

RESOLUTION 2001-465

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING *The 2001 Amendments to Section 108 (General District Provisions) of the Planning and Zoning Ordinance (87-A23) dated February 28, 2001*, TO BE A PUBLIC RECORD.

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

WHEREAS, the document entitled *The 2001 Amendments to Section 108 (General District Provisions) of the Planning & Zoning Ordinance (87-A23) dated February 28, 2001*, is a lengthy revision of the ordinance which would qualify for enactment by reference as a matter of law,

NOW, THEREFORE, THE MAYOR AND THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE HEREBY DECLARE *The 2001 Amendments to Section 108 (General District Provisions) of the Planning and Zoning Ordinance (87-A23) dated February 28, 2001*, ATTACHED HERETO AND INCORPORATED HEREIN, TO BE A PUBLIC RECORD PURSUANT TO ARS 9-802, TO BE ENACTED BY ORDINANCE 2001 A177, AND ORDER THAT THREE (3) COPIES OF THE AMENDMENTS BE PERMANENTLY FILED IN THE OFFICE OF THE TOWN CLERK AND COMMUNITY DEVELOPMENT DIRECTOR, AND AVAILABLE FOR PUBLIC USE AND INSPECTION.

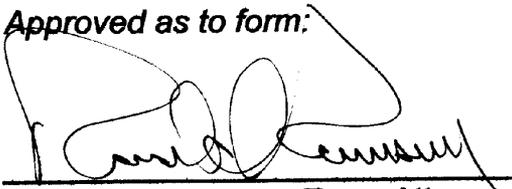
PASSED, APPROVED, AND ADOPTED by the Mayor and common Council of the Town of Camp Verde, Yavapai County, Arizona, on the 28th day of February 2001.

Approved:


Barbara Miller, Mayor

Attest: 
Debbie Barber, Town Clerk

Approved as to form:


Ronald C. Ramsey, Town Attorney

ORDINANCE 2001 A177

ADOPTION OF 2001 SECTION 108 ZONING AMENDMENTS

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING THE AMENDMENTS TO SECTION 108 (GENERAL DISTRICT PROVISIONS) OF THE PLANNING & ZONING ORDINANCE (87-A23), AND PROSCRIBING PENALTIES FOR VIOLATIONS THEREOF.

Section 1. Adoption: The Town hereby adopts for application and enforcement the **2001 AMENDMENTS TO SECTION 108 (GENERAL DISTRICT PROVISIONS) OF THE PLANNING & ZONING ORDINANCE (87-A23)**, dated February 28, 2001 as stated below:

Section 2. Effective Date: The effective date of the Section 108 amendments shall be upon completion of publication and posting as a penal ordinance as provided by law.

Section 3. Repeal: Upon adoption of these amendments, the general district provisions previously in effect which are inconsistent shall be deemed repealed, with the exception that applications, plan, and properties already having hearings or approvals pending shall continue to be governed by the prior regulations.

Section 4. Penalty: Any person who fails to comply with any provision of Ordinance 87-A23, or uses property in violation of any provision of the Ordinance, or a permit issued therein, shall be guilty of a Class 2 misdemeanor, punishable as provided by law, with each day the property or activity is in violation constituting a separate offense. "Person" includes the property owner, occupant, agent, or any person having control over the use of the property. Enforcement of the Ordinance may also be through injunction or abatement as set forth in ARS 9-462.05, as amended.

PASSED AND ADOPTED in open meeting by the Town Council, Town of Camp Verde, Arizona, on the 28th day of February 2001, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: Barbara Miller
Barbara Miller, Mayor

Attest: Deborah Barber
Deborah Barber, Town Clerk

Approved as to form:

Ronald C. Ramsey
Ronald C. Ramsey, Town Attorney

Effective Date: April 9, 2001
Publish: March 7th and 9th

Posted By D. Jones

Date/Time 3-5-2001 9:45 a.m.
Sent To: Bayle
Fax #: 634-2312
Date: 3-5-2001
Time: 9:00 a.m.
Fax'd By: D. Jones

SECTION 108 – GENERAL DISTRICT PROVISIONS
Adopted 7-9-87 by Ordinance 87A23

SECTION 108 – GENERAL DISTRICT PROVISIONS

H. 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 except C1, C2, C3, M1 and M2, provided the following conditions are met:

1. A property owner or tenant may park or store any number of personally owned vehicles on residential property where a primary residential use has been established. All vehicles must be for personal use, complete and appear to be operable. They are to be parked in an orderly fashion. Those vehicles, which do not meet these conditions, shall be considered general outside storage and shall meet the standards in H. 12 below.
2. Auto repair on more than 2 vehicles at any one time is prohibited in all residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Officer.
3. The sale of more than two (2) vehicles at any one time and no more than six (6) in one-year (Per Title 28, Section 28-4301.1 of ARS) is prohibited in ALL residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Officer.
4. Unlimited areas of firewood may be stored, provided that the firewood is for on-site, personal use only and is stacked no higher than 6 feet unless against a structure.
5. Construction materials may be stored provided they are stacked no higher than six feet and are for use on-site.
6. Recreational vehicles shall not be used or made suitable for use for long-term occupancy without a temporary dwelling permit or use permit. Evidence of an intention for long term occupancy shall include at least three of the following:
 - a. Being hooked up to power
 - b. Being hooked up to water
 - c. Being hooked up to sewer or septic
 - d. Being raised or leveled by means of jacks or blocks
 - e. Having a mail box
 - f. 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.

7. All boats, trailers, motor homes, travel trailers, and recreational vehicles shall be kept in good repair, neatly arranged and operable.
8. No mobile homes shall be permitted on any residential lot except in a mobile/manufactured home park. Manufactured homes must comply with the following:
 - a. A current valid construction permit is required before installation or placement on a lot.
 - b. Permanent piers, blocks, or foundations are required.
 - c. Connections to utilities must be made.
 - d. Skirting shall be installed around the entire perimeter of the unit within 90 days of occupancy according to and in compliance with the Arizona Office of Manufactured Housing's Rules and Regulations for skirting.
 - e. The exterior elements shall be maintained in good condition.
 - f. For the purpose of this section, skirting and retaining walls shall have an eighteen -inch by twenty-four inch (18" x 24") access.
 - g. All under floor areas shall be accessible by way of such access hole.
 - h. Ventilation for all under floor areas shall be provided in accordance with the Uniform Building Code (UBC).
 - i. Materials for such skirting may be wood, metal, concrete, plastic, or masonry. Wood in contact with soil is to be treated lumber or redwood in accordance with the UBC.
9. A property owner or tenant may place articles of furniture outside, provided such furniture is in good repair and is weather resistant.
10. A property owner or tenant may park or store construction, mining, or farming equipment or machinery outside, provided such equipment or machinery is in operable condition and is intended for personal on-site use.
11. No vehicular parts, components or accessories not independently operable or any large nonstructural objects, which are in disuse, or for use other than on-site, shall be stored outside.
12. Any outside storage unable to meet the above exceptions and conditions must not exceed the height restriction for the solid or opaque portion of a fence or wall and be totally screened from the view of any contiguous

property or right-of-way or easement. 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.

- 13.** The outside storage of objects and materials shall be a permitted accessory use in C-1 and C-2 (general commercial) and C-3 (heavy commercial) zones provided that: All conditions of 108 H. 1-3 and 5-7 shall be met except that "on-site personal use" shall be construed to include those uses incidental to the permitted commercial (as well as personal) uses of the property.
 - 14.** The outside storage of objects and materials shall be a permitted accessory use in M-1 and M-2 (industrial) zones, provided that screening is provided from non-industrially zoned properties located within 200 feet.
 - 15.** Outside storage not complying with this section is hereby deemed a public nuisance and shall not enjoy any rights to continuation, restoration, exchange of uses, or expansion as if a lawful non-conforming use, and shall be abated.
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2. Auto repair on more than 2 vehicles at any one time is prohibited in All residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Officer.
3. The sale of more than two (2) vehicles at any one time and no more than six (6) in one-year (Per Title 28, Section 28-4301.1 of ARS), is prohibited in ALL residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Officer.
4. Unlimited areas of firewood may be stored, provided that the firewood is for on-site, personal use only and is stacked no higher than 6 feet unless against a structure.
5. Construction materials may be stored provided they are stacked no higher than six feet and are for use on-site.
6. Recreational vehicles shall not be used or made suitable for use for long term occupancy without a temporary dwelling permit or use permit. Evidence of an intention for long term occupancy shall include at least three of the following:
 - a. being hooked up to power
 - b. being hooked up to water
 - c. being hooked up to sewer or septic
 - d. being raised or leveled by means of jacks or blocks
 - e. having a mail box
 - f. Having any attached or adjacent structure or improvement, which enhances the on-site livability and/or decreases the mobility of the vehicle removal of wheels or axles or hitches on a vehicle normally fitted with wheels and axles and/or hitches.
7. All boats, trailers, motor homes, travel trailers, and recreational vehicles shall be kept in good repair, neatly arranged and operable.

No mobile homes shall be permitted on any residential lot except in a mobile/manufactured home park. No manufactured home shall be installed or placed on a lot without a current valid construction permit and without erection of permanent piers, blocks or foundations and connections to utilities.

8. Skirting shall be installed around the entire perimeter of the unit within 90 days of occupancy according to and in compliance with the Arizona Office of Manufactured Housing's Rules and Regulations for skirting. The exterior elements shall be maintained in good condition.
9. For the purpose of this section, skirting and retaining walls shall have an eighteen inch by twenty-four inch (18" x 24") access. All underfloor areas shall be accessible by way of such access hole. Ventilation for all underfloor areas shall be provided in accordance with the Uniform Building Code (UBC). Materials for such skirting may be wood, metal, concrete, plastic, or masonry. Wood in contact with soil is to be treated lumber or redwood in accordance with the UBC.
 - a. A property owner or tenant may place articles of furniture outside, provided such furniture is in good repair and is weather resistant.
 - b. A property owner or tenant may park or store construction, mining, or farming equipment or machinery outside, provided such equipment or machinery is in operable condition and is intended for personal on-site use.
 - c. No vehicular parts, components or accessories not independently operable or any large nonstructural objects, which are in disuse, or for use other than on site shall be stored outside.
 - d. Any outside storage unable to meet the above exceptions and conditions must not exceed the height restriction for the solid or opaque portion of a fence or wall and be totally screened from the view of any contiguous property or right-of-way or easement. 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.
10. The outside storage of objects and materials shall be a permitted accessory use in C-1 and C-2 (general commercial) and C-3 (heavy commercial) zones provided that: All conditions of 108 H. 1-3 and 5-7 shall be met except that "on-site personal use" shall be construed to include those uses incidental to the permitted commercial (as well as personal) uses of the property.

Adopted by Council 4/26/00

- 11. The outside storage of objects and materials shall be a permitted accessory use in M-1 and M-2 (industrial) zones, provided that screening is provided from non-industrially zoned properties located within 200 feet.**
- 12. Outside storage not complying with this section is hereby deemed a public nuisance and shall not enjoy any rights to continuation, restoration, exchange of uses, or expansion as if a lawful non-conforming use, and shall be abated.**