RESOLUTION 2017-990

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD A CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED NOVEMBER 1, 2017.

WHEREAS, that certain document entitled **"AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED NOVEMBER 1, 2017**, three copies of which shall be filed in the office of the Town Clerk pursuant to this Resolution and have been ordered to remain on file with the Town Clerk;

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

WHEREAS, the document entitled **"AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED NOVEMBER 1, 2017**, is a lengthy ordinance to be adopted by Ordinance 2017-A428, and which would qualify for enactment by reference;

NOW THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, HEREBY DECLARE THAT THE DOCUMENT ENTITLED "AMENDMENTS TO THE PLANNING AND ZONING ORDINANCES AND SUBDIVISION REGULATIONS" DATED NOVEMBER 1, 2017", IS HEREBY DECLARED A PUBLIC RECORD FOR THE PURPOSE OF ADOPTION BY REFERENCE PURSUANT TO ORDINANCE 2017-A428, AND ORDER THAT THREE (3) COPIES OF THE ORDINANCE BE PERMANENTLY FILED IN THE OFFICE OF THE TOWN CLERK AND AVAILABLE FOR PUBLIC INSPECTION.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON NOVEMBER 1, 2017.

Charles C. German, Mayor

11-9-17
Date

Attest:

Judith Morgan, Town Clerk

Approved as to Form:

Town Attorney

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) are subject to the other restrictions on non-conforming uses and are 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. , except for identical bulb replacement of mercury vapor light fixtures (prohibitedafter January 1, 2005) in outdoor lighting systems installed prior to 1950.

d) Nonconforming and conforming uses and structures may be included on the same lot within limits of the District regulations for conforming uses and structures.

e) Nonconforming uses or structures are not transferable to other properties or parcels not covered by original nonconforming use or structure.

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

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 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".

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

-**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 ~~or three or more unregistered, inoperable motor vehicles~~ 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.

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 Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-1: R1L Dimensional Standards

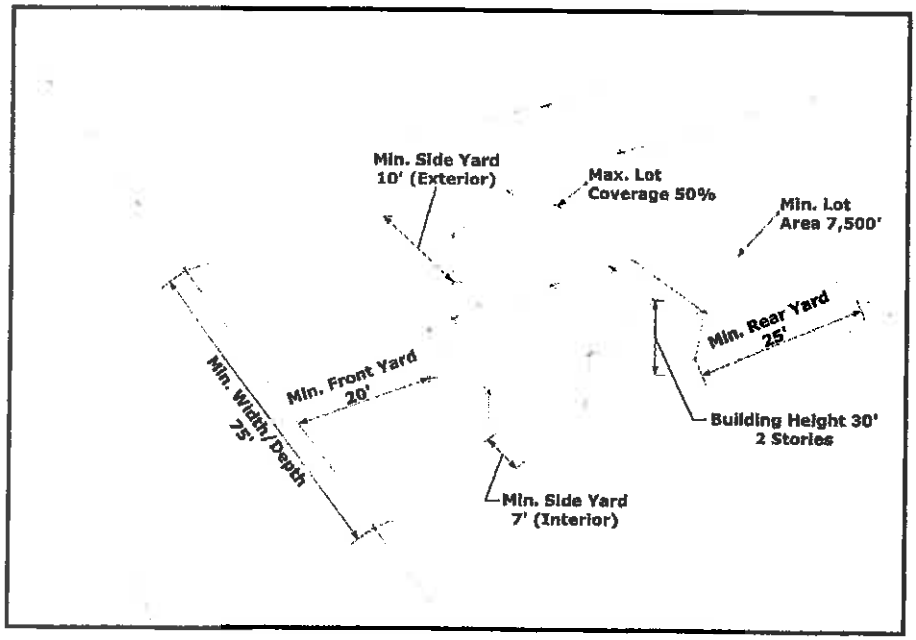


Table 2-2: R1 Dimensional Standards

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 Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-2: R1 Dimensional Standards

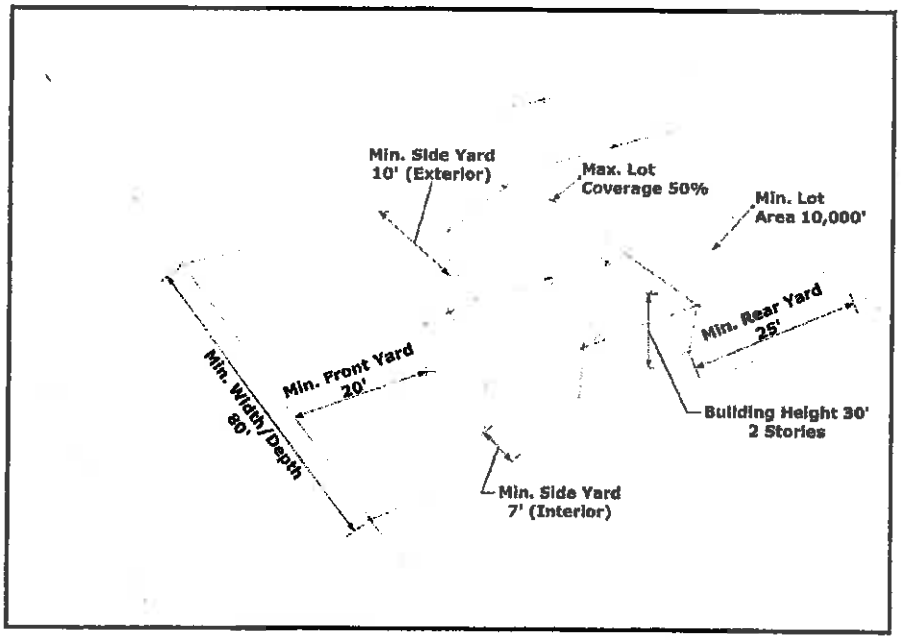


Table 2-3: R2 Dimensional Standards

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 Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-3: R2 Dimensional Standards

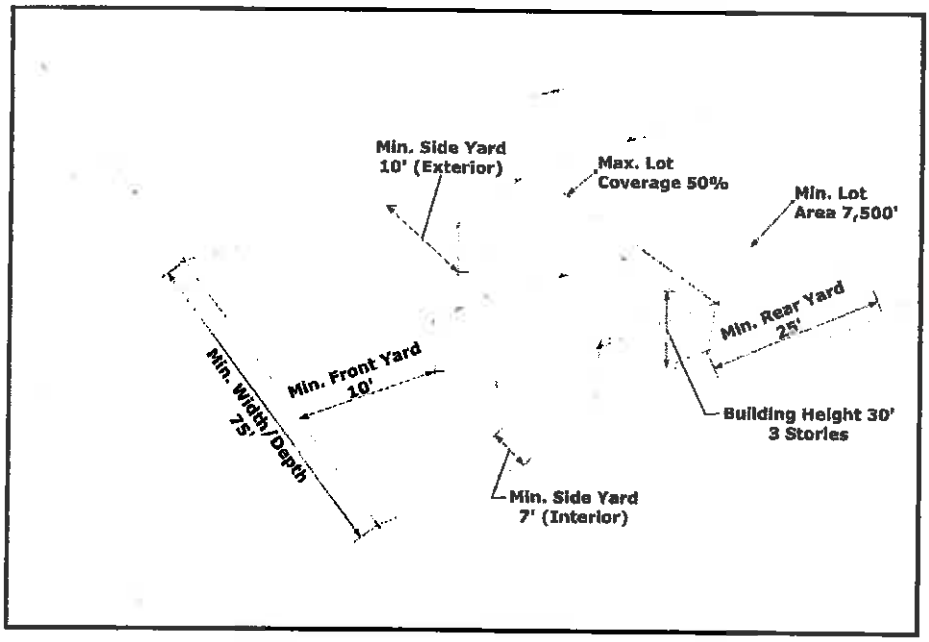


Table 2-4: R-R Dimensional Standards	"R-R"
Minimum Lot Area (sq.ft.)	87,120' (2 acres)
Minimum Width OR Depth (feet)	225'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	15%
~~Minimum Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	50'
Minimum Rear Yard (feet)	50'
Minimum Side Yard Interior (feet)	25'
Minimum Side Yard Exterior (feet)	30'

Table 2-4: R-R Dimensional Standards

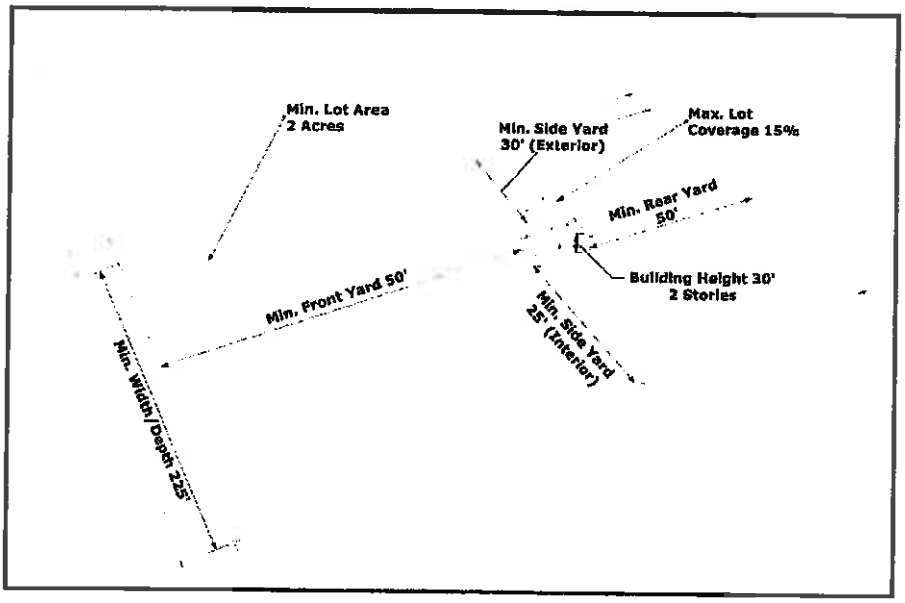


Table 2-5: RS Dimensional Standards

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 Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	25'
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Figure 2-5: RS Dimensional Standards

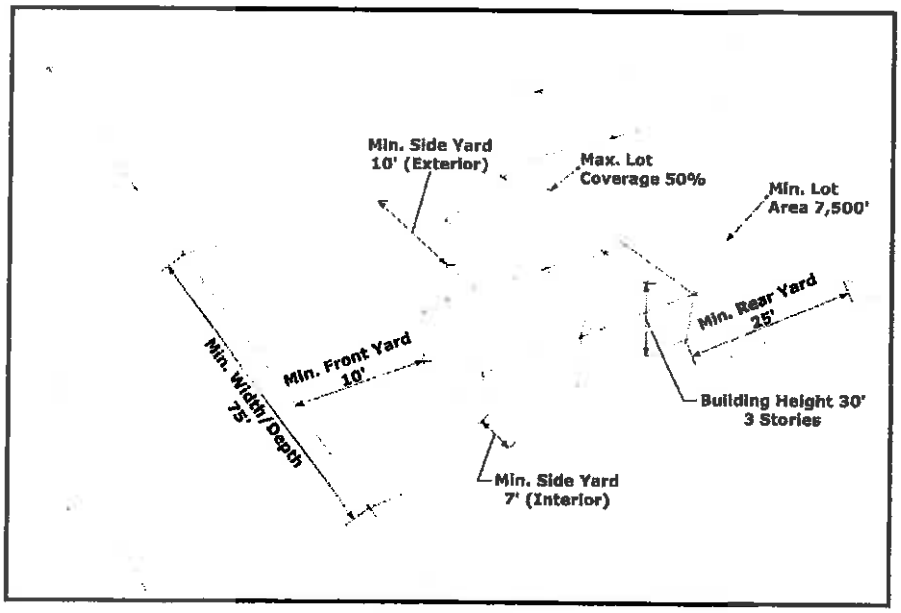


Table 2-6: C1 Dimensional Standards

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 Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zone)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zone)
Minimum Side Yard Exterior (feet)	10'

Figure 2-6: C1 Dimensional Standards

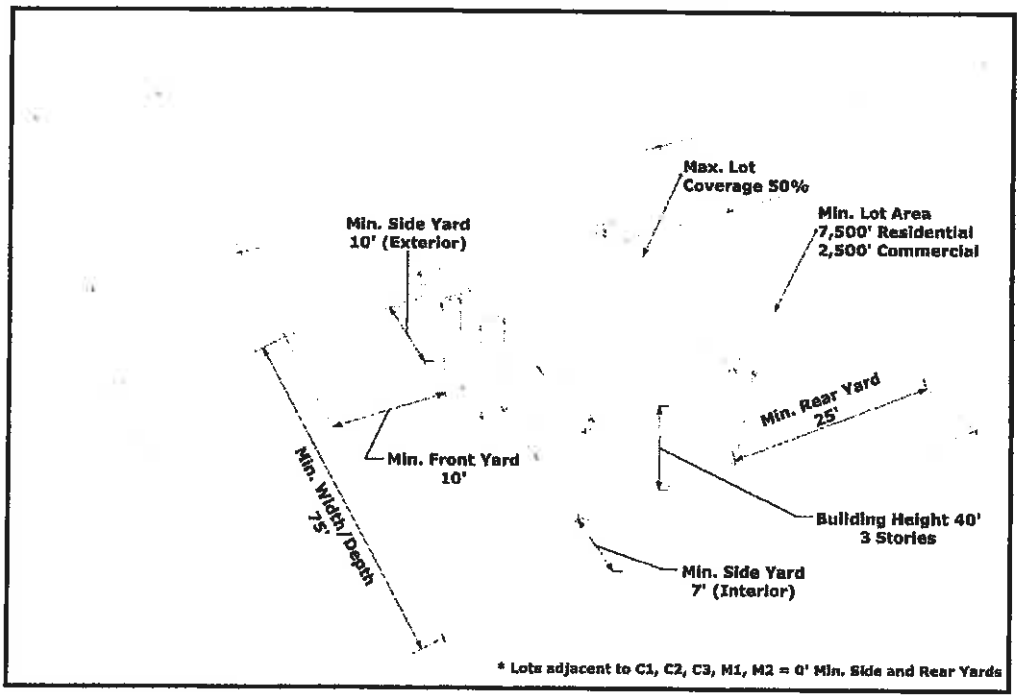
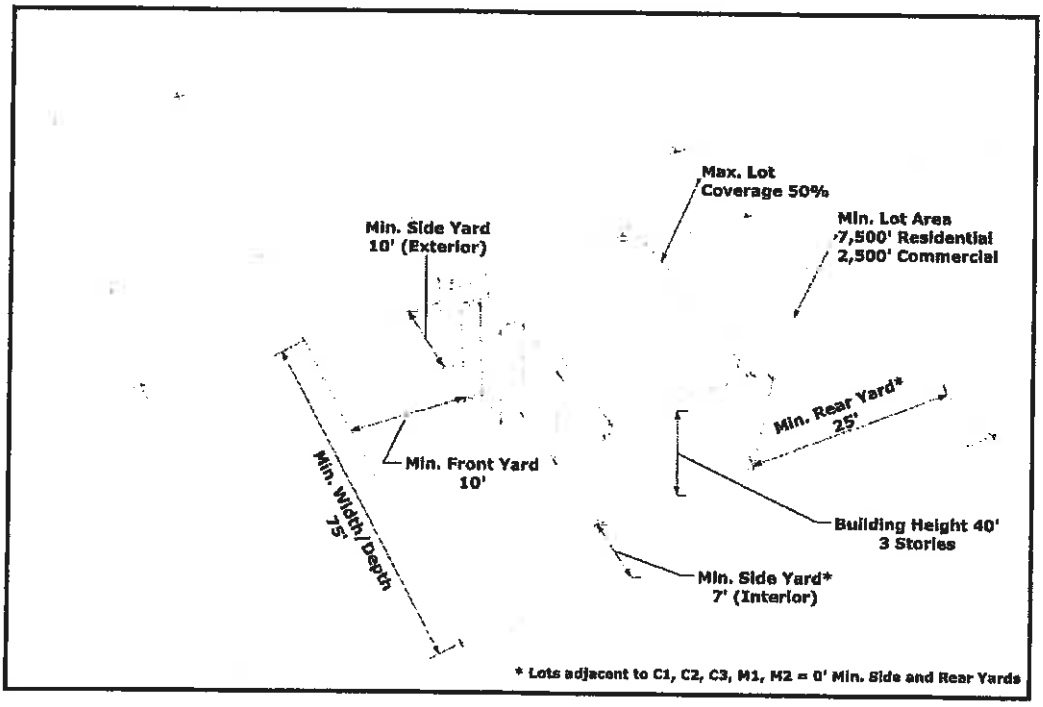


Table 2-7: C2 Dimensional Standards

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 Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-7: C2 Dimensional Standards



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.

   ~~g.~~h. Automobile Storage Yard

   ~~h.~~i. Baking and confection cooking for on-site sale only.

   ~~i.~~j. Bars, tap rooms and nightclubs.

   ~~j.~~k. Body and fender shops including a paint booth within closed building.

   ~~k.~~l. Bottling plants confined to closed building.

   ~~l.~~m. Bowling alleys and poolrooms.

   ~~m.~~n. Business offices, banks and similar; including drive-through.

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

   ~~o.~~p. Cleaning and dyeing plants within closed building.

   ~~p.~~q. Commercial art galleries.

   ~~q.~~r. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.

   ~~r.~~s. Commercial bath and massage.

   ~~s.~~t. Commercial parking facilities.

   ~~t.~~u. Community parks, playgrounds or centers.

   ~~u.~~v. Custom service and craft shops.

   ~~v.~~w. Custom tire recapping.

   ~~w.~~x. Custom warehouses within closed building and not including animals.

   ~~x.~~y. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).

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

   ~~z.~~aa. Flood control facilities.

   ~~aa.~~bb. Frozen food lockers

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

~~cc.~~dd. Historical Landmarks.

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

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

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

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

~~hh.~~ii. Lumber yards (prohibiting sawmill operations).

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

~~jj.~~kk. Miniature golf establishment.

~~kk.~~ll. Mortuary

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

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

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

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

~~pp.~~qq. Personal services.

~~qq.~~rr. Pet shops within a closed building.

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

~~ss.~~tt. Public auction within closed building.

~~tt.~~uu. Religious institutions (in permanent buildings).

~~uu.~~vv. Restaurants and cafes, including drive-through.

~~vv.~~ww. Retail sales.

xx. Sales (retail and wholesale) and rentals.

~~ww.~~yy. Storage Facility

~~xx.~~zz. Theaters, auditoriums, banquet and dance halls.

~~yy.~~aaa. Transportation terminal and transfer facilities within closed building.

~~zz.~~bbb. Veterinary services. Water distillation and bottling for retail sales only.

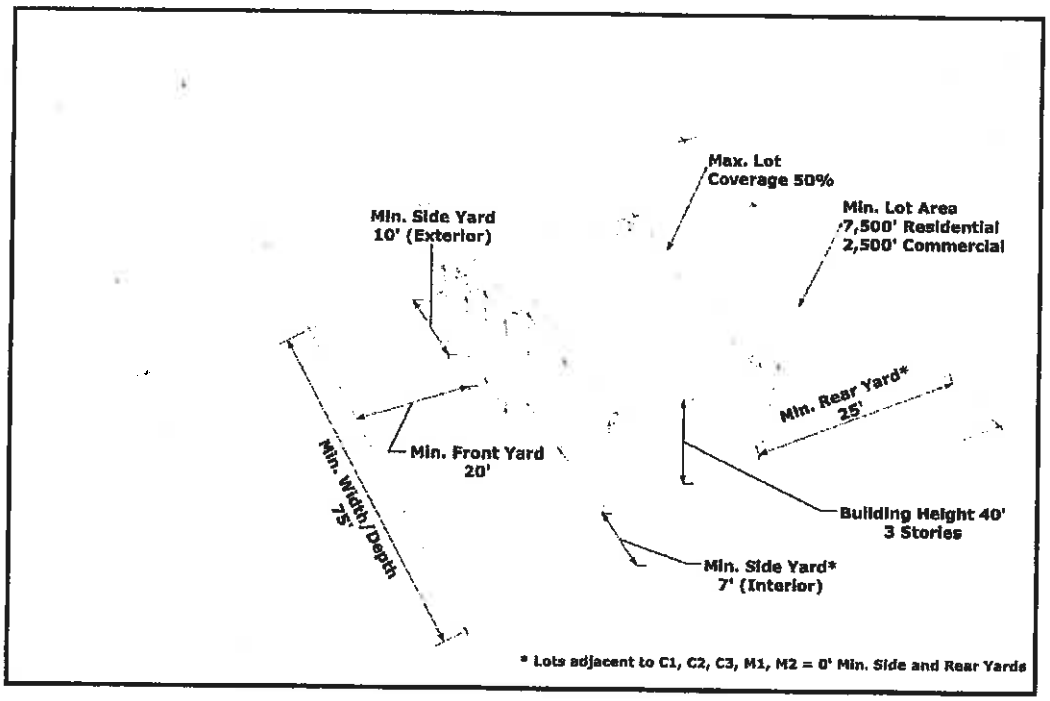
~~aaa.~~ccc. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:

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.

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 Between Buildings (feet)~~	~~10'~~
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).

   ~~d.~~e. Automobile Storage Yard

   ~~e.~~f. Body and fender shops including a paint booth within closed building.

   ~~f.~~g. Bottling plants confined to closed building.

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

   ~~h.~~i. Cemeteries for human or animal internment (See Section 308).

   ~~i.~~j. Cleaning and dyeing plants within closed building.

   ~~j.~~k. Commercial parking facilities.

   ~~k.~~l. Community parks, playgrounds or centers.

   ~~l.~~m. Custom service and craft shops.

   ~~m.~~n. Custom tire recapping.

   ~~n.~~o. Flood control facilities.

   ~~o.~~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

   ~~p.~~q. Motion picture productions, radio and television studios.

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

   ~~r.~~s. Religious institutions (in permanent buildings).

t. Storage Facility

~~s.~~u. Warehouses.

~~t.~~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):

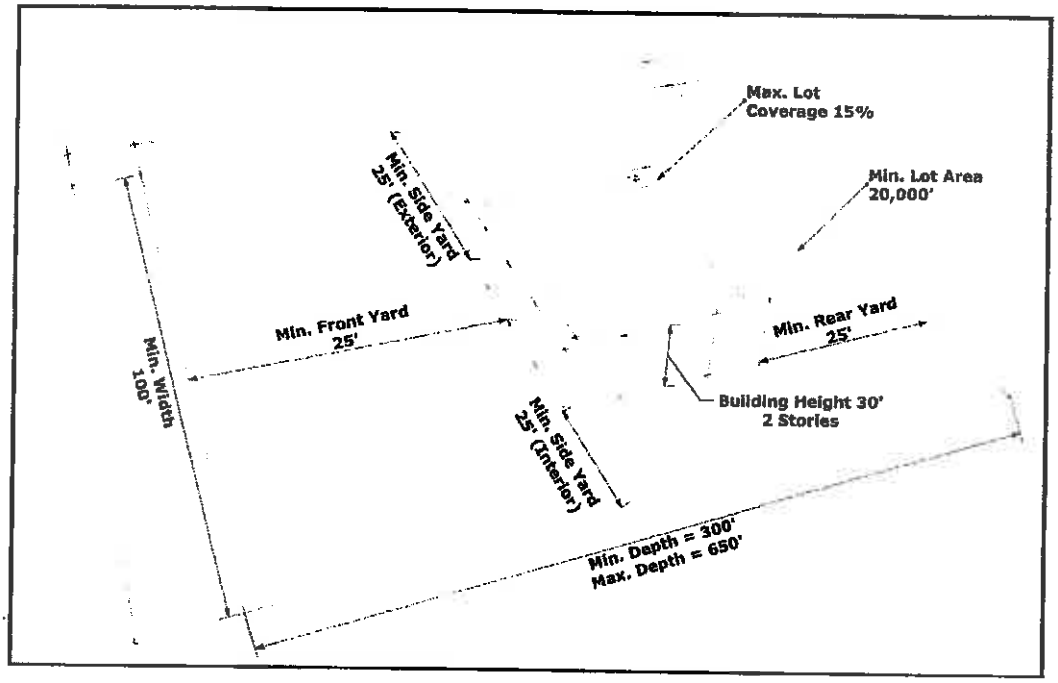
      1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

      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 Between Buildings (feet)~~	~~10'~~
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).

   ~~e.~~f. Automobile Storage Yard

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

   ~~g.~~h. Bottling plants confined to closed building.

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

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

   ~~j.~~k. Cleaning and dyeing plants within closed building.

   ~~k.~~l. Commercial parking facilities.

   ~~l.~~m. Community parks, playgrounds or centers.

   ~~m.~~n. Custom service and craft shops.

   ~~n.~~o. Custom tire recapping.

   ~~o.~~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.

   ~~p.~~q. Flood control facilities.

   ~~q.~~r. Frozen food lockers.

   ~~r.~~s. Historical Landmarks.

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

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

   ~~u.~~v. Lumber yards (prohibiting sawmill operations).

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

~~w.~~x. Mortuary

~~x.~~y. Motion picture productions, radio and television studios.

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

~~z.~~aa. Religious institutions (in permanent buildings).

bb. Retail sales.

~~aa.~~cc. Storage Facility

~~bb.~~dd. Warehouses

~~cc.~~ee. Water distillation and bottling for retail sales only.

~~dd.~~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):

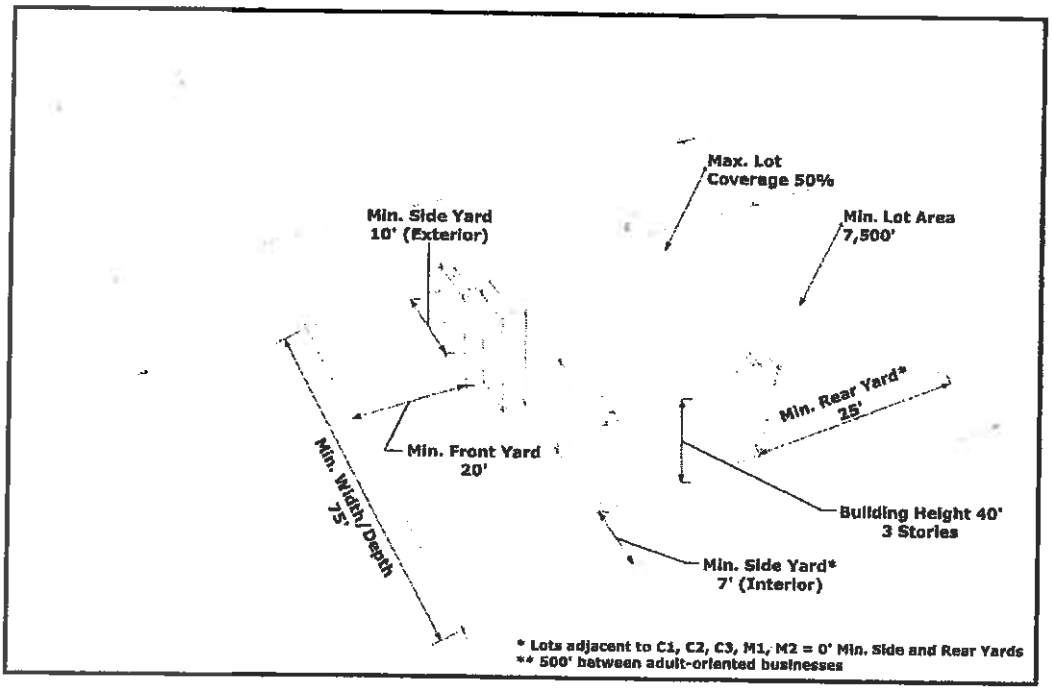
      1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

      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 Between Buildings (feet)~~	~~10'~~
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).

   ~~e.~~f. Automobile Storage Yard

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

   ~~g.~~h. Bottling plants confined to closed building.

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

   ~~i.~~j. Cemeteries for human or animal Interment (See Section 308).

   ~~j.~~k. Cleaning and dyeing plants within closed building.

   ~~k.~~l. Commercial parking facilities.

   ~~l.~~m. Community parks, playgrounds or centers.

   ~~m.~~n. Custom service and craft shops.

   ~~n.~~o. Custom tire recapping.

   ~~o.~~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.

   ~~p.~~q. Flood control facilities.

   ~~q.~~r. Frozen food lockers.

   ~~r.~~s. Historical Landmarks.

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

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

   ~~u.~~v. Lumber yards (prohibiting sawmill operations).

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

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 Between Buildings (feet)~~	~~10'~~
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

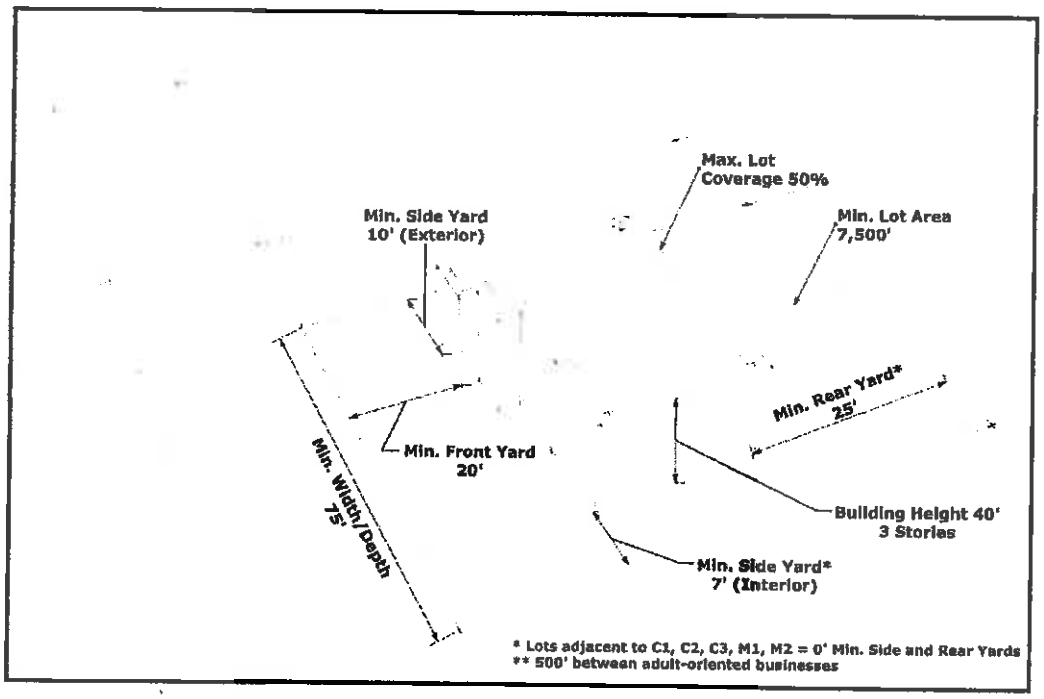
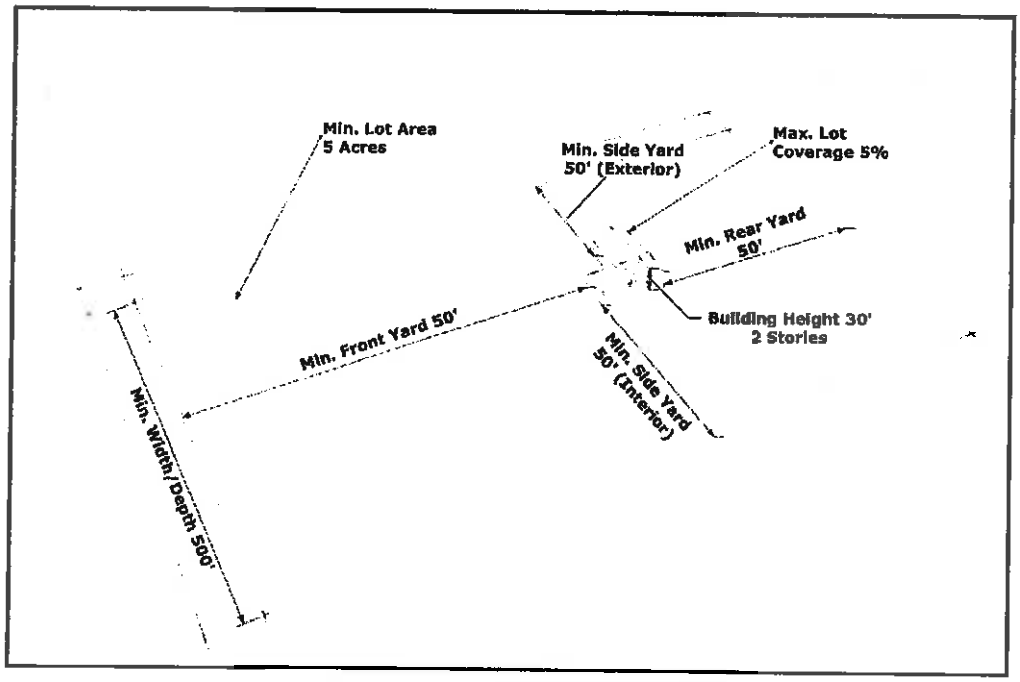


Table 2-14: AG Dimensional Standards

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 Between Buildings (feet)~~	~~10'~~
Minimum Front Yard (feet)	50'
Minimum Rear Yard (feet)	50'
Minimum Side Yard Interior (feet)	50'
Minimum Side Yard Exterior (feet)	50'

Figure 2-14: AG Dimensional Standards



t. Essential public utility buildings and facilities

u. Towers, antennae and wireless telecommunications facilities that comply with the requirements of this Chapter.

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

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

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 ~~ten~~ 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:**

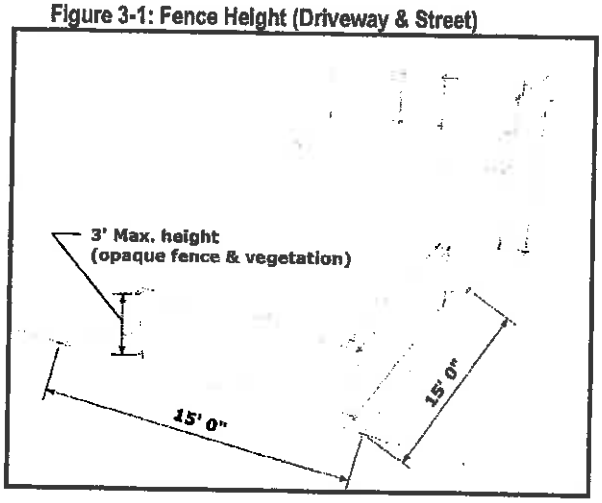
   a. The maximum height of a fence or freestanding wall is determined by measuring from the finished grade at the base of the fence or wall.

   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 four (4) feet in any required front yard, and not to exceed six (6) feet elsewhere on residentially zoned lots.

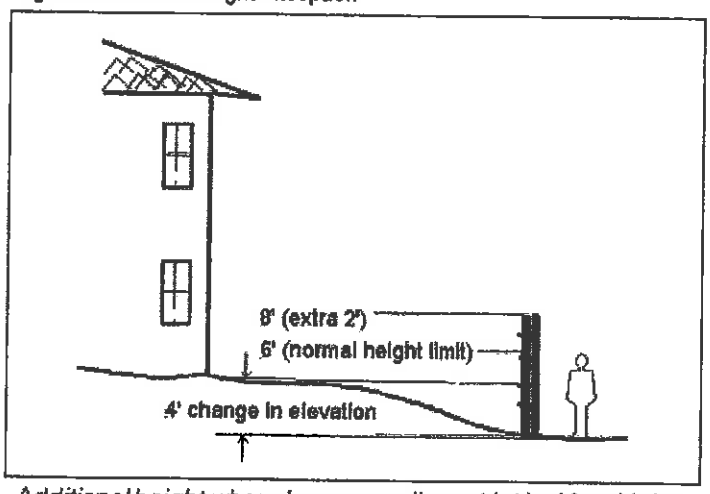
      ~~1)~~2) Three feet within the triangular area formed by measuring 15 feet along the boundary of roadways and drives from their intersection. This three-foot limit includes hedges and other plantings but may include open fencing above three feet to otherwise permitted height.

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



~~2)~~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.

3)4) On commercial and industrial zoned lots: eight feet.

4)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:

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.

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

4. **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.
4. Vacation Rental/Short-Term Rental, as defined in A.R.S. §9-500.39(D)(2), subject to the following:
   a. Owners of vacation rental/short-term rental properties shall be subject to the business licensing requirements set forth in Article 9-3 in the Town of Camp Verde Town Code.
   b. Vacation Rentals must comply with parking requirements under Section 403.
   c. Owners and guests shall comply with all applicable requirements of this Code, including those related to noise, nuisance lighting, refuse collection and property maintenance.
   ~~a.~~d. Owners shall provide guests with a 24-hour emergency point of contact.

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.

a.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.

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 ~~renting~~ 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 Coritainers 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.

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~~2~~ per dwelling unit
Multiple-Dwelling: One bedroom units	2 per dwelling unit
Multiple-Dwelling: Two or more bedroom units	2~~2.3~~ per dwelling unit
Rooming house, B&B, fraternity/sorority, resident/club	1 per sleeping room or 1 per bed, whichever is greater
Mobile/manufactured home parks	2 per mobile/manufactured home
Elderly housing developments	1.5 per dwelling unit
Resident assisted living or group home: for elderly, disabled or handicapped	0.5 per room or bed plus 1 per employee/shift
Non-resident day care, children or adults	1 per 6 clients
Churches, Places of Religious Worship	1 per 4 fixed seats or 1 per 50 sq ft of seating/assembly area
COMMERCIAL FOOD, BEVERAGE & LODGING:	**SPACES REQUIRED**
Restaurants, bars	1 per 50 sq ft of public floor area plus 1 per employee
Drive-in food or drink places with on-site consumption	1 per 50 sq ft of public floor area plus 1 per employee
Drive-through food or drink places	1 per 50 sq ft of public floor area plus 1 per employee; plus 5 stacking spaces per window
Hotel, motels, and similar lodging	1 per guestroom or suite plus 1 per 2 employees
RETAIL & GENERAL BUSINESS:	**SPACES REQUIRED**
Retail stores (except where otherwise specified)	1 per 200 sq ft of useable public floor area
Shopping centers	Requirements for all uses elsewhere specified under unified control; plus 1 per 200 sq ft of remaining useable floor area
Furniture & appliance stores, household equipment	1 per 800 sq ft of useable floor area
Barber shops, beauty shops, personal care shops	2 per service chair
Self-service laundries & dry cleaners	1 per 3 washing machines
Carwash	1 per employee, plus 1 per bay, plus 3 stacking spaces per bay
Gas service stations, convenience markets	1 per gas pump plus 2 per service bay plus, 1 per 200sq ft convenience sales area; plus 2 stacking spaces per pump
New, Used Car, Recreation Vehicle sales/lease lots	1 per 200sq ft office area, plus 1 per each 1,000sq ft sales-display area
Motor vehicle, large machinery/equipment sales	1 per 800 sq ft of machinery sales floor area
Bus depots	1 per 150 sq ft of waiting room space
Open-air business	1 per 500 sq ft of sales area for first 2,000 sq ft, plus 1 per each additional 2,000 sq ft
Business & medical offices and services:	1 per employee plus 1 per 200 sq ft of floor area

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	~~2 per bed~~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, ~~whichever is greater~~ as determined by staff plus ~~1 per company vehicle~~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.

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.

~~4. Preferred Source due to their high energy efficiency, long life and spectral characteristics, low-pressure sodium (LPS) lamps are the preferred illumination source throughout the Town; their use is encouraged for outdoor illumination whenever possible.~~

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 ~~and outdoor security~~ 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.

~~3.~~5. **Direct Illumination** means illumination resulting from light emitted directly from a lamp, luminare~~y~~ or reflector, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

~~4.~~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.

~~5.~~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.

   ~~a.~~ Initial Lumens means the lumens rating for a brand new light bulb. Initial lumens are typically given in manufacturer's specifications for lamps.

~~6.~~9. **Luminare~~y~~** means the complete lighting assembly, less the support assembly.

~~7.~~10. **Multi-class Lighting** means any outdoor lighting used for more than one purpose, ~~such as security and decoration.~~ when those purposes fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.

~~8.~~11. **Motion Sensing ~~Security~~ 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.

~~9.~~12. **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.

~~10.~~13. **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

~~i. security lighting~~

~~11. Security Lighting is lighting designed to illuminate a property or grounds for the purpose of visual security. This includes fully shielded lighting designed to be left on during night time hours as well as motion sensing lighting fixtures.~~

~~12.~~14. **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.

~~13.~~15. **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.

~~14.~~16. **Translucent** means light is transmitted from the internal illumination source.

~~15.~~17. **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.

~~16.~~18. **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.18 and properly adjusted motion sensing ~~security~~ lighting fixtures as defined in subsection C.10.

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, ~~including security lighting~~, 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. No new mercury vapor light fixtures, nor replacement equipment other than bulbs, shall be sold or installed for use as outdoor lighting within the Town of Camp Verde after the effective date of this Zoning Ordinance, and the use of mercury vapor light fixtures for outdoor lighting is prohibited after January 1, 2005. The provisions of this section shall not apply to outdoor light systems erected prior to 1950.~~

~~6.~~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.

~~6.~~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.

~~7.~~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.~~.~~

~~8.~~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.

~~9.~~8. Multi-class lighting, ~~except for security lights,~~ must conform to the time limitations of the most-strict class.

~~10.~~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 5,5000 lumens per net acre may be accounted for by lamps in unshielded fixtures on any property as permitted in subsection D.18.

~~11.~~ Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1 (Color Rendition). Lighting allowed in this subsection shall be subject to approval of staff. When the proposed lumens per acre exceeds the limits of subsection D.10, 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. ~~For professional level sports facilities where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:~~

~~12. Are provided with internal or external glare control louvers, or both, and installed so as to minimize up-light and offsite light trespass as required in subsection C.6 above; and,~~

~~13. Are installed and maintained with aiming angles that permit no greater than two percent of the light emitted by each fixture to project above the horizontal plane, flag poles with nationally recognized flags are exempt from this requirement.~~

12. 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.10, 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.10.

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

13. Lighting for Service Station or similar canopies shall be considered Class 1 lighting. All luminairies 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.10.

14. 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.

15. 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.

16. 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.10. All illuminated signs shall be turned off at 10:00 p.m. or when the business closes, whichever is later.

17. 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.

18. 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 ~~2050~~1500 initial lumens	F (See Note 1)
All types below ~~2050~~ 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 of 1500 ~~2050~~ 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. 75~~100~~ Watt Midbreak Tungsten-Halogen (quartz) and less
c. 25 Watt T-12 Cool White Fluorescent and less
d. 10~~18~~ Watt Low Pressure Sodium and less
~~d.~~ 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 5,0~~5~~00 lumens per net acre (see Subsection D.10). Residential parcels and Development Projects containing one net acre or less are allowed 5,0~~5~~00 lumens of unshielded light (all Classes).

E. Municipal Lighting:

1. Warranting:
   a. New lighting fixtures may be installed on existing buildings and infrastructure in the case where the Town determines that a hazardous nighttime situation exists.
   b. It shall be the policy of the Town 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 town to exist, and these hazards can only be mitigated through the use of outdoor lighting.
2. Shielding. All town-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 Town 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.~~E.~~ Parking Lot Lighting Standards:

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

G.~~F.~~ 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.10, 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.

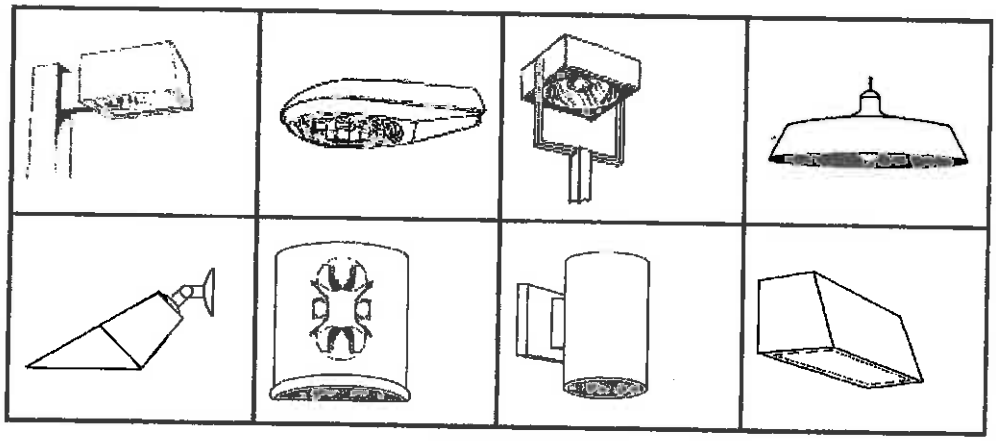
2. The Community Development Director shall rule on the application within five business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Community Development Director may grant one renewal of the permit for an additional 30 days if he or 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.

K. Additional Information:

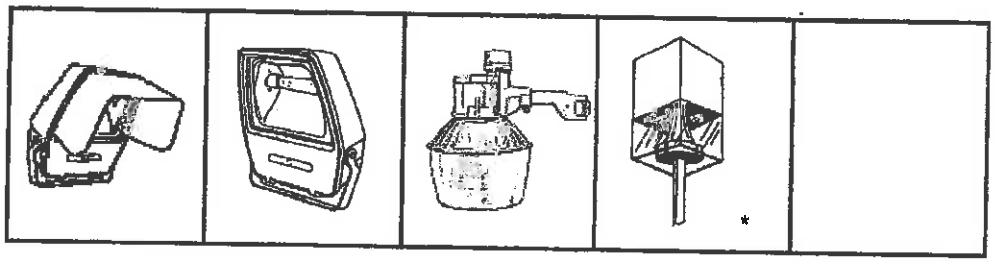
1. Shielding: A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, or from any angle around the fixture or tube, the fixture or tube is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

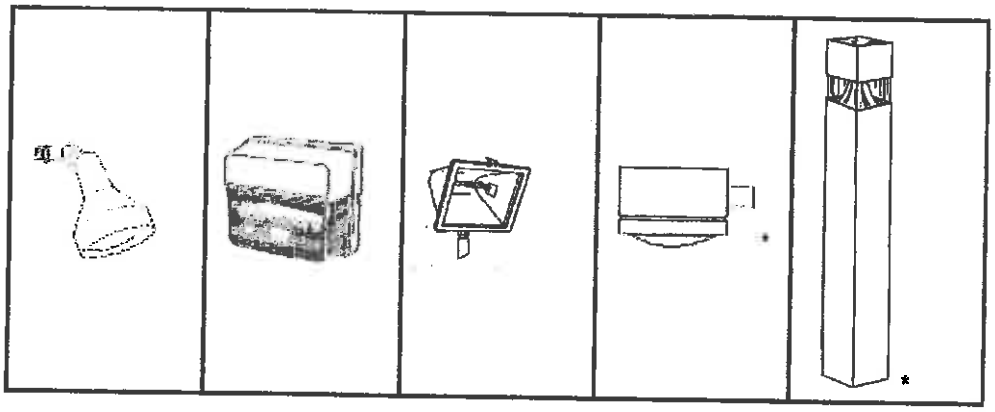
2. Typical Lumen Outputs for Outdoor Lighting:

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

Draft Minutes
REGULAR SESSION & PUBLIC HEARING
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
473 S. MAIN STREET, ROOM 106
CAMP VERDE, AZ 86322
THURSDAY, OCTOBER 5, 2017 -- 6:30PM

1. **Call to Order**
Chairman BJ Davis called the meeting to order at 6:31 pm

2. **Roll Call**
Melinda Lee called Roll. Present were Chairman B.J. Davis, Vice Chairman Teresa Helm, Greg Blue, Bruce George, Jim Hisrich and Chip Norton. Commissioner Dave Freeman was absent. Also in attendance were Community Development Director Carmen Howard and Town Planner Melinda Lee.

3. **Pledge of Allegiance**
Commissioner Greg Blue led the pledge.

4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

   a. **Approval of Minutes:**
   September 7, 2017 – Regular Session & Public Hearing
   b. **Set Next Meetings, Date and Time: (Tentative)**
   October 12, 2017 – Work Session- Cancelled
   November 2, 2017 – Regular Session & Public Hearing

A motion was made by Commissioner Greg Blue to accept the consent agenda as presented. A second was made by Commissioner Bruce George. The motion carried unanimously.

5. **Call to the Public for items not on the Agenda.**
There were no comments from the public.

6. **Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Abide Maternity Home, for a Zoning Map Change from R1-35 (Residential: Single Family, 35,000-Square-Foot Minimum Lot Size) to RS (Residential and Services) to allow for the expansion of their existing services. The property is located at 2480 N. Arena Del Loma, Parcel No. 403-19-137, in Camp Verde, Yavapai County, Arizona.**

Chairman Davis called the Public Hearing open at 6:35pm.

Planner Melinda Lee presented the proposed request for a Zoning Map Change for Abide Maternity Home from R1-35 to RS. Ms Lee explained the applicant would like to rezone the property to expand the use and buildings to provide additional services and living quarters to young mothers and their babies. Ms. Lee explained the use conformed with the General Plan which calls for residential and neighborhood, sales and services (RS, C1 and C2 Zoning). The applicant and staff have completed all State and Local requirements for the Zoning Map change and therefore recommend approval of Zoning Map Change #20170274.

Call for Comments from Other Persons- The applicant, Michele Evans, CEO, provided some additional information about the project. In response to some concerns that were discussed at the neighborhood meeting and expressed by Commission members, she explained that the center is not for battered women and they do not allow visitors. The additional building will be used for housing and providing classes for the residents. Others in attendance, Julie Scott and John Bassous, supported the organization's efforts and the positive impact it would have on their clients and the community. Chairman Davis stated that the zoning setbacks are the same and the proposed use will not change the character of the neighborhood; Commissioner Norton pointed out that the General Plan supports the existing mixed use in the neighborhood.

Call for Staff Rebuttal/Clarification – None

The Public Hearing was declared closed at 6:53 pm

Call for Commission Discussion:
Commissioner Hisrich relayed concerns relating to the potential precedence which may be set by allowing this type of a use. Community Development Director, Carmen Howard provided some information relating to Federal and State laws relating to group homes and protected classes and uses.

7. **Possible Recommendation to the Town Council regarding an application submitted by Abide Maternity Home, for a Zoning Map Change from R1-35 (Residential: Single Family, 35,000-Square-Foot Minimum Lot Size) to RS (Residential and Services) to allow for the expansion of their existing services. The property is located at 2480 N. Arena Del Loma, Parcel No. 403-19-137, in Camp Verde, Yavapai County, Arizona.**

A motion was made by Commissioner Bruce George to accept the item as presented. A second was made by Commissioner Chip Norton. The motion carried unanimously.

8. **Public Hearing, Discussion, and Possible Recommendation to the Town Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance amending Section 102B, Non-Conforming Uses and Structures; Section 103, Definition of Terms; Section 203, Use Districts; Section 204, Use District Regulatory Criteria; Section 301, Exceptions to Yard and Height Requirements; Section 303, Home Occupations; Section 306, Mobile/Manufactured Home Parks (MHP & RV Parks); Section 312, Shipping Containers; Section 403, Off-Street Parking and Loading; and Section 405, Outdoor Lighting.**

Chairman Davis called the Public Hearing open at 7:02pm.

Director Howard presented the code changes. She explained that the changes were requested as a continuation to add clarity to the Zoning Code.

Zoning code requirements relating to building separation, pool setbacks, and fence height were adjusted to conform to other codes. Parking standards were to allow a more reasonable number, where they were determined to be in excess.

Requiring enclosed storage units of at least 100 square feet for mobile home and recreational vehicles parks, where a garage is not present, was proposed to alleviate the storage of items outside of the units. This requirement will pertain to future permits.

Vacation Rentals/Short Term Rentals were added under Home Occupations due to the adoption of State legislation that allows it.

Additionally, there were changes to the lighting code as recommended by the International Dark Sky Association in order to comply with requirements for the Town to be a designated International Dark Sky Community. It was agreed that the designation was a good marketing aspect for Camp Verde and we would become a part of a group of such communities in this part of Arizona. All mention of "security lighting" needed to be removed and motion sensor lighting was inserted. A definition of "Correlated Color Temperature" was added, and references to outdated lighting was removed. The total lumen count for residential was lowered to 20,000 lumen per acre, which is more than is typically seen on residential permit applications. The total allowed for shielded was lowered to 5,000 lumen. Other allowances for shielding and lumen counts were adjusted based on lamp types. A section was added for Municipal Lighting, as required for the designation. Reference to "professional level sports facilities" does not apply to our community and was removed. A chart for Light-Emitting Diodes (LED) was added. The addition of a sunset clause was included for January 28, 2024. Director Howard clarified that manufacturers of lighting are supporting the need to provide lighting options for dark sky communities. Enforcement of the ordinance will likely be handled on a complaint-driven basis.

The Public Hearing was declared closed at 7:32 pm

Call for Commission Discussion: No further discussion.

A motion was made by Commissioner Chip Norton to accept the item as presented. A second was made by Commissioner Jim Hisrich. **The motion** carried unanimously

9. **Current Events**
   None

10. **Staff Comments**
    None

11. **Adjournment**
    A motion was made by Commissioner Hisrich to adjourn the meeting. Second was made by Commissioner Helm. **The motion** carried unanimously. The meeting was adjourned at 7:35pm.

Chairman B.J. Davis

Carmen Howard, Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session & Public Hearing of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 5th day of October 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of October 2017.

Melinda Lee, Recording Secretary