

RESOLUTION 2001-487

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING *The 2001 Amendments to Section 109(Use Districts) of the Planning and Zoning Ordinance (87-A23) dated October 17, 2001*, TO BE A PUBLIC RECORD.

WHEREAS, ARS 9-802 permits the enactment and publication by reference of a code or public record, including a statute, rule, or regulation of the municipality, in the interests of economy, and

WHEREAS, the document entitled *The 2001 Amendments to Section 109 (Use Districts) of the Planning & Zoning Ordinance (87-A23) dated October 17, 2001*, is a lengthy revision of the ordinance which would qualify for enactment by reference as a matter of law,

NOW, THEREFORE, THE MAYOR AND THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE HEREBY DECLARE *The 2001 Amendments to Section 109 (Use Districts) of the Planning and Zoning Ordinance (87-A23) dated October 17, 2001*, ATTACHED HERETO AND INCORPORATED HEREIN, TO BE A PUBLIC RECORD PURSUANT TO ARS 9-802, TO BE ENACTED BY ORDINANCE 2001 A190, AND ORDER THAT THREE (3) COPIES OF THE AMENDMENTS BE PERMANENTLY FILED IN THE OFFICE OF THE TOWN CLERK AND COMMUNITY DEVELOPMENT DIRECTOR, AND AVAILABLE FOR PUBLIC USE AND INSPECTION.

PASSED, APPROVED, AND ADOPTED by the Mayor and common Council of the Town of Camp Verde, Yavapai County, Arizona, on the 17th day of October 2001.

Approved:



Mayor

Attest: 

Town Clerk

Approved as to form:



Town Attorney

SECTION 109 - USE DISTRICTS

Those incorporated areas of Camp Verde are subject to the provisions of this Ordinance are hereby divided into Use Districts which together with the General Provisions (where applicable) control the Uses and Structures, and their manner of installation and operation in the various incorporated areas. Any use or structure not specifically permitted by District Provisions (or analogous to a permitted use or structure) shall be deemed prohibited and unlawful (nor shall same be considered an accessory Use or Structure for the District). The following comprises the various Use Districts and their order (from higher to lower) in applying the change of use provisions of the Ordinance:

- A. R1L DISTRICT (Residential: single family limited)
 - B. R1 DISTRICT (Residential: single family & cluster units)
 - C. R2 DISTRICT (Residential: multiple dwelling units)
 - D. RCU DISTRICT (Residential & conditional use permits)
 - E. RS DISTRICT (Residential & services)
 - F. PI DISTRICT (Parking)
 - G. C1 DISTRICT (Commercial: neighborhood sales & services)
 - H. C2 DISTRICT (Commercial: general sales & services)
 - I. C3 DISTRICT (Commercial &- minor industrial)
 - J. PM DISTRICT (Performance Industrial)
 - K. MI DISTRICT (Industrial: general limited)
 - L. M2 DISTRICT (Industrial: heavy)
 - M. PUD DISTRICT (Planned Unit Development)
 - N. RCD DISTRICT (Residential Camping District)
 - O. OS DISTRICT (Open space resource conservation zone)
 - P. PAD DISTRICT (Planned Area Development)
 - Q. MIXED USE DISTRICT - LOW
 - R. MIXED USE DISTRICT - HIGH
- D. RCU DISTRICT (Residential-Rural)
- 2. PERMITTED USES AND STRUCTURES
 - a. All uses allowed in the R1L, R1, and R2 District.
 - b. Uses allowed with a (UP) in the R1L, R1 and R2 District.
 - c. All uses with a valid use permit in effect as of November 17, 2001 will retain all rights associated with the use permit for the term of that use permit. Said use permit may be extended for additional terms at the sole discretion of, and as may be modified by, the Town Council.
- Q. MIXED USE DISTRICT - LOW
- 1. DISTRICT PROVISIONS: Supplementary or supplanting General Provisions (Section 108)
 - a. Where no density district has been identified all provisions of the D35 District will prevail.
 - b. Any use subject to securing a use permit indicated thus: (UP)
 - c. Requirements for submission and approval for properties to be zoned Mixed Use-Low are as follows:

- 1) On parcels of 5 acres or less with a maximum of 10% gross area to be used for C-1, the requirements of the Town Subdivision Regulations will apply.
- 2) On Parcels other than that specified in C1 above:
 - a) Requirements contained in the Town Subdivision Regulations and;
 - b) Requirements contained in 109 P (Planned Area Development) of this code as they relate to submissions and procedures, not land use.
- d. On parcels with a maximum of one residential unit located on each 2 acres, no submission is required unless otherwise required by the Town Subdivision Regulations.

2. PERMITTED USES AND STRUCTURES:

- (UP)
- a. Dwelling units in conformance with the R1L and R1 Districts.
 - b. All uses and structures permitted in the R1L and R1 Districts.
 - c. Use Permits as permitted in the R1L and R1 Districts.
 - d. Uses permitted in the C1 District except that such uses will be limited to 50% of the gross area of the property.

R. MIXED USE DISTRICT – HIGH

1. DISTRICT PROVISIONS: Supplementary or supplanting General Provisions (Section 108).
 - a. Where no Density District has been identified all provisions of the D18 District will prevail.
 - b. Any use subject to securing a use permit indicated thus: (UP)
 - c. Requirements for submission and approval for properties to be zoned Mixed Use-High are as follows:
 - 1) On parcels of 5 acres or less with a maximum of 25% gross area to be used for C1 and or C2 with up to a maximum of 10% being C2, the requirements of the Town Subdivision Regulations will apply.
 - 2) On parcels other than that specified in C1 above:
 - a) Requirements contained in the Town Subdivision Regulations and;
 - b) Requirements contained in 109P (Planned Area Development) of this code as they relate to submissions and procedures, not land use.
 - d. On parcels with a maximum of one residential unit located on each 2 acres no submission is required unless otherwise required by the Town Subdivision Regulations.
2. PERMITTED USES AND STRUCTURES:
 - a. Dwelling units in conformance with the R1L, R1 and R2 Districts.
 - b. All uses and structures permitted in the R1L, R1 and R2 Districts.
 - c. (UP) Use Permits as permitted in the R1L, R1, R2, RCU, C1 and C2 Districts.
3. Uses permitted in the C1 and C2 District except that such uses will be limited to 50% of the gross area of the property.
4. Residential living space will be allowed in conjunction with commercial buildings subject to the following conditions:
 - a. Limited to C1 and C2 use buildings.

- b. Limited to above the first floor.
- c. Requires designated resident parking.
- d. Requires provision for garbage service.