

ORDINANCE NO. 06-21

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA, AMENDING THE TOWN OF DEWEY-HUMBOLDT PLANNING AND ZONING ORDINANCE.

WHEREAS, the Town of Dewey-Humboldt is newly formed and adopted a Planning and Zoning Ordinance to govern the development of property within the Town limits; and

WHEREAS, the Town Council of the Town of Dewey-Humboldt has directed periodic reviews of the adopted Planning and Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the Town of Dewey-Humboldt has recommended adopting several amendments to the Planning and Zoning Ordinance as shown in Exhibit A; and

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearing was completed on January 17, 2006; and

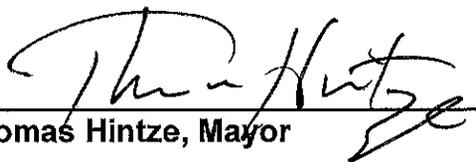
WHEREAS, adopting these amendments to the Planning and Zoning Ordinance for the Town of Dewey-Humboldt, Arizona will enhance the health, safety, and welfare of the community; and

NOW THEREFORE, be it ordained by the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona that:

Section 1: Adoption of amendments to The Town of Dewey-Humboldt Zoning Ordinance. The Town of Dewey-Humboldt Zoning Ordinance is hereby approved, adopted and added to the Town Code subject to amendments noted in Exhibit A.

Section 2: Authorization to Prepare Documents. The Town Manager, Town Clerk, Town Engineer, Town Attorney and any other necessary persons are hereby authorized to prepare the agreements, forms and instruments contemplated to be used by the Town in implementing the provisions of the Town Planning and Zoning Ordinance.

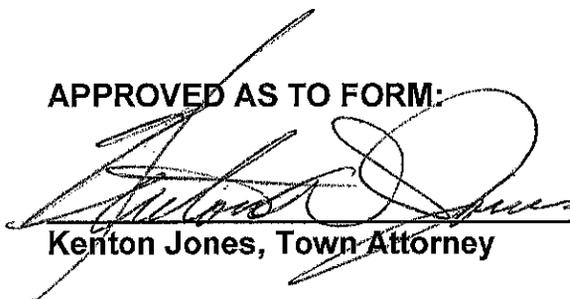
PASSED AND ADOPTED by the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona, this 17th day of January, 2006.


Thomas Hintze, Mayor

ATTEST:


Town Clerk, Debbie Gifford, MMC

APPROVED AS TO FORM:


Kenton Jones, Town Attorney

ORDINANCE NO. 06-21
EXHIBIT "A"

- Section 301 Definitions
- Fence – A barrier constructed of materials such as solid wood slats and chain link. Pipe rail and barbwire are permitted in residential zones, only. If a multi-strand barbwire fence is used, the bottom strand must be of smooth wire, only. Barriers constructed with materials not designed for fencing are not included in this definition of a fence.
- Mobile Home – [add to definition] “Mobile Homes can no longer be installed in the Town of Dewey-Humboldt except in Mobile Home Parks.”
- Mobile Home (Manufactured Home) Court – [add to definition] “Installation/units to comply with A.R.S. §41-2154, 2155.”
- Farm Animal – “Llamas” and “Alpacas” to be added.
- Wall – A barrier constructed of materials such as solid block, native stone and rock or wood stucco. Barriers constructed with materials not designed for walls are not included in this definition of a wall.

- Section 410 R1L District
- G1. (amended to read) – “... not to exceed the number allowed as per the Allowed Animal Chart (Section 501 E.) ...”

- Section 412 R1 District
- B (amended to read) – Manufactured Homes are permitted as a dwelling unit for a single family on an individual lot or parcel as set forth in Section 301 (Definitions) and subject to Section 552.
- C2. (amended to read) – “... not to exceed the number allowed as per the Allowed Animal Chart (Section 501 E.) ...”

- Section 501 Accessory Uses and Structures
- A (amended to read) – “... is compatible and common to the district in which it is located ...”

- E (new) – Allowed Animal Chart

ALLOWED ANIMAL CHART	ANIMALS ALLOWED
TYPE	
CATEGORY A - Dairy Cow, Bison, Steer/Heifer, or other similar size/weight.	2 per acre*
CATEGORY B - Ostrich, Miniature Horse, Llama, Alpaca, Sheep, Goat, Emu or other of similar size/weight.	5 per acre*
CATEGORY C - Turkeys, Peacocks, Geese, Pheasants, Ducks, Pigeons, Chinchilla, Rabbits, Chickens or other similar size/weight toward the total. After one year of age, animal off-spring count as adult animals.	8 per acre*

*and proportionately greater for larger properties.

- Section 552 Mobile Homes/Mfg Housing/Multi-Sectional Amended to Read:
- Section 552 Manufactured Housing/Multi-Sectional Manufactured Housing Standards
- B) ZONING REQUIREMENTS:
Multi-Sectional Manufactured Homes/Manufactured Homes are subject to the design/performance standards, which follow.
- B) DESIGN/PERFORMANCE STANDARDS for Multi-Sectional Manufactured Homes/Manufactured Homes:
 1. All manufactured homes located within the incorporated area of the Town of Dewey-Humboldt shall have an affixed "HUD" label certifying that the unit has been manufactured in accordance with the July 1, 1976 Federal Guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD).
 2. Mobile homes, as defined in Section 301 (Definitions), are prohibited as dwelling units on individual lots.
 3. All multi-sectional manufactured and manufactured homes located on a parcel of land are to be serviced by an approved sewage disposal system prior to habitation.
- Section 555 Mobile Home Parks Amend to Read:
- Section 555 Mobile, MFG Home & RV Parks (Travel Trailer)

A. PERMITS:

1. Permits shall be required for all buildings and structures within manufactured home parks. It shall be unlawful for any person to construct, maintain or operate any manufactured home park or trailer camp within the limits of the Town of Dewey-Humboldt unless he, she, or any firm holds a valid clearance issued by the Land Use Specialist in the name of such person, persons or firm for each specific manufactured home, trailer, or structure. The fee for this clearance shall be determined by resolution of Town Council. Upon completion of the Administrative Review with Comment Period process (Section 504), issuance of Zoning Clearances and applicable permits shall be made by the Land Use Specialist and shall be contingent upon:
 - a. Compliance with all health laws and regulations of the State of Arizona and the County of Yavapai.
 - b. Compliance with this local regulation.
2. Applications for Zoning Clearance and building permits to construct or enlarge Manufactured Home Parks, RV Parks or Travel Trailer Camps shall be made in writing, signed by the applicant who shall file with the application proof of ownership of the premises or of a lease or written permission from the owner thereof together with a complete set of plans drawn to scale, showing the location of the proposed manufactured home park, RV park or trailer camp, and which shall include:
 - a. The areas and dimensions of the tract of land.
 - b. The maximum number, location and size of all RV, manufactured home or trailer spaces.
 - c. The location of any existing buildings and any proposed structures.
 - d. The location and width of access driveways, roadways, parking areas, walkways, and turn-arounds.
 - e. The location of electrical, water, storm drainage, and sewer lines and the sewage disposal systems.
 - f. The location and elevation of all flood hazard areas.
 - g. A contour map showing the proposed grading of the park or camp.
3. No person shall construct or enlarge a manufactured home park, RV park or trailer camp without first obtaining favorable outcome of the Administrative Review with Comment Period process or Use Permit.
4. Before giving site plan approval the Development Services Department may require a performance bond from the operator of the park to assure that the park or camp is constructed and maintained in a satisfactory manner. The Development Services Department may require any other improvements and facilities before approving the Manufactured Home Park, RV park or trailer camp, in the interest of public safety, health and welfare. The Development Services Department may accept the proposed plan, accept the proposed plan with recommended changes, or reject the plan.

B. **MANUFACTURED HOME PARK STANDARDS:** The following regulations shall apply in respect to manufactured home parks and all Recreational Vehicles, manufactured homes and travel trailers in the park:

1. Parks shall provide for individual spaces, access driveways, parking and recreation open spaces.
2. Parks shall provide at least ten percent (10%) of the total area for recreation or other open space purposes.
3. Parks shall be developed in accordance with Section 440 (Planned Area Development), unless otherwise specified in this Section.
4. All utility lines, cable TV, and electric transmission lines shall be placed underground. Each space shall be provided with water, sanitary sewer, electric lines, telephone lines and gas lines if needed in compliance with applicable County and Town Ordinances. Fire hydrants shall be installed by the developer as approved by the Development Services Department and the Fire District in which the park is to be located.
5. Refuse collection areas shall be central and screened from public view.
6. Minimum ratio of community use area shall be ten percent (10%) of the total area. Such land may include all land devoted to recreation and service facilities, landscaping not included within manufactured home spaces, and accessory parking areas, such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.
7. Recreational vehicle storage areas, if provided, shall be at the minimum ratio of fifty (50) square feet of land for each manufactured home space and shall be surfaced with surface material. If no recreational vehicle storage is provided, recreational vehicles shall not be stored at individual spaces.

C. **PARKING REQUIREMENTS:**

1. A minimum of two (2) off-street parking spaces will be provided for each unit space. The parking spaces and the drive shall be dust-proofed and surfaced with crushed rock or similar material. Said parking spaces may be arranged in tandem design.
2. Guest automobile parking shall be provided at a minimum ratio of three (3) parking spaces for each five (5) unit spaces.
3. A minimum of two (2) vehicular entrances shall be provided for each park. One entrance may be kept closed to the public if provision is made for emergency access.
4. Street lighting shall be provided along the park streets for the safety of pedestrians.

5. A sidewalk shall be provided along one side of all streets and drives within the park.
6. A strip of land, twenty feet (20') in width, shall be maintained as landscaped area abutting all park property lines.

D. CERTIFICATE OF COMPLIANCE:

No Certificate of Compliance shall be issued unless and until the following requirements have been met: Unless and until thirty percent (30%) of the spaces planned in any park, or ten (10) such spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects; and unless and until such portion of the park's community facilities in the category of, but not limited to, driveways, laundry facilities, bath, wash and toilet rooms as the Development Services Department may require, shall have been completely prepared, constructed and equipped for use in all respects.

E. TRAVEL TRAILER CAMP STANDARDS: The following regulations shall apply in respect to all trailer camps:

1. Trailer camps shall provide for individual trailer spaces, access driveways and parking.
2. Each trailer space shall be at least one thousand five hundred (1,500) square feet in area, and at least thirty feet (30') in width and have at a minimum a compacted gravel surface at least ten feet (10') in width and twenty feet (20') in depth.
3. A strip of land at least twenty feet (20') in width shall be maintained as a landscaped area abutting all trailer camp property lines except when the camp boundary is adjacent to residential uses when the landscaped area shall be at least fifty feet (50') in width.

F. NON-CONFORMING USES:

1. Existing mobile home parks may be exempted from the requirements of this Ordinance, except in the expansion of said mobile home park, whereby areas of expansion shall be in conformance with the requirements of this Ordinance. Expansion in addition to the expansion allowed under the non-conforming use provisions shall result in the full compliance of the existing mobile home park with the provisions of this Ordinance.
2. Existing mobile home parks shall be subject to Section 102 (Purpose) for Zoning Clearance and permit issuance.