utility/power pole which does not extend the height of the existing pole by more than ten (10) feet shall also be evaluated by the Administrative Review process. A decision shall be rendered to approve or deny within 14 days of submittal of a complete application. If an Administrative Review application is denied by the Community Development Department, the applicant may then apply for a Use Permit.

1. Application Requirements:
    a. Completed hearing application submittal form, letter of authorization, and permission to enter property letter as contained in the application procedures information packet.
    b. An updated Provider's Communication Plan, including any proposed changes within the Town's area of interest, antennae, towers, and policy direction.
    c. Study on impact of emissions.
    d. Data on herbicides used on site.
    e. Photographs of the site prior to construction of the facility.
    f. Biological impact study.
    g. The zoning classification of the site.
    h. Plans showing elevation drawings of the exterior of each element of the proposed wireless communication facility including method of fencing, color, and regulations.
    i. Certification that the wireless communication facility, as represented in the application, will comply with all FAA, FCC and other applicable regulations.
    j. Copies of all wireless telecommunication licenses for all providers who will use the facility at the time of filing the application;
    k. Copy of signed, lease agreement with landowner.
    l. Semi-annual notification to the Town giving use status of the facility.
    m. Reclamation Plan as specified in this ordinance.

SECTION 808 - ADMINISTRATIVE REVIEW WITH COMMENT PERIOD APPLICATIONS

Applications for new wireless communication facilities that do not exceed ten (10) located at least 5,000 feet from the nearest privately owned land, would be subject to administrative review with a 21-day public comment period. Surrounding property owners and community organizations shall receive notice of the application. If an Administrative Review with Comment Period application is denied, the applicant may then apply for a Use Permit.

1. Application Requirements:
    a. All material associated with the submittal of an Administrative Review application as stated above.
        - A mailing list of all property owners within 1,000 feet of the facility site, and pre-addressed envelopes affixed with first class postage to each property owner.
    b. A map showing the adjacent roadways and proposed means of legal access.

c. RF propagation maps showing the coverage areas of the proposed site and how it interacts with the coverage areas of connecting sites.

d. The setback distance between the proposed wireless communication facility, the nearest residential unit and/or the nearest residential zoned owned properties.

e. Certification of whether the applicant is applying for collocation treatment, and how many carriers could be accommodated on the facility with adequate signal coverage.

f. Certification that no Town Property or municipally owned site, or existing wireless facility reasonably meets the needs of the applicant, listing all such sites within five (5) miles of the proposed site and the reason each is not physically adequate for reasonable commercial coverage, or not economically feasible for location.

g. A visual analysis, which may include photo simulations, field mock-ups, or other techniques, which identify the potential visual impacts of the proposed facility. Photo simulations shall be provided from the three closest residences within one half-mile of the proposed site and from the closest collector or arterial discretion, request additional photos from specific vantage points.

h. Attendees list, minutes, and information obtained from required community meeting.

SECTION 809 - USE PERMIT APPLICATIONS – PUBLIC HEARING REQUIRED

Any new wireless communication facility that exceeds ten (10) feet above the maximum height allowed in the density district, or does not meet all of the criteria to be allowed in the Administrative review processes, shall require a Use Permit.

1. Application Requirements:

   a. All material associated with the submittal of an Administrative Review with Comment Period.

   b. A complete Use Permit application packet.

   c. A mailing list of all property owners within the distance required from the facility site, and pre-addressed envelopes affixed with first class postage to each property owner.

      Notification required by tower height:

      - 99 feet and under = 1,000 feet radius
      - 100 to 199 feet = 2,500 feet radius
      - 200 feet and above = 5,000 feet radius

   d. RF frequency propagation maps showing the coverage areas of the proposed site and how it interacts with the coverage areas of connecting sites. If the applicant is seeking collocation of multiple carriers, the RF propagation coverage maps should also include on a separate map, the coverage areas obtained from the lowest collocation point on the tower.

   e. Certification that policing, fire departments, public safety, water and local governments having jurisdiction within five (5) miles of the site have been notified of the application.

   f. The applicant shall submit a visual analysis of the potential impact to the proposed site, which will include photo simulations, field mockups, or other techniques that identify the potential visual impacts of the proposed facility. Photo simulations shall be provided from the five closest residences within two miles of the proposed site and from the closest collector or arterial street. The Community Development Director may at his/her discretion, request additional photos from specific vantage points.

g. A written narrative/explanation of why it is necessary that the proposed wireless communications facility be located in the proposed location, and why it will exceed the maximum height allowance for the zoning district in which it is proposed. If the explanation is based on coverage maps, structural calculations, lease amounts, or any other information pertinent to the need for the structure or additional height, this information shall be included as appendices to the narrative.

2. Standards:

In addition to any standards for consideration of use permit applications, the following shall be considered in determining whether to issue a use permit or administrative approval

- Height proposed
- Proximity to other uses
- Historic sites
- Landmarks
- Vehicle traffic routes
- Medical facilities
- Air routes
- Topographical features
- Utilities
- Access
- Suitability of alternative sites
- Visual impact

SECTION 810 - RECLAMATION PLAN

All applications must include a detailed reclamation plan. Implementation of the Reclamation Plan must begin within seven calendar days after the removal of the facility.

The reclamation plan must include:

- Conceptual drawing of what the site will look like after the reclamation plan is completed.
- Vegetation plan.
- Implementation plan.
- Completion schedule.
- Cost estimate.

Financial assurances equal to the cost estimate shall be posted by the applicant prior to the issuance of building permits. The applicant will add an amount equal to 8% of the cost estimate yearly to the financial assurance until the reclamation plan is completed.

SECTION 811 - REMOVAL

Prior to building permits/zoning clearances being issued, and within 30 days of Town Council approval, financial assurances shall be posted by the applicant to assure the removal of the tower and return of the site to it's previous state in the event the use is discontinued or abandoned.

Towers and antennae shall be removed, at the owners' expense, if not used for a permanent use for 180 consecutive days unless this period is extended pursuant to this section. If the tower or antennae is not removed, after 180 consecutive days of disuse, the Town of Camp Verde may give notice that it will contract for removal within 30 days following written notice to the owner. Thereafter, the Town of Camp Verde may cause removal at the cost of the owner.

An owner wishing to extend the time for removal or reactivation shall submit an application stating the reason for such extension. The Planning Director may extend the time for removal or reactivation up to 60 additional days upon a showing of good cause.

Upon removal of the wireless telecommunications facility, the applicant will have seven calendar days to begin the reclamation plan approved with the original application.

SECTION 812 - FEE SHEDULE

Application fees for Wireless Communication Sites shall be as per the currently adopted fee schedule.

Applications to review/renewal an existing approved facility –50% of original fee.