

**THE PLANNING & ZONING ADVISORY COMMISSION
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR MEETING NOTICE
Thursday, October 9, 2014 6:00 P.M.**

**P&Z MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
DEWEY-HUMBOLDT, ARIZONA**

AGENDA

The issues that come before the Planning & Zoning Advisory Commission are often challenging and potentially divisive. In order to make sure we benefit from the diverse views to be presented, the Commission believes that the meeting be a safe place for people to speak. With this in mind, the Commission asks that everyone refrain from clapping, heckling and any other expressions of approval or disapproval. Agenda items may be taken out of order. Please turn off all cell phones. The Commission meeting may be broadcast via live streaming video on the internet in both audio and visual formats. A quorum of Council may be present. One or more members of the Commission may attend either in person or by telephone, video or internet conferencing. **NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Dewey-Humboldt makes a video or voice recording of a minor child. A.R.S. § 1-602.A.9. Dewey-Humboldt Council Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request to the Town Clerk that your child not be recorded.

1. **Call To Order.**
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.**
3. **Roll Call.** Commissioners Dee Parker, Jeff Siereveld, Barry Smylie and Chair Tammy DeWitt.
4. **Disclosure of Ex Parte Contacts.**
5. **Informational Reports.** Individual members of the Commission and public may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the Commission and public of such events, actions or activities. The Commission will take no discussion, consideration, or action on any such item except that an individual member of the Commission may request an item be placed on a future agenda.
6. **Planner's Update on current events and activities.** No discussion, deliberation or legal action can occur.
 - 6.1. **Update of review of town code sections regarding animals.**
7. **Consent Agenda.** All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. Any item may be removed from the Consent Agenda for separate consideration at a Commissioner's request. If a citizen desires separate consideration of an item, he or she should approach a Commissioner prior to the meeting and ask that the Commissioner request that the item be removed.
 - 7.1. **Minutes.** Minutes from the September 4, 2014 Planning & Zoning Regular Meeting.
8. **Discussion Agenda – Unfinished Business.** Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting.
 - 8.1. **Continued discussion on proposed Ordinance 14-104 regarding Accessory Dwelling Units (ADU).** Staff report on community input and P&Z discussion and possible action to direct modification of the proposed ordinance.

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23 9. **Discussion Agenda – New Business.** Discussion and Possible Action on matters not previously presented to the Commission.

9.1. **Review of existing District Zoning Setbacks per Town Council request.**

10. Public Hearing Agenda.

THIS CONCLUDES THE LEGAL ACTION PORTION OF THE AGENDA.

11. Comments from the Public. The Commission wishes to hear from Citizens at each meeting. Those wishing to address the Commission need not request permission or give notice in advance. For the official record, individuals are asked to state their name. Public comments may appear on any video or audio record of this meeting. Please direct your comments to the Commission. Individuals may address the Commission on any issue within its jurisdiction. At the conclusion of Comments from the Public, Commissioners may respond to criticism made by those who have addressed the public body, may ask Town staff to review a matter, or may ask that a matter be put on a future agenda; however, Commissioners are forbidden by law from discussing or taking legal action on matters raised during the Comments from the Public unless the matters are properly noticed for discussion and legal action. The total time for Comments from the Public is **20** minutes. A 3-minute time limit may be imposed on individuals within this total. The audience is asked to please be courteous and silent while others are speaking.

12. Adjourn.

For Your Information:

Next Town Council Work Session: Tuesday, October 14, 2014 at 2:00 p.m.

Next Town Council Meeting: Tuesday October 21, 2014 at 6:30 p.m.

Next Planning & Zoning Commission Meeting: Thursday, November 6, 2014 at 6:00 p.m.

If you would like to receive Town Council agendas via email, please sign up at AgendaList@dhaz.gov and type Subscribe in the subject line, or call 928-632-7362 and speak with Judy Morgan, Town Clerk.

Certification of Posting

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations: Dewey-Humboldt Town Hall, 2735 South Highway 69, Humboldt, Arizona, Chevron Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the ____ day of _____, 2014, at ____ p.m. in accordance with the statement filed by the Town of Dewey-Humboldt with the Town Clerk, Town of Dewey-Humboldt.

By: _____, Town Clerk's Office.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 632-7362 at least 24 hours in advance of the meeting.



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-8562 ▪ Fax 928-632-7365

MEETING OF THE PLANNING & ZONING ADVISORY COMMISSION

October 9, 2014, 6:00 p.m. Town Council Chambers

Agenda Item: 6.1. Update of review of town code sections regarding animals.

To: Planning & Zoning Commission

From: Connie Dedrick, Community Development Coordinator

Date Submitted: October 2, 2014

Summary:

As planned, staff is conducting community outreach on this subject. Town staff has met with Yavapai County Sheriff's Department who is in charge of the Town's animal control services through an Inter-Governmental Agreement (IGA). That meeting was productive. We have scheduled a second community outreach meeting on October 8th when Yavapai County Sheriff's Office (YCSO) plans to attend and YCSO Animal Control will go over their role in animal enforcement. Staff will present a summary of that meeting at this P&Z Meeting.

This subject has generated quite a discussion in the community. I receive comments every week. Staff thanks the Community for their participation. Directed by Council, the project was started as reviewing the current town code regarding animals. As the process evolves other animal related issues have emerged, such as enforcement. Staff is looking carefully into all issues brought up by the Community. At this point, staff believes it would be premature to recommend any changes to the current code. We would like to continue with outreach and other research/communication activities outlined before.

To recap the process going forward, in addition to the community meetings, staff plans to meet with other municipalities in the near future. The Town Attorney will be consulted for legal advice. In the end, staff will come up with analysis and/or recommendations regarding the current code and/or procedures.

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**TOWN OF DEWEY-HUMBOLDT
PLANNING & ZONING ADVISORY COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 4, 2014, 6:00PM**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, SEPTEMBER 4, 2014, AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA. CHAIR DEWITT PRESIDED.

1. **Call To Order.** The meeting was called to order at 6:00 p.m.
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.** Made.
3. **Roll Call.** Commissioners Claire Clark (absent at roll call, arrived at 6:02 p.m.), Dee Parker, Jeff Siereveld, Barry Smylie and Chair Tammy DeWitt were present.
4. **Disclosure of Ex Parte Contacts.** None.
5. **Informational Reports.** None.

Commissioner Clark arrived at 6:02 p.m.

6. **Planner's Update on current events and activities.** No discussion, deliberation or legal action can occur. None.
7. **Consent Agenda.**

7.1. Minutes. Minutes from the July 10, 2014 Planning & Zoning Regular Meeting.

Commissioner Parker made a motion to approve the July 10, 2014, Planning and Zoning Commission meeting minutes as presented, seconded by Commissioner Clark. It was approved unanimously.

8. **Discussion Agenda – Unfinished Business.** Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting.

8.1. Review of Town Code of Ordinances Sections regarding “Animals”. Staff report regarding council direction to review the town code sections regarding “animals”. (Continuation from the July 10 P&Z meeting)

Community Development Coordinator, Connie Dedrick, gave an overview on feedback that has come out of an informal meeting with the community on 7/31/14. She spoke on an educational meeting to be held by Yavapai County Sheriff's Office on October 8th.

The commissioners spoke on the importance of obtaining feedback from the community on this issue, and the main concerns pertained to common pets, rather than livestock or exotics.

Public comment was taken.

Cheryl Taylor spoke on the criteria she used for selecting her current residence; new residents wanting more rules and protection; the freedoms to have animals; maintenance being geared toward the health of the animals (state livestock standards); not making those terms too general (open for interpretation).

Victoria Wendt spoke on animals laws affecting many people in the area; concerns with the 6-dog limit; cons of “control” ordinances; she is a heritage breeder who bought her property prior to incorporation; CC&Rs in the Blue Hills.

Alice Nolan spoke on being a hobby breeder for 30 years in Humboldt; complaints should not be anonymous; keep the community rural and make laws sensible.

Ulys Brooks spoke on having his dogs to protect his goats and wanting to keep that right.

Jack Hamilton spoke on the different densities of properties within the Town; neighbors have rights as property owners too; figure out the rules to respect the rights of all and procedures to work through the problems; code enforcement is complaint driven not driving around looking for problems; responsible people will not cause problems; town is trying to do the best for the greatest number of people.

Karen Brooks spoke on talking with neighbors and solving this at the lowest level possible; change in staff and how it has affected her goat business; remove numbers (of animals allowed in the code) but look at maintenance.

Victoria Wendt spoke on a complaint filed against her that she was running a puppy mill and stated she did not think complaints should be anonymous.

Ted Brooks spoke on protecting all property owners (new and established). He spoke on his history in the town, new people moving in to the area trying to change it; town should not allow anonymous complaints.

The commission asked how the complaint process works and whether it is a policy or a decision by council; whether anonymous complaints are legal; recommended a legal opinion on anonymous complaints.

Public comment was taken on this.

Glendeen Hamilton spoke on an issue she had with a neighbor that went to court for final resolution; people should consider rights of both sides of an issue.

Ted Brooks spoke on not limiting the number of animals; maintenance of animals being the problem; researching this issue by species.

Chair DeWitt explained staff will do more research and have more community meetings and will bring back the feedback to P&Z. CDC Dedrick explained she will probably bring that research back in December to the Planning and Zoning commission.

9. Discussion Agenda – New Business. Discussion and Possible Action on matters not previously presented to the Commission.

9.1. Planning and Zoning Meeting Procedure Discussion. Chair DeWitt request to consider establishing an announcement and procedure for running a Planning and Zoning Commission meeting.

Chair DeWitt spoke on a sample form that the Yavapai County Planning Commission uses. The form allows everyone to have comments, even if they don't want to get up and speak in public. She suggested this is something they could possibly do at P&Z meetings.

Commissioners Clark and Smylie agreed it sounds like a good idea.

Public comment was taken.

Jack Hamilton asked how it will be implemented and if the form has to be filled out in advance or if someone can speak without filling out the form.

Chair DeWitt explained that it won't be required, but will be used as a tool. People can change their minds on speaking. The commission discussed how the form could be used as another tool for the public to contribute their opinions but it would not be mandatory in

order to speak before the commission.

Public comment was taken on this.

Cheryl Taylor spoke on a prior large meeting (on ADU and Home Based Businesses) where a similar form/tool was provided since so many people wanted to give their comments.

Commissioner Clark made a motion to adopt the use of this form at future meetings, seconded by Commissioner Parker. It was approved unanimously.

10. Public Hearing Agenda. None.

11. Comments from the Public.

Cheryl Taylor spoke on the current complaint process being easily abused; how this can affect neighborhoods; having a process in place for maintenance issues similar to the barking dog process.

Alice Nolan spoke on the effects of being complained against; being treated kindly by staff; complaint on her dogs came through a council member.

Karen Brooks spoke on having a more finite program for animal complaints; how long complaints are kept; including more data on complaint form. Chair DeWitt suggested Ms. Brooks present her idea to council at one of their meetings.

Cheryl Taylor spoke on how Child Protective Services (CPS) complaints are handled anonymously but with questions to verify it is a valid complaint.

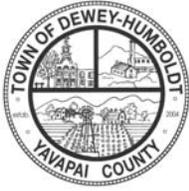
12. Adjourn. The meeting was adjourned at 7:05 p.m.

Tammy DeWitt, Chairperson

ATTEST:

Judy Morgan, Town Clerk

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TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-8562 ▪ Fax 928-632-7365

MEETING OF THE PLANNING & ZONING ADVISORY COMMISSION

October 9, 2014, 6:00 p.m., Town Council Chambers

Agenda Item: 8.1. Continued discussion on proposed Ordinance 14-104 regarding Accessory Dwelling Units (ADU).

To: Planning & Zoning Commission
From: Yvonne Kimball, Town Manager
Date Submitted: October 2, 2014

Recommendation: Accept staff recommendation to modify proposed Ord. 14-104 pertaining to “kitchen facilities” and “roomers and boarders”

Summary:

At Town Council’s direction, P&Z reviewed town codes regarding medical dwelling, guest house, accessory units, over a year ago. As a result, (proposed) Ordinance 14-104 was drafted. Public hearings were conducted for the proposed ordinance. At the February 2014 council public hearing, community objections were voiced. Although some were generated due to misunderstanding of the ordinance, the Council directed to delay passage of the ordinance so that staff and P&Z can address community comments. P&Z has met since to discuss the next steps. At the May 8, 2014 P&Z meeting, I advised P&Z that staff will continue gathering public input and bring back an analysis and recommendations. Staff has completed the task and wishes to present the findings. Enclosed please find the analysis report and the proposed Ordinance 14-104 regarding Accessory Dwelling Units.

We recommend P&Z accept staff’s recommendations outlined in the attached memo.

Proposed Ordinance 14-104 regarding Accessory Dwelling Units
By Yvonne Kimball, September 2014

In April 2012, the Council assigned the task of cleaning up town code sections in regards to guest homes, secondary medical dwelling units and accessory dwelling units in the form of a “priority list”. These uses and structures are addressed in the Town Code of Ordinances Sections 153.005, 153.036 through 153.043, 153.048, 153.049 and 153.066 and 153.072. Ordinance 14-104 has been proposed to accomplish the task.

In February 2014, upon months of discussions, staff and P&Z were able to bring Ordinance 14-104 for a public hearing at a council meeting. During and after the meeting, some oppositions were given. Staff also solicited public input on the proposed Ordinance 14-104 via the town’s monthly newsletter and the monthly “Coffee with the TM”. The main concerns gathered and staff analysis are as follows:

1. Zoning districts that would allow ADU?

<u>Current Code Stipulations</u>	<u>Proposed Ordinance 14-104</u>
R1 L: ADU is allowed in all R1L zoned properties	R1L: ADU is allowed for parcels with a minimum size of 70,000 sqft
RMM: allowed (what is allowed in R1L)	RMM: ADU is allowed for parcels with a minimum size of 70,000 sqft
R1: allowed (what is allowed in R1 L and RMM)	R1: ADU is allowed for parcels with a minimum size of 35,000 sqft
RCU: allowed (what is allowed in above zonings)	RCU: allowed if parcels are 87,120 sqft or larger
R2: allowed (what is allowed in RCU)	R2: allowed per RCU regulation (if parcels are 87,120 sqft or larger)
RS: allowed (what is allowed in R1L, RMM, and R1)	RS: ADU Not allowed in RS
C 1 and C2: allowed (what is allowed in R districts)	C1 and C2: ADU Not allowed in C 1 and C2
PAD: maybe; if ADU is located in the front one half of a lot, provided the structure is not nearer the front lot line than the main building(s))	PAD: maybe if ADU is located in the front one half of a lot, provided they are not nearer the front lot line than the main building(s))
RCD: allowed	RCD: not allowed
	<i>The proposed ordinance clarifies the zoning districts that would allow ADU. Staff has not heard much objections about the zoning districts; we think it is because most parcels in town are zoned R1L and R1 and the proposed requirements do not affect majority of the residents. We believe the proposed ordinance is reasonable and consistent with the intent of the definition of “accessory dwelling unit”.</i>

2. Secondary Medical dwelling(SMD) units and the type of structures (mobile homes, park trailers, etc.) allowed for the purpose

<p><u>Current Code Stipulations</u></p> <p>Current code makes no mention of SMD; Current code allows mobile homes to be located in R1, RMM, and RS (but not in R1-L; mobile homes are not specified in RCD and PAD).</p>	<p><u>Proposed Ordinance 14-104</u></p> <p>Proposed code (Ordinance 14-104) would allow accessory structure to be used to care for persons in need, including but not limited to medical needs, so long as the structure complies with the requirements outlined in Ordinance 14-104. Proposed Ordinance 14-104 allows a mobile home to be used as an ADU unless in the zoning districts where mobile homes are allowed which the same as the current code.</p>
	<p><i>Staff heard the misperception that the proposed ordinance would prohibit residents from using mobile home/park trailer for an ADU to care for elder or ill family members/friends. However, we believe that the proposed ordinance is reasonable and reflective of the intent of each zoning districts. For special circumstances, property owners can apply for a use permit and/or special considerations.</i></p>

3. Roomer and boarder / paying relatives or guests

<p><u>Current Code Stipulations</u></p> <p>Current code section 153.038 R1 allows roomers and boarders not to exceed two for any one dwelling unit. The Code does not define “roomer” or “boarder”; Section 153.005 Definitions/Boarding and Rooming House. Based on the definition staff interprets that roomers and boarders are paying occupants and may or may not be related to the primary resident.</p>	<p><u>Proposed Ordinance 14-104</u></p> <p>Proposed ordinance would not allow roomers and boarders. It also specifies that ADU shall be used to house a non-paying or non-reimbursing relative or guest. (Section 153.038 (B) (a)) It is my understanding that P&Z is concerned about the rural and single family character in R1 district and the provision’s enforceability, thereby recommend to disallow “roomer and boarder”.</p>
	<p><i>Staff have heard much input from the community that “roomer and boarder” regulation should stay the same. We believe it is a reasonable consideration because of the community’s characteristics (older citizenry with big properties). Rental issue is another complex subject and could be dealt with along with other comprehensive measures, such as sales tax/licensing requirements.</i></p>

4. Kitchen (and bathroom facilities) in ADU

<p><u>Current Code Stipulations</u></p> <p>Kitchen facilities are optional establishment for ADU or guest house. Bathrooms are required for detached guest houses which is a form of accessory dwelling structure.</p>	<p><u>Proposed Ordinance 10-104</u></p> <p>Proposed Ordinance requires a separate kitchen and bathroom in ADU. (ordinance sections 153.005 ADU definition and 153.072 (G))</p> <p><i>Staff received objection to the requirement of kitchen facilities in ADU. We believe it is a reasonable consideration to consider kitchen optional (rather than mandatory as proposed).</i></p>
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5. Detached or attached structure

<p><u>Current Code Stipulations</u></p> <p>Current code: ADU can be either detached (from the principal structure) or attached to (the principal structure).</p>	<p><u>Proposed Ordinance 14-104</u></p> <p>ADU must be detached from principal structure; proposed ordinance does not address attached room additions.</p> <p><i>Staff finds that the proposed does not prohibit attached room additions.</i></p>
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6. In-law suite

In-law suites are not defined in the current code nor the proposed code. When they are detached from the principle building, in-law suite use/ structure will be addressed under “guest home” in the current code. The proposed ordinance and the current code are essentially the same except for the separate kitchen requirement. We found there is no valid concern.

7. ADU/guest home size

<p><u>Current Code Stipulations</u></p> <p>Current code allows ADU (guest home) not to exceed 750 sqft in size or 25% of the total square footage of the primary structure whichever is greater (Code Section 153.005 Definition/guest home).</p>	<p><u>Proposed Ordinance 14-104</u></p> <p>Proposed has the same requirement (the requirement is not under “Definition”, but under the charging language for ADU: Ordinance Section 153.072).</p>
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8. How about existing guest homes, medical dwelling, accessory structures that may not comply with the proposed ordinance once it becomes effective?

Town Code Section 153.016 nonconforming uses and structures: The lawful use of any building, structure or land existing at the time of the effective date of this chapter may be continued, although such use does not conform to the provisions hereof.

(A) *Discontinuance.* If a nonconforming use shall be discontinued on a continuous basis for a period of 12 months, except as noted for dwelling units, any subsequent use shall conform to the provisions of this chapter. If the use of a dwelling unit as nonconforming lodging is discontinued on a continuous basis for a period of 30 days, the use shall conform to the provisions of this chapter.

9. Property right encroachment

Many were concerned that the proposed ordinance would diminish property value and thereby be in violation of ARS 12-1134 (prop 207). P&Z had the same concern until the town attorney advised that the proposed ordinance would not violate state statutes.

To conclude, staff found that Ordinance 14-104 clarifies contradictories contained in the current code. However, we recommend that P&Z and Council reconsider the requirements regarding “roomer/boarder” and “kitchen facilities”. The rest of the proposed Ordinance 14-104 contains similar requirements as the current code but in a more cohesive manner. To move forward, this same information will be discussed at a council meeting along with P&Z’s direction. When P&Z and Council are satisfied with the proposed changes, the revised Ordinance 14-104 will eventually be decided by the Council for adoption or other actions.

ORDINANCE No. ____

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, DECLARING THE DOCUMENT ENTITLED “DEWEY-HUMBOLDT MUNICIPAL CODE AMENDMENTS RE: ACCESSORY DWELLING UNITS, DATED FEBRUARY __, 2014” AS A PUBLIC RECORD; ADOPTING THE “DEWEY-HUMBOLDT MUNICIPAL CODE AMENDMENTS RE: ACCESSORY DWELLING UNITS, DATED FEBRUARY __, 2014” BY REFERENCE; AMENDING THE TOWN OF DEWEY-HUMBOLDT, ARIZONA CODE OF ORDINANCES, TITLE XV LAND USAGE CHAPTER 153 ZONING REGULATIONS, GENERAL PROVISIONS, § 153.005 DEFINITIONS; USE DISTRICTS, §§ 153.036 R1L DISTRICT (RESIDENTIAL; SINGLE FAMILY LIMITED), 153.037 RMM DISTRICT (RESIDENTIAL; MULTI-SECTIONAL MANUFACTURED HOMES), § 153.038 R1 DISTRICT (RESIDENTIAL; SINGLE FAMILY), § 153.041 RS DISTRICT (RESIDENTIAL; AND SERVICES), § 153.042 C1 DISTRICT (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES), §153.043 C2 DISTRICT (COMMERCIAL; GENERAL SALES AND SERVICES), § 153.048 PAD DISTRICT (PLANNED AREA DEVELOPMENT), § 153.049 RCD DISTRICT (RESIDENTIAL CAMPING DISTRICT); AND GENERAL REGULATIONS, § 153.066 ACCESSORY USES AND STRUCTURES, AND § 153.072 GUEST HOME RELATED TO PERMITTING ACCESSORY DWELLING UNITS IN THE R1L, RMM AND R1 ZONING DISTRICTS, SUBJECT TO CERTAIN REGULATIONS, AND PROHIBITING ACCESSORY DWELLING UNITS WITHIN THE C1, C2, PAD AND RCD ZONING DISTRICTS; AND PROVIDING DEFINITIONS AND REGULATIONS FOR ACCESSORY DWELLING UNITS RELATED TO LOT SIZE, SETBACKS, UTILITY HOOKUPS, DRIVEWAYS, STRUCTURE SIZE, KITCHENS, AND RESTRICTING USE TO NON-PAYING GUESTS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING PENALTIES

WHEREAS, that certain document entitled “Dewey-Humboldt Municipal Code Amendments Re: Accessory Dwelling Units, dated February __, 2014”, three copies of which are on file in the office of the Town Clerk, is hereby declared to be a public record and said copies are hereby ordered to remain on file with the Town Clerk; and

WHEREAS, the Town Council has determined that the proposed amendments will clarify and regulate the construction and use of accessory dwelling units in the Town of Dewey-Humboldt, and it is in the best interest of the public health, safety and general welfare of the Town to adopt the proposed amendments;

Now, Therefore, Be it ordained by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, as follows:

Section I. In General

The Town of Dewey-Humboldt, Arizona Code of Ordinances, is hereby amended by amending Title XV Land Usage, Chapter 153 Zoning Regulations, General Provisions, Section 153.005 Definitions; Use Districts Sections 153.036 R1L District (Residential; Single Family Limited), 153.037 RMM District (Residential; Multi-Sectional Manufactured Homes), 153.038 R1 District (Residential, Single Family), 153.041 RS District (Residential; and Services), 153.042 C1 District (Commercial; Neighborhood Sales and Services), 153.043 C2 District (Commercial; General Sales and Services), 153.048 PAD District (Planned Area Development), and 153.049 RCD District (Residential Camping District); and General Regulations, Sections 153.066 Accessory Uses and Structures and 153.072 Guest Home, all as set forth in that document entitled "Dewey-Humboldt Municipal Code Amendments Re: Accessory Dwelling Units, dated February __, 2014, which document is hereby adopted and incorporated by reference.

Section II. Savings Clause

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance as amended is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance.

Section III. Repeal of Conflicting Ordinance

All other code provisions, ordinances, or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date hereof.

Section IV. Penalties

Any person found responsible for violating any provision of this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Section 10.99 of the Dewey-Humboldt Code of Ordinances

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this ____ day of _____, 20__, by the following vote:

AYES: _____

NAYES: _____ ABSENT: _____

EXCUSED: _____ ABSTAINED: _____

APPROVED this ____ day of _____, 20__.

Terry Nolan, Mayor

ATTEST:

Judy Morgan, Town Clerk

APPROVED AS TO FORM:

Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
Town Attorneys
By Susan D. Goodwin

I, JUDY MORGAN, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA ON THE ____ DAY OF _____, 201_, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 201_.

Judy Morgan, Town Clerk

Dewey-Humboldt Municipal Code Amendments
Re: Accessory Dwelling Units
February __, 2014

The following Sections of Title V Land Usage, Chapter 153 Zoning Regulations, General Provisions of the Town of Dewey-Humboldt Town Code are amended to read as follows (additions in ALL CAPS, deletions in ~~strikeout~~):

§ 153.005 Definitions:

* * *

Dwelling Unit, Accessory (ADU). A ~~second~~ separate DETACHED DWELLING unit ON THE SAME SINGLE FAMILY LOT AS THE PRIMARY DWELLING UNIT that is ~~attached or detached to the primary dwelling that~~ may be used ~~for~~AS a separate additional living unit, ~~for property managers, property caretakers or property security guards, and may~~SHALL include separate kitchen, sleeping, and bathroom facilities, ~~on a single family lot.~~ **ADUs** are subordinate in size, location, and appearance to the primary unit.

* * *

~~***GUEST HOME.*** A secondary structure meeting the applicable zoning district requirements as to construction type not exceeding 750 square feet or 25% of the total square footage of building area under roof whichever is larger of the primary residential structure and meeting primary structure setbacks of the pertinent zoning district. Used to house a nonpaying or nonreimbursing relative or guest on an intermittent basis, with stay not to exceed a total of 120 days over a continuous 12-month period by the same guest or person(s).~~

* * *

RESIDENT CAMP SLEEPING UNITS. A BUILDING OR GROUP OF BUILDINGS CONTAINING GUESTROOMS OR DWELLING UNITS. FOR DENSITY FORMULA PURPOSES, TWO SUCH GUESTROOMS, RVS OR TENTS MAY BE COUNTED AS ONE DWELLING UNIT. EACH FOUR BEDS SHALL BE COUNTED AS ONE GUESTROOM.

RESIDENT CAMPING. A SUSTAINED EXPERIENCE WHICH PROVIDES A CREATIVE, RECREATIONAL, EDUCATIONAL OR RELIGIOUS OPPORTUNITY IN GROUP LIVING IN THE OUT-OF-DOORS IN WHICH CAMPERS LIVE AT A SITE FOR ONE OR MORE CONSECUTIVE NIGHTS, NOT TO EXCEED 90 DAYS.

* * *

The following Sections of Title V Land Usage, Chapter 153 Zoning Regulations, Use Districts of the Town of Dewey-Humboldt Town Code are amended to read as follows (additions in ALL CAPS, deletions in ~~strikeout~~):

§ 153.036 R1L District (Residential; Single Family Limited)

Permitted uses for the R1L District (Residential; Single Family Limited to site built structures) are as follows in this Section:

* * *

(B) (1) Dwelling unit (site built) for one family on any one lot;

* * *

(7) Accessory uses and structures (concurrent with and located on the same lot with the principal uses and structures, and including the following):

* * *

(j) Educational institutions as defined in § 153.005 but privately funded, allowed as an accessory use to a religious institution. ~~and~~

~~(k) Accessory dwelling unit.~~

* * *

(10) ~~Detached guest homes~~ ACCESSORY DWELLING UNITS as defined under IN § 153.005, subject to the performance standards set out in § 153.072, with a minimum parcel size of 70,000 square feet.

§ 153.037 RMM District (Residential; Multi-Sectional Manufactured Homes).

Permitted uses for RMM (Residential; Single Family; site-built, factory built and Multi-Sectional Manufactured Homes, no single-wide manufactured homes or mobile homes) are as follows in this section.

* * *

(B) (1) All principal and accessory uses and structures permitted in the R1L Zoning District;

* * *

(4) Accessory Dwelling Unit, (ADU) AS DEFINED UNDER § [153.005](#), SUBJECT TO THE PERFORMANCE STANDARDS SET OUT IN § [153.072](#), WITH A MINIMUM PARCEL SIZE OF 70,000 SQUARE FEET.

* * *

§ 153.038 R1 District (Residential; Single Family).

Permitted uses for the R1 District (Residential; Single Family; site built, multi-sectional and manufactured) are as follows in this section.

* * *

(B) (1) All principal and accessory uses and structures permitted in the R1L and RMM Districts, Manufactured Housing and Mobile Homes as set forth under § 153.082;

* * *

(3) Additional accessory uses and structures (concurrent with and located on the same lot with the principal uses and structures and including ~~the following~~):

~~_____ (a) Roomers or boarders, not to exceed two for any one dwelling unit;~~
~~_____ (b) Farm animals (except swine) on lots of no less than 35,000 square feet for the convenience and pleasure of the lot occupants, not to exceed the number allowed as per the Allowed Animal Chart in § 153.066. Stables, barns or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit; and~~

(4) Accessory dwelling unit (ADU) AS DEFINED UNDER § 153.005, SUBJECT TO THE PERFORMANCE STANDARDS SET OUT IN § 153.072, WITH A MINIMUM PARCEL SIZE OF 35,000 SQUARE FEET.

* * *

§ 153.041 RS District (Residential; and Services).

Permitted uses for the RS District (Residential and Services) are as follows in this section.

* * *

(B) (1) All principal and accessory uses and structures permitted in any more restrictive zoning district, EXCEPT ACCESSORY DWELLING UNITS. Where the lot is contiguous to a less restrictive zoning district, requirement for securing an administrative review is waived (unless otherwise provided for);

* * *

§ 153.042 C1 District (Commercial; Neighborhood Sales and Services).

Permitted uses for the C1 District (Commercial; Neighborhood Sales and Services) are as follows in this section.

* * *

(B) (1) All principal and accessory uses permitted in any more restrictive zoning district EXCEPT ACCESSORY DWELLING UNITS; and providing further that, unless specifically provided to the contrary, the requirements for an administrative review (except for lots contiguous to residential districts) are waived;

* * *

§ 153.043 C2 District (Commercial; General Sales and Services).

Permitted uses for the C2 District (Commercial; General Sales and Services) are as follows in this section.

* * *

(B) (1) All principal and accessory uses permitted in any more restrictive zoning district EXCEPT ACCESSORY DWELLING UNITS; and providing further that, unless specifically provided to the contrary, the following are waived:

* * *

§ 153.048 PAD District (Planned Area Development).

* * *

(D) *Uses permitted.*

(1) Single-family dwellings, two-family, multi-family; detached, semi-detached, and attached and accessory uses EXCEPT ACCESSORY DWELLING UNITS.

* * *

(7) Accessory uses and structures, WHERE PERMITTED; such uses and structures may be located in the front one-half of a lot, provided they are not nearer the front lot line than the main building or buildings.

* * *

§ 153.049 RCD District (Residential Camping District).

Permitted uses in the RCD District (Residential Camping District) are as follows in this section.

(A) *Purpose.* This district is intended to cover the operation of resident camps that are either private, public, religious, organizational or agency camps. Resident camps are not restricted from operating trip camps, schools, travel, outpost, overnight or day camping programs.

~~(B) — *Definitions.* For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.~~

~~—— **RESIDENT CAMP SLEEPING UNITS.** A building or group of buildings containing guestrooms or dwelling units. For density formula purposes, two such guestrooms, RVs or tents may be counted as one dwelling unit. Each four beds shall be counted as one guestroom.~~

~~—— **RESIDENT CAMPING.** A sustained experience which provides a creative, recreational, educational or religious opportunity in group living in the out-of-doors in which campers live at a site for one or more consecutive nights, not to exceed 90 days.~~

(C) *Uses.*

(1) All principal and accessory uses and structures permitted in R1L EXCEPT ACCESSORY DWELLING UNITS;

* * *

The following Sections of Title V Land Usage, Chapter 153 Zoning Regulations, General Regulations of the Town of Dewey-Humboldt Town Code are amended to read as follows (additions in ALL CAPS, deletions in ~~strikeout~~):

§ 153.066 Accessory Uses and Structures

* * *

(B) Accessory buildings may be attached to or detached from the principal building, except that no accessory building housing fowl or animals (other than domestic pets) may be attached to any dwelling unit, EXCEPT THAT AN ACCESSORY DWELLING UNIT (ADU) SHALL BE DETACHED, SUBJECT TO THE PERFORMANCE STANDARDS SET FORTH IN § 153.072.

* * *

§153. 072 ~~Guest Home~~. ACCESSORY DWELLING UNIT (ADU).

ACCESSORY DWELLING UNITS ~~Guest homes, as defined under § 153.005~~, are subject to the following requirements:

(A) AN ACCESSORY DWELLING UNIT ~~guest home~~ is PERMITTED ~~only allowed~~ on a minimum ~~parcel~~LOT size of 70,000 square feet ~~in size in the R1L AND RMM Zoning Districts~~ and a minimum ~~parcel~~LOT size of 35,000 square feet in the R1 Zoning District, AND ON ALL LOTS ON THE RCU DISTRICT WHERE THE MINIMUM LOT SIZE IS 87,120 SQUARE FEET.

(B) The ~~parcel or lot must meet or exceed the noted required area in size and the primary structure~~DWELLING AND ACCESSORY DWELLING UNIT SHALL BOTH COMPLY WITH THE setbacks REGULATIONS ~~set out under~~FORTH IN § 153.069 ~~the Density Districts OF THIS CODE are met.~~

(C) The ~~guest home~~ACCESSORY DWELLING UNIT ~~must~~SHALL be serviced and metered by the primary structure electric utility hookups. Individual ~~guest home~~ACCESSORY DWELLING UNIT septic systems may be approved where necessary in order to reduce sewer line extensions as authorized by the County Environmental Unit.

(D) ~~A common driveway or entrance must be shared by~~The primary and ~~guest home~~ACCESSORY DWELLING UNIT structures SHALL SHARE A COMMON DRIVEWAY OR ENTRANCE.

(E) ~~The guest home must not exceed~~ AN ACCESSORY DWELLING UNIT STRUCTURE SHALL NOT EXCEED 750 square feet IN SIZE or 25% of the total square footage of the primary structure living area under roof, whichever is greater.

(F) ~~The guest home~~ ACCESSORY DWELLING UNIT ~~must be placed in order to meet~~ SHALL COMPLY WITH THE separation requirements SET FORTH IN ~~of the current adopted~~ THE TOWN Building, ~~and Fire AND MUNICIPAL CodeS as well as the Planning and Zoning Ordinance.~~

(G) A kitchen facility is ~~permitted~~ REQUIRED in the ~~guest home~~ ACCESSORY DWELLING UNIT structure.

(H) ~~Guest home shall conform to construction requirements and density, primary structure setbacks of the applicable Zoning District.~~ AN ACCESSORY DWELLING UNIT SHALL BE USED TO HOUSE A NON-PAYING OR NON-REIMBURSING RELATIVE OR GUEST.



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-8562 ▪ Fax 928-632-7365

MEETING OF THE PLANNING & ZONING ADVISORY COMMISSION

October 9, 2014, 6:00 p.m., Town Council Chambers

Agenda Item: 9.1. Review of existing District Zoning Setbacks per Town Council request.

To: Planning & Zoning Commission

From: Connie Dedrick, Community Development Coordinator

Date Submitted: September 9, 2014

Summary: On September 2, 2014 the Council directed the Planning & Zoning Commission to review the Town Code of Ordinance pertaining to district zoning setbacks.

In land use, setbacks are distances from the property line to structures, streets/roads, and the like. There are setbacks from property lines to homes and other accessory structures. Early on in the 1900's, setbacks were uncommon with the exception of vertical construction or by developers that incorporated setbacks into the design.

With the advent of the automobile, setbacks became more common due to the need for larger roads, sidewalks and public right-of-way requirements. Today setbacks are also incorporated for separation of structures due to fire safety and health hazards.

Enclosed for your review are the following Town and County zoning requirements:

- Town of Camp Verde
- Town of Chino Valley
- Town of Dewey- Humboldt
- Yavapai County

Out of the aforementioned zoning districts, Chino Valley has passed an ordinance amendment whereby building setbacks are based on the street/road in which the property abuts. The ordinance was amended for future roadway acquisition.

Moving Forward: Staff would like to schedule work sessions in the future to assist the Planning & Zoning Commission in researching and for further discussion of this item.

Setback (architecture)

From Wikipedia, the free encyclopedia

A **setback**, sometimes called **step-back**, is a step-like recession in a wall. Setbacks were initially used for structural reasons, but now are often mandated by land use codes, or are used for aesthetical reasons. In densely built-up areas, setbacks also help to get more daylight to the street level.

Contents

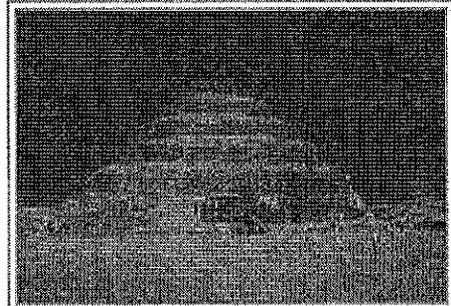
- 1 History
- 2 Setbacks and urban planning
- 3 References
- 4 External links

History

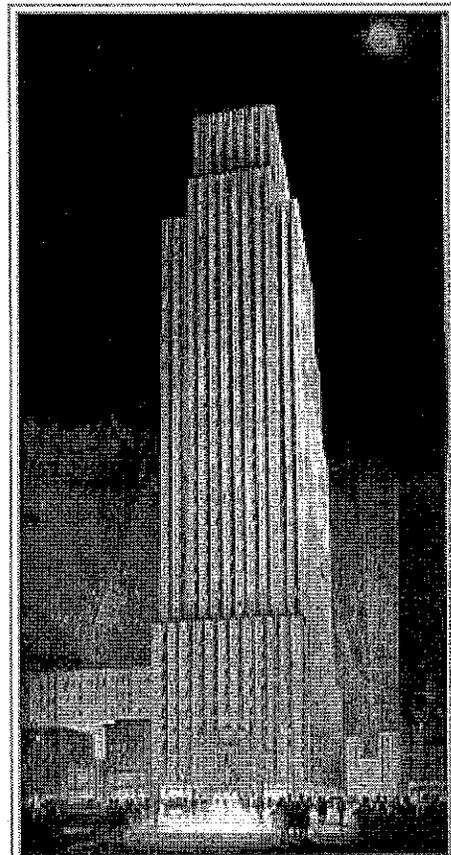
Setbacks were used by ancient builders to increase the height of masonry structures by distributing gravity loads produced by the building material such as clay, stone or brick. This was achieved by regularly reducing the footprint of each level located successively farther from the ground. Setbacks also allowed the natural erosion to occur without compromising the structural integrity of the building. The most graphic example of a setback technique is the step pyramids of Mesopotamia and Ancient Egypt, such as the Teppe Sialk ziggurat or the Pyramid of Djoser.

For centuries, setbacks were a structural necessity for virtually all multi-level load-bearing masonry buildings and structures. As architects learned how to turn setbacks into an architectural feature, most setbacks were however less pronounced than in step pyramids and often skillfully masked by rich ornamentation.

The introduction of a steel frame structural system in the late 19th century eliminated the need for structural setbacks. The use of a frame building technology combined with conveniences such as elevators and motorized water pumps influenced the physical growth and density of buildings in large cities. Driven by the desire to maximize the usable floor area, some developers avoided the use of setbacks, creating in



Setbacks on the Pyramid of Djoser.



New York Daily News Building featuring a number of setbacks. It was designed by architect Raymond Hood, 1929. The 1916 Zoning Resolution of New York led to many soaring, setbacked towers.

many instances a range of fire safety and health hazards. Thus, the 38-story^[1] Equitable Building, constructed in New York in 1915, produced a huge shadow, said to "cast a noonday shadow four blocks long"^[1] which effectively deprived neighboring properties of sunlight.

Setbacks and urban planning

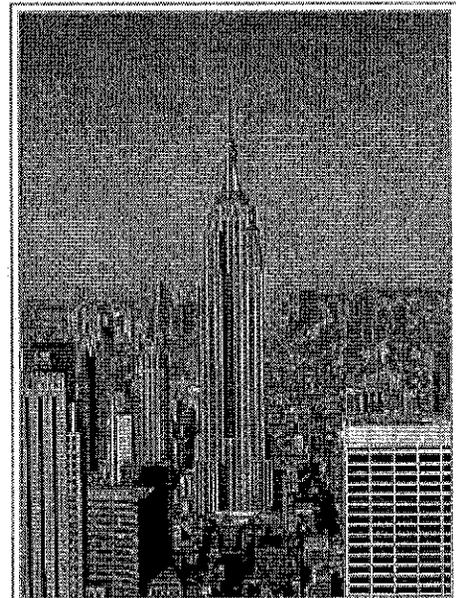
Today many jurisdictions rely on urban planning regulations, such as zoning ordinances, which use setbacks to make sure that streets and yards are provided more open space and adequate light and air. For example, in high density districts, such as Manhattan in New York, front walls of buildings at the street line may be limited to a specified height or number of stories. Above that height, the buildings are required to set back behind a theoretical inclined plane, called *sky exposure plane*, which cannot be penetrated by the building's exterior wall. For the same reason, setbacks may also be used in lower density districts to limit the height of perimeter walls above which a building must have a pitched roof or be set back before rising to the permitted height.

In many cities, building setbacks add value to the interior real estate adjacent to the setback by creating usable exterior spaces. These setback terraces are prized for the access they provide to fresh air, skyline views, and recreational uses such as gardening and outdoor dining. In addition, setbacks promote fire safety by spacing buildings and their protruding parts away from each other and allow for passage of firefighting apparatus between buildings.

In the United States, setback requirements vary among municipalities. For example, the absence of sky exposure plane provisions in Chicago's Zoning Code makes the Chicago skyline quite different from the skyline of New York where construction of tall buildings was guided by the zoning ordinance since 1916. The New York City Zoning Ordinance also provided another kind of setback guideline, one that was intended to increase the amount of public space in the city. This was achieved by increasing the minimum setback at street level, creating in each instance an open space, often referred to as plaza, in front of the building.

References

Notes



Increasing setbacks make the Empire State Building in New York taper with height.



The Malloch Building in San Francisco is stepped back along the contour of the steep side of Telegraph Hill

- ^a ^b Allen, Irving Lewis (1995). "Skyscrapers". In Kenneth T. Jackson. *The Encyclopedia of New York City*. New Haven, CT & London & New York: Yale University Press & The New-York Historical Society. p. 1074. ISBN 0-300-05536-6.

Bibliography

- Alexander, Christopher. *A Pattern Language*. Oxford University Press, 1977.
- Koolhaas, Rem. *Delirious New York*. Monacelli Press, reprint 1997.

External links

- NYC Zoning History (<http://www.nyc.gov/html/dcp/html/zone/zonehis.shtml>)

Retrieved from "[http://en.wikipedia.org/w/index.php?title=Setback_\(architecture\)&oldid=626188295](http://en.wikipedia.org/w/index.php?title=Setback_(architecture)&oldid=626188295)"

Categories: Architectural elements | Real property law | Urban studies and planning terminology
| Walls

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Setback (land use)

From Wikipedia, the free encyclopedia

In land use, a **setback** is the distance which a building or other structure is set back from a street or road, a river or other stream, a shore or flood plain, or any other place which is deemed to need protection. Depending on the jurisdiction, other things like fences, landscaping, septic tanks, and various potential hazards or nuisances might be regulated. Setbacks are generally set in municipal ordinances or zoning. Setbacks along state, provincial, or federal highways may also be set in the laws of the state or province, or the federal government.

Homes usually have a setback from the property boundary, so that they cannot be placed close together. Setbacks may also allow for public utilities to access the buildings, and for access to utility meters. In some municipalities, setbacks are based on street right-of-ways, and not the front property line. Nonetheless, many of the world's cities, such as those built in the US before 1916 and the beginnings of zoning in the United States, do not employ setbacks. Zoning –and laws pertaining to site development, such as setbacks for front lawns– has been criticized recently by urban planners (most notably Jane Jacobs) for the role that these laws have played in producing urban sprawl and automobile-dependent, low-density cities.

Older houses have smaller setbacks between properties, as walking was a primary mode of transportation and the distance people walked to actual destinations and, eventually, streetcar stops had to be kept short out of necessity. Distances of one to five feet at most are common in neighborhoods built in the United States before 1890, when the electric streetcar first became popular. Most suburbs laid out before 1920 have narrow lots and setbacks of five to fifteen feet between houses. As automobile ownership became common, setbacks increased further because zoning laws required developers to leave large spaces between the house and street. Recently, in some areas of the United States, setback requirements have been lowered so as to permit new homes and other structures to be closer to the street, one facet of the low impact development urban design movement. This permits a more usable rear yard and limits new impervious surface areas for the purposes of stormwater infiltration.

Mailboxes, on the other hand, often have a *maximum* setback instead of a minimum one. A postal administration or postmaster may mandate that if a mailbox on a street is too far from the curb for the letter carrier to insert mail, without having to get out of the vehicle, the mail may not be delivered to that address at all until the situation is corrected.

References

Retrieved from "[http://en.wikipedia.org/w/index.php?title=Setback_\(land_use\)&oldid=619900311](http://en.wikipedia.org/w/index.php?title=Setback_(land_use)&oldid=619900311)"

Categories: Land management | Urban studies and planning terminology | Zoning

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Town of Camp Verde sample of Setback regulations

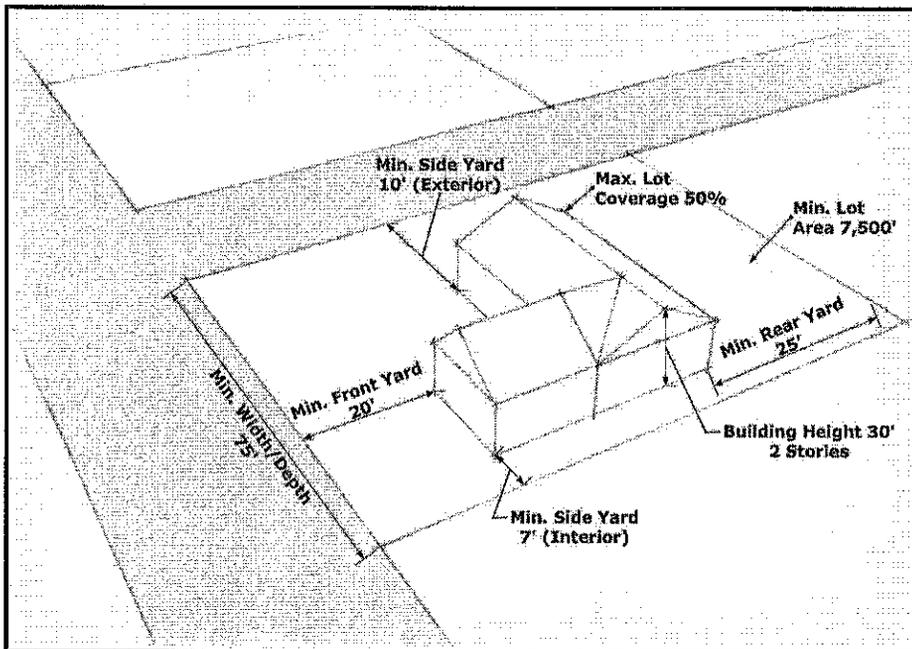
Revised 7-27-2012

development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-1: R1L Dimensional Standards

Zoning District	"R1L"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (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



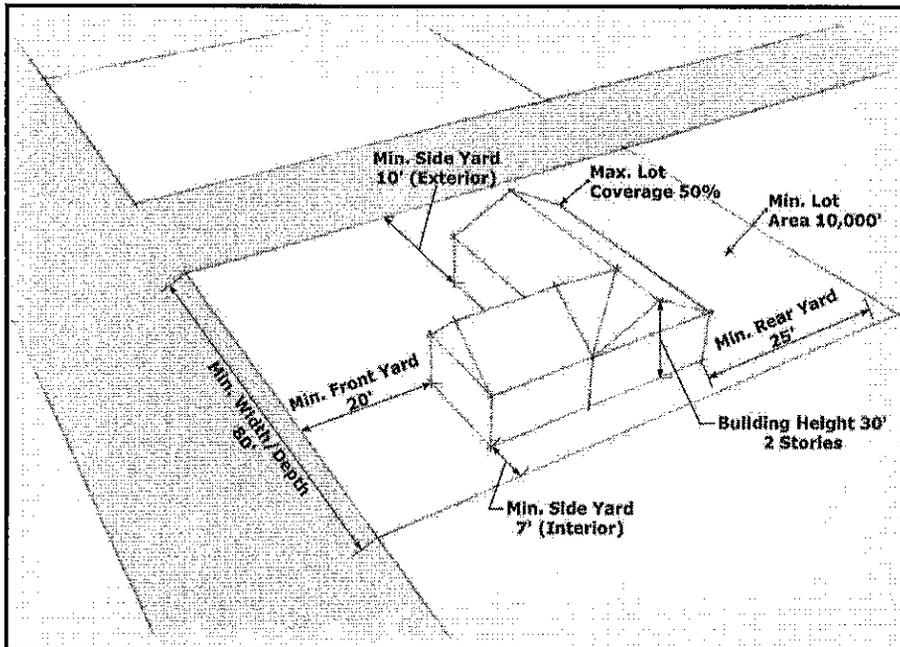
B. R1 DISTRICT (Residential: single-family)

1. Purpose:

Table 2-2: R1 Dimensional Standards

Zoning District	"R1"
Minimum Lot Area (sq.ft.)	10,000'(or as determined by suffix)
Minimum Area/Dwelling (sq.ft.)	10,000'
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



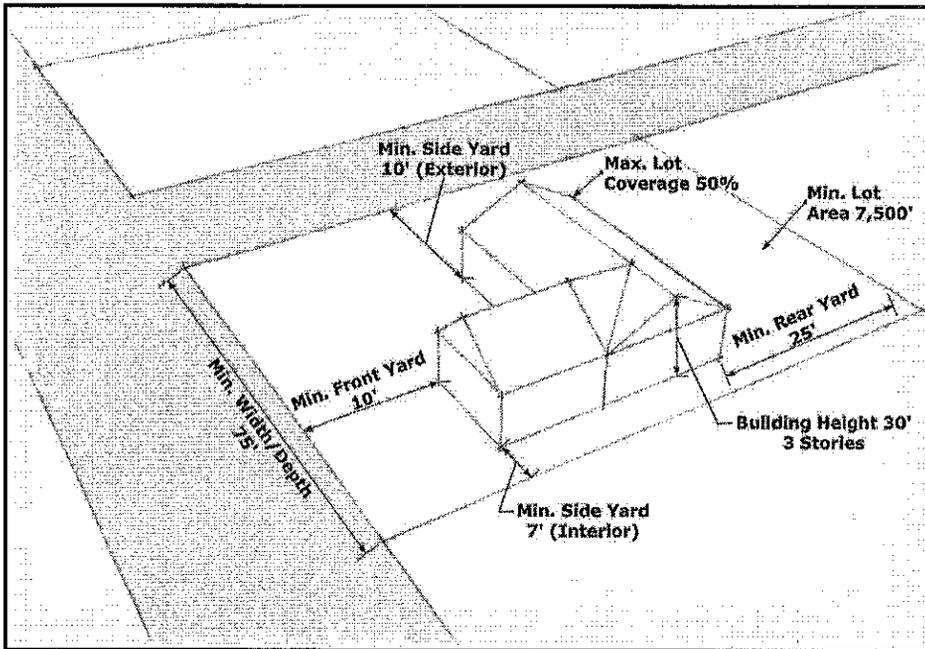
C. R2 DISTRICT (Residential: Duplex & Other Multi-Family Uses)

1. Purpose:
The R2 District is intended to provide for medium-high density residential living including single-family, site built, modular and manufactured housing, multiple-family and group dwelling units. Mobile Homes Prohibited See Part 3 Section 306B.2.c
2. Permitted Uses and Structures:

Table 2-3: R2 Dimensional Standards

Zoning District	"R2"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	3,000'
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



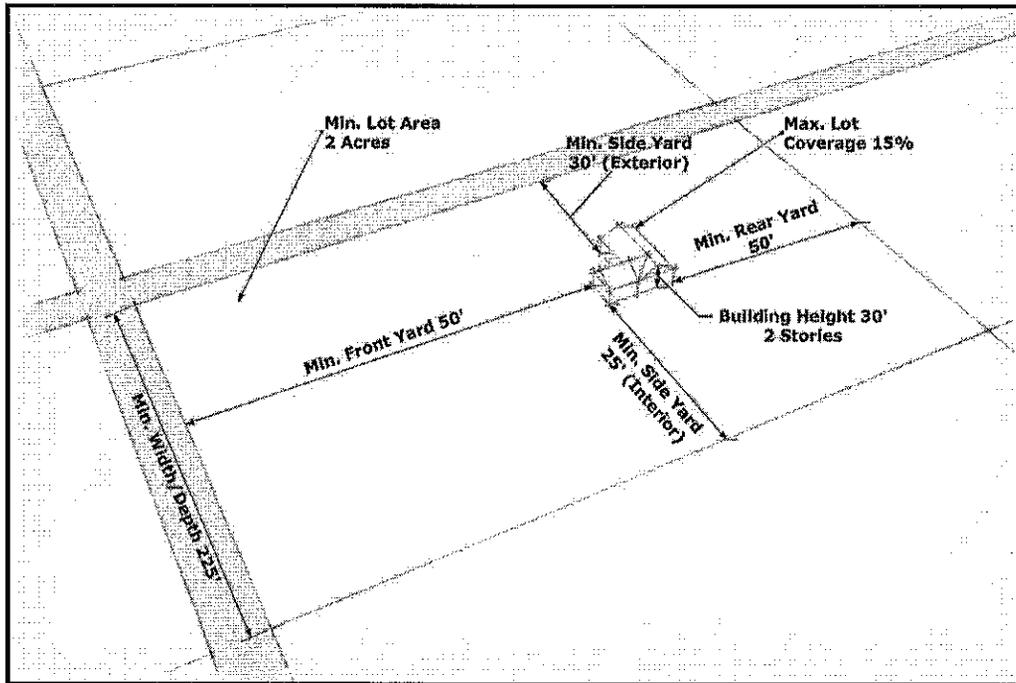
D. R-R DISTRICT (Residential-Rural), (Formerly RCU)

1. Purpose:

Table 2-4: R-R Dimensional Standards

Zoning District	"R-R"
Minimum Lot Area (sq.ft.)	87,120' (2 acres)
Minimum Area/Dwelling (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'

Figure 2-4: R-R Dimensional Standards



E. RS DISTRICT (Residential and Services)

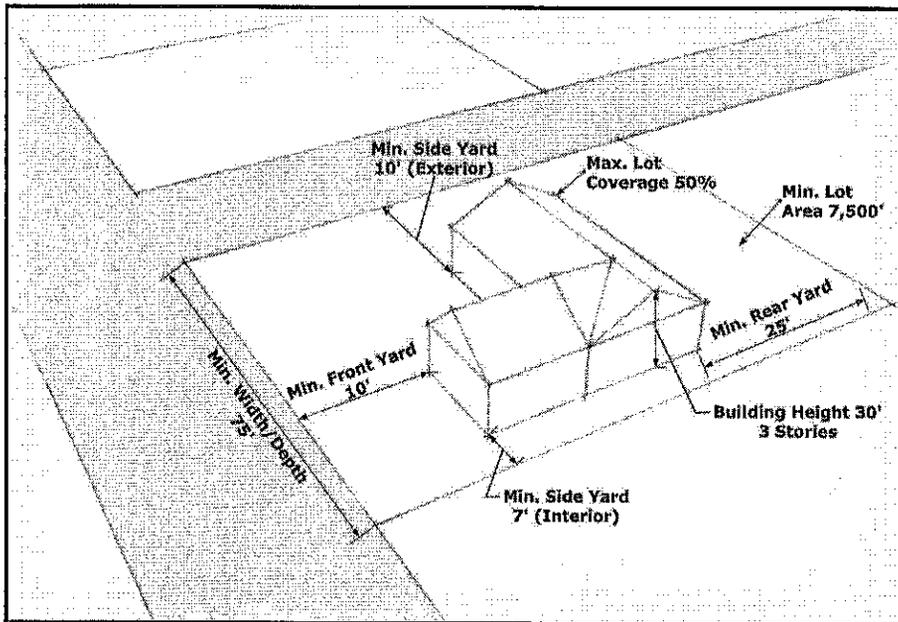
1. Purpose:

The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units. Manufactured, Modular or Site Built. Mobile Homes Prohibited See Part 3 Section 306 B.2.c

Table 2-5: RS Dimensional Standards

Zoning District	"RS"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	3,000'
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



F. C1 DISTRICT (Commercial: Neighborhood sales and services)

1. Purpose:

The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents. Manufactured, Modular or Site Built.

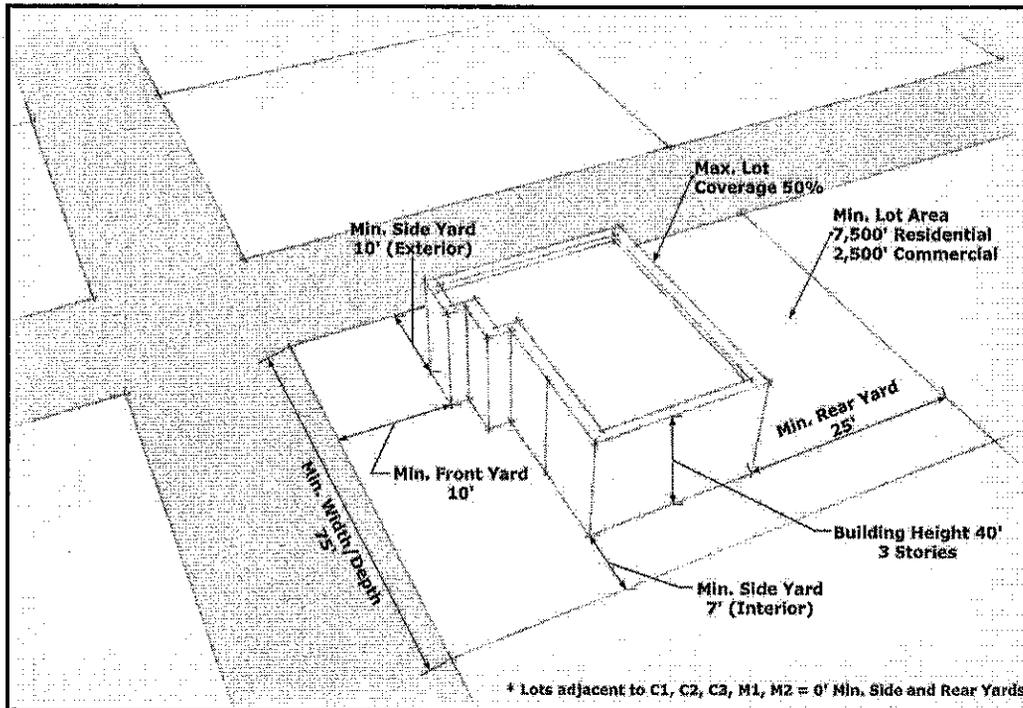
Mobile Homes Prohibited See Part 3 Section 306 B.2.c

Permitted Uses and Structures:

Table 2-6: C1 Dimensional Standards

Zoning District	"C1"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Area/Dwelling (sq.ft.)	2,000'; Hotels/Motels 300'/d.u.
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



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

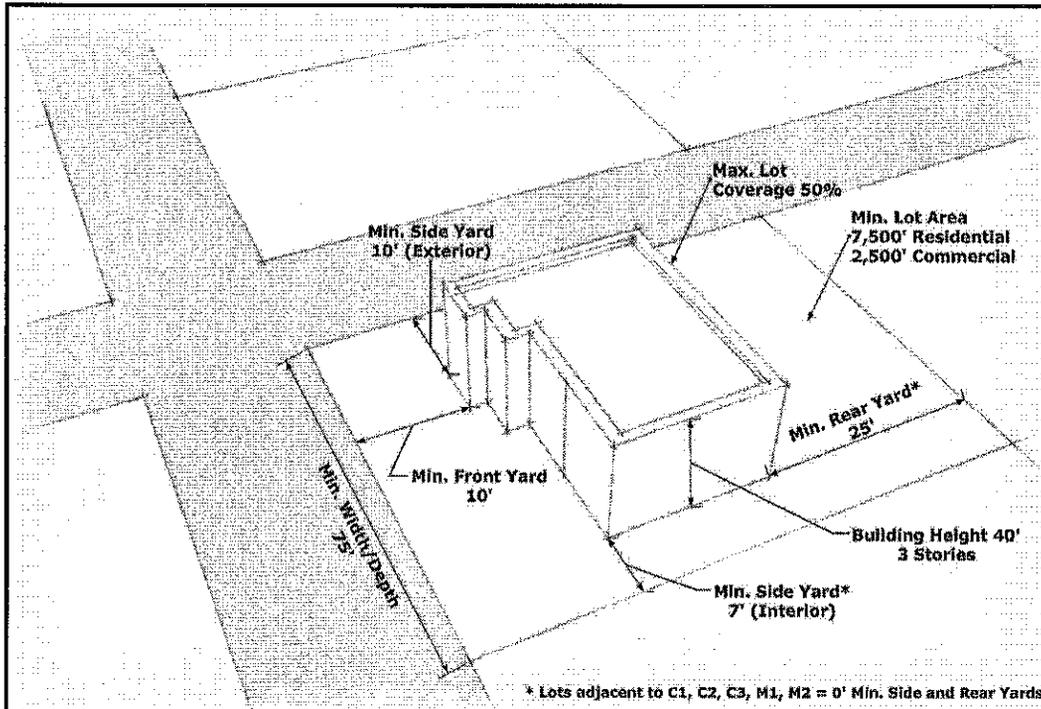
1. Purpose:

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

Table 2-7: C2 Dimensional Standards

Zoning District	"C2"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Area/Dwelling (sq.ft.)	1,000'; Hotels/Motels 300'/d.u.
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)

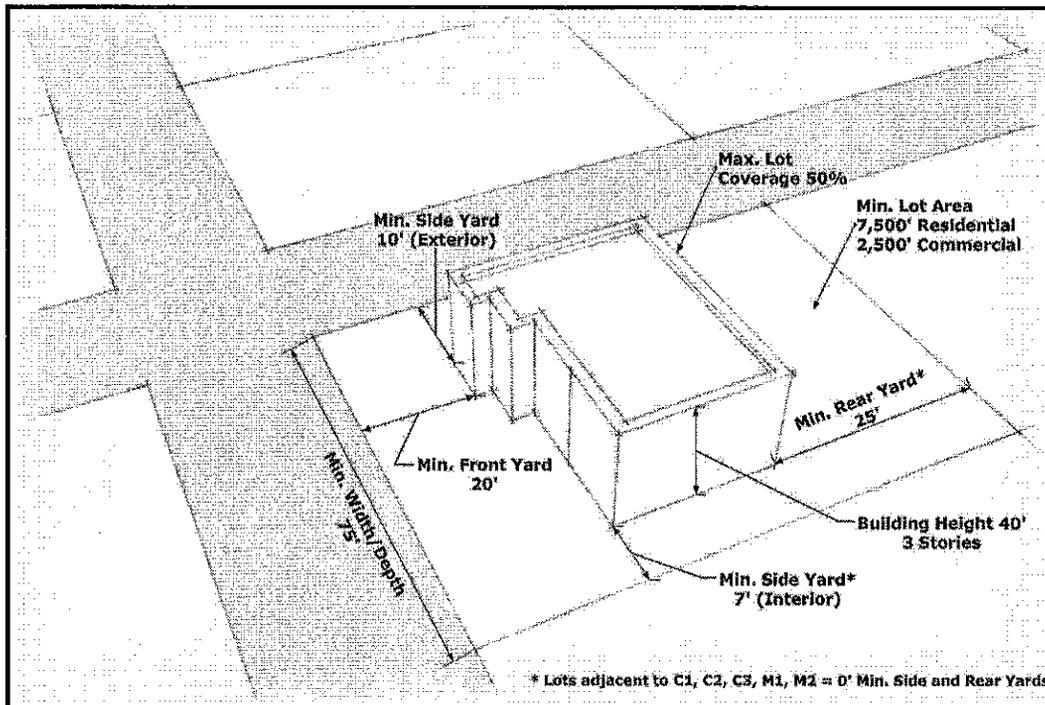
1. Purpose:

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.

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)

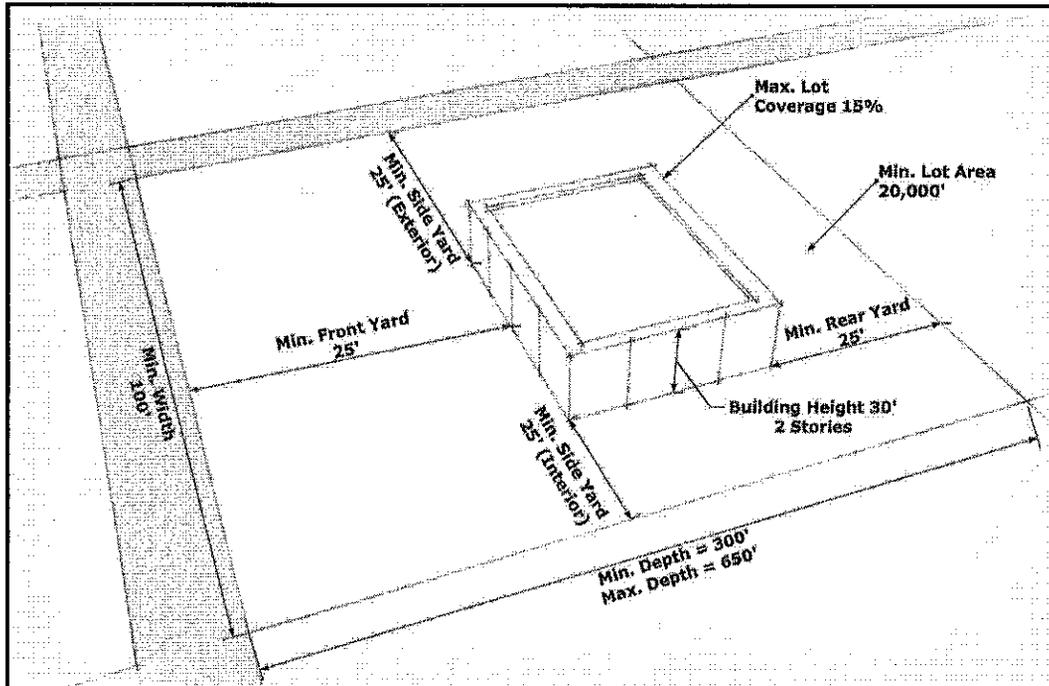
1. Purpose:

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

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)

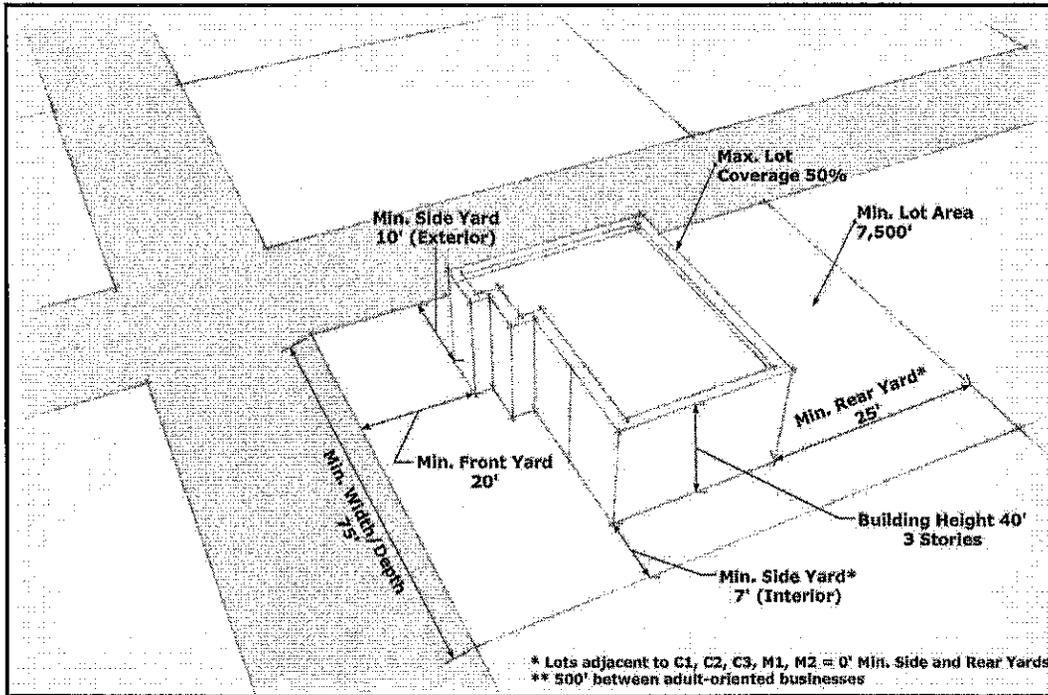
1. Purpose:

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).

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)

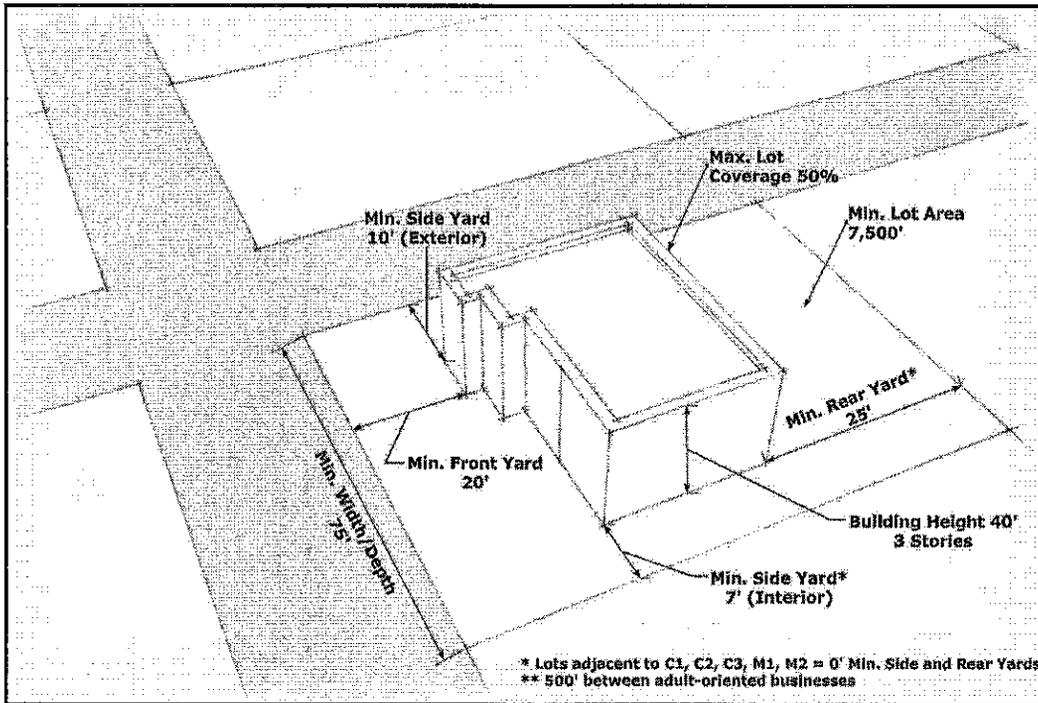
1. Purpose:

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

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



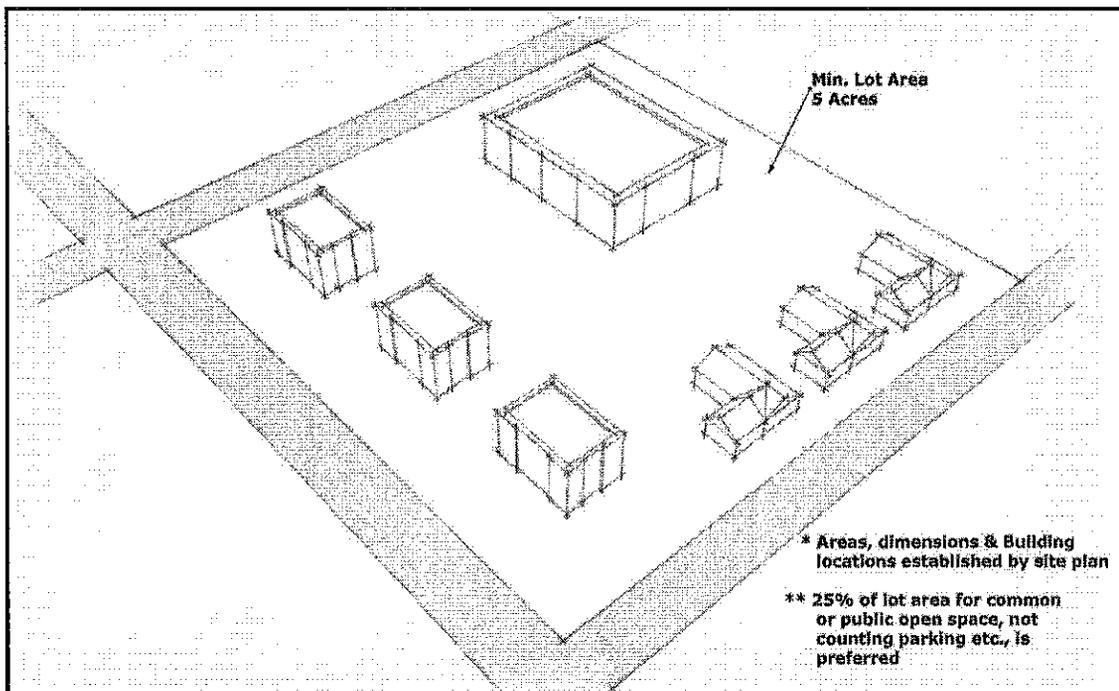
L. PUD (Planned Unit Development)

The Planned Unit Development designation allows the site planner to propose the best use and arrangement of the land, with fewer constraints than those imposed by the existing zoning. Site planners can arrange buildings in any desirable manner, eliminate setbacks to save natural features, reduce the length and width of roads, cluster without side yards, and similar design adjustments.

Table 2-12: PUD Dimensional Standards

Zoning District	"PUD"
Minimum Lot Area (sq.ft.)	5 Acres
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Figure 2-12: PUD Dimensional Standards



M. OS DISTRICT (Open Space Resource Conservation Zone)

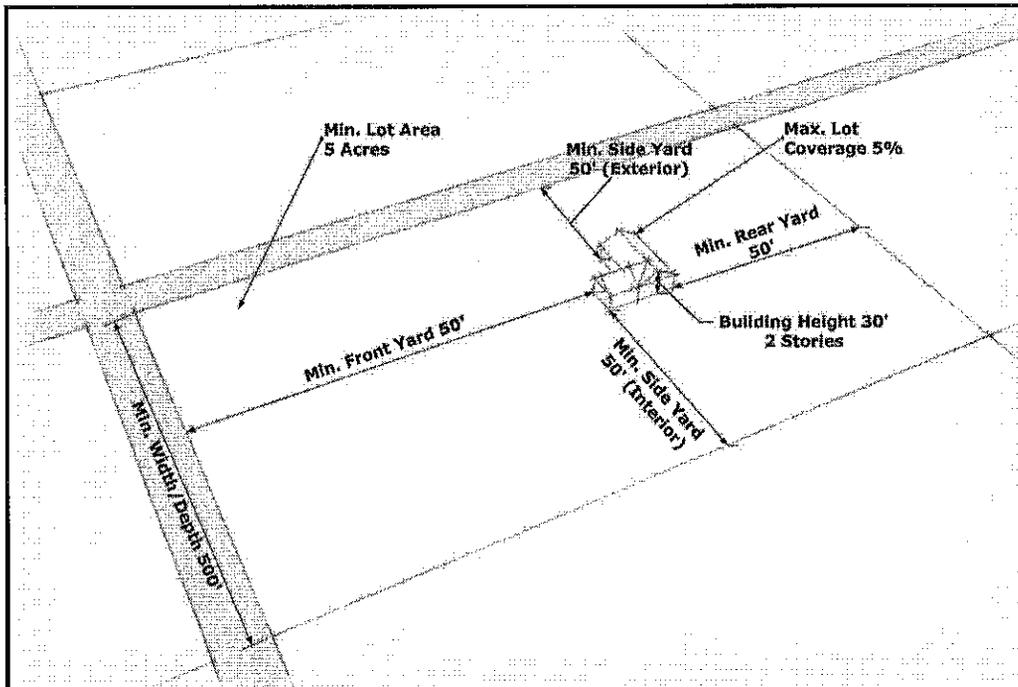
1. Purpose:

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

Table 2-14: AG Dimensional Standards

Zoning District	"AG"
Minimum Lot Area (sq.ft.)	217,800' (5 acres)
Minimum Area/Dwelling (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



SECTION 204 - USE DISTRICT REGULATORY CRITERIA

Use district regulations establish the specifications for building construction on parcels within each designated zone classification. Variations among the several districts differentiate the appropriate parcel sizes and structure spacing necessary to maintain compatibility of land uses, densities and intensities throughout the Town of Camp Verde.

District standards are key determinants for implementing the Town's desired rural, western atmosphere with a range of residential living options, places for commerce, employment, agriculture and open space activities. Zoning district regulations offer basic development distinctions appropriate for a small community -- without becoming unnecessarily complex.

Parcel development standards pertain to the minimum permitted lot areas and dimensions; the height, coverage, placement (including setbacks from property lines) of structures on the parcel. These criteria are further refined, where applicable, by the additional development standards covering siting arrangements, appearance compatibility, parking, signage and outdoor lighting contained in Part Four, Development Standards.

A. Suffix District Lot Area Variations

Minimum lot area requirements may be increased for reasons of density compatibility, variations in terrain or soils, drainage conditions, infrastructure capacity, and other factors relating to the size, spacing and type of structure and/or use to be placed on a lot within a portion of a given zoning district classification. Parcels subject to increased lot area requirements are indicated by a suffix notation, expressed in thousands of square feet, on the Zoning Map. (Example: R1L-12 denotes a minimum 12,000 square foot lot.)

B. Use District Development Criteria

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

Chino Valley Zoning Districts		**Front (Amended Ordinance 08-707/08-886)		Rear	Interior	*Street Yard (Amended Ordinance 08-707/08-886)
Zoning District		Open	Open			
Open Space/Resource Conservation		Open	Open			20'
Agricultural/Residential – 36 Acre		20'	20'			
Agricultural/Residential – 5 Acre		20'	20'			
Agricultural/Residential – 4 Acre		20'	20'			
Single Family Residential – 2.5 Acre		20'	10'			
Single Family Residential – 2 Acre		20'	10'			
Single Family Residential – 1.6 Acre		20'	10'			
Single Family Residential – 1 Acre		20'	10'			
Single Family Residential – 7,000 Sq. Ft. (Min)		10'	10'			
Multiple Family Residential		20'	10'			
Mobile/Manufactured Home Parks – 4 Acre (Min)		25'	25'			10' (Private Street)
Commercial Light		10'	10'			
Commercial Heavy		50'	50'			
Industrial	**50'	**50'	**50'			**50'
Public Lands	***50'	***50'	***50'			***50'

* Minimum street yard setback = Exterior

** Amended Ord. 08-707/08-886 – To allow for the acquisition of future right-of-way and leave a reasonable building setback for the existing structure

*** From any lot zoned residential



4.28 Building Setbacks when Adjacent to a Street (Add with Ord. 08-707/Res. 08-886)

Intent: Allow for the acquisition of future right-of-way dedications and leave a reasonable building setback remaining for the existing structure.

Setback Requirement: All building setbacks shall be measured from the presumed dedication of 25 feet from the section, mid section, or presumed street center line, which ever applies; whether or not the dedication has actually occurred at this time.

Under special circumstances a reduction in the setback requirement may be granted by the Zoning Administrator.

Building setbacks shall be a minimum of fifty (50) feet from all one (1) mile streets/ arterial.

One (1) mile streets/ Arterial:
Road 6 North
Road 5 North
Road 4 North
Road 3 North
Road 2 North
Center Street
Road 2 South
Outer Loop Road/ Road 4 South
Road 5 South
Road 1 East
Road 1 West
The east side of Reed Road; and
Perkinsville Road

In addition, building setbacks shall be fifty (50) feet from State Route 89 rights of way. Building setbacks shall be a minimum of forty (40) feet from all one half (1/2) mile streets/ collector.

One half (1/2) mile streets/ Collector:
Road 4 1/2 North
Road 3 1/2 North
Road 1 North
Road 1 South
Road 3 South

Building setbacks shall be a minimum of twenty (20) feet from all other streets/local streets.

Dewey-Humboldt - Land Usage

(B) Requirements of the density regulations are set forth in the table that follows.

Density Regulations

Legend: A = Acres

<i>Dist.</i>	<i>Min Lot Size (in Sq. Ft.)</i>	<i>Min Area per dwelling</i>	<i>Min Lot Width and Depth</i>	<i>Min⁽¹⁾ Yard Set-backs Front</i>	<i>Min^(1,2) Yard Set-backs Rear</i>	<i>Min^(1,2) Yard Set-backs Interior</i>	<i>Min⁽¹⁾ Yard Set-backs Exterior</i>	<i>Max Build-ing Height (Stories)</i>	<i>Max Build-ing Height (Feet)</i>	<i>Max Lot Cover-age (%)</i>	<i>Min Build-ing Spac-ing (Feet)</i>
1	7,500	1,000	75	20	25	7	10	4 ⁽³⁾	50	50	10
2	7,500	2,000	75	20	25	7	10	3 ⁽³⁾	40	50	10
3	7,500	3,000	75	20	25	7	10	2	30	50	10
4	7,500	4,000	75	20	25	7	10	2	30	50	10
5	7,500	5,000	75	20	25	7	10	2	30	50	10
7.5	7,500	7,000	75	20	25	7	10	2	30	50	10
10	10,000	10,000	80	20	25	7	10	2	30	40	10
12	12,000	12,000	90	20	25	7	10	2	30	40	10
18	18,000	18,000	100	30	30	10	15	2	30	25	10
25	25,000	25,000	130	30	30	10	15	2	30	20	10
35	35,000	35,000	145	40	40	20	20	2	30	15	10
70	70,000	70,000	200	50	50	25	30	2	30	15	10
2A	87,120	87,120	225	50	50	25	30	2	30	10	10
175	175,000	175,000	300	50	50	30	50	2	30	10	10
5A	217,800	217,800	325	50	50	40	50	2	30	10	10
10A	435,600	435,600	500	50	50	50	50	2	30	5	10
36A	1,568,160	1,568,160	500	50	50	50	50	2	30	5	10

Notes:

- (1) See yards and courts in § 153.093 for exceptions, deviations, and encroachments from minimum yard (setback) requirements.
- (2) For C1, C2, C3, M1 and M2 Districts: Minimum interior side and rear yard requirements are waived if the yard is contiguous to C1, C2, C3, M1 or M2 zoned property. A setback of 20 feet shall be required whenever a lot zoned commercial or industrial abuts a lot zoned for residential purposes. Front and exterior side yard requirements shall be observed in all cases.
- (3) Use permit required to exceed two stories.

(C) Detached accessory structures, other than structures housing animals, may encroach within five feet to rear lot line to maintain a ten-foot building separation. All other setbacks and building spacing separations must be achieved.

B. Requirements of the Density Regulations.

Density Regulations:

A=Acres

Dist.	Min Lot Size in Sq. Ft.	Min Area per dwelling	Min Lot Width and Depth	Min (1) Yard Setbacks Front	Min (1,2) Yard Setbacks Rear	Min (1,2) Yard Setbacks Interior	Min (1) Yard Setbacks Exterior	Max Building Height Stories	Max Building Height Feet	Max Lot Coverage Percent	Min Building Spacing Feet
1	7,500	1,000	75	20	25	7	10	2	50	50	10
2	7,500	2,000	75	20	25	7	10	2	40	50	10
3	7,500	3,000	75	20	25	7	10	2	30	50	10
4	7,500	4,000	75	20	25	7	10	2	30	50	10
5	7,500	5,000	75	20	25	7	10	2	30	50	10
7.5	7,500	7,000	75	20	25	7	10	2	30	50	10
10	10,000	10,000	80	20	25	7	10	2	30	40	10
12	12,000	12,000	90	20	25	7	10	2	30	40	10
18	18,000	18,000	100	30	30	10	15	2	30	25	10
25	25,000	25,000	130	30	30	10	15	2	30	20	10
35	35,000	35,000	145	40	40	20	20	2	30	15	10
70	70,000	70,000	200	50	50	25	30	2	30	15	10
2A	87,120	87,120	225	50	50	25	30	2	30	10	10
175	175,000	175,000	300	50	50	30	50	2	30	10	10
5A	217,800	217,800	325	50	50	40	50	2	30	10	10
10A	435,600	435,600	500	50	50	50	50	2	30	5	10
36A	1,568,160	1,568,160	500	50	50	50	50	2	30	5	10

(1) See Section 588 (Yards and Courts) for exceptions, deviations, and encroachments from minimum yard (setback) requirements.

(2) For C1, C2, C3, M1, and M2 Districts: Minimum interior side and rear yard requirements are waived if the yard is contiguous to C1, C2, C3, M1 or M2 zoned property. A setback of twenty feet (20') shall be required whenever a lot zoned commercial or industrial abuts a lot zoned for residential purposes. Front and exterior side yard requirements shall be observed in all cases.

PLEASE NOTE: DETACHED ACCESSORY STRUCTURES, OTHER THAN STRUCTURES HOUSING ANIMALS, MAY ENCROACH WITHIN FIVE FEET (5') TO REAR LOT LINE TO MAINTAIN A TEN FOOT (10') BUILDING SEPARATION. ALL OTHER SETBACKS AND BUILDING SPACING SEPARATIONS MUST BE ACHIEVED.

PLEASE NOTE: THE ABOVE IS GENERAL INFORMATION PERTINENT TO THE ZONING REQUIREMENTS IN THE CREATION OF A BUILDABLE PARCEL. IT DOES NOT DEAL WITH SPECIFIC QUESTIONS, SUCH AS BUILDING SAFETY, FLOODPLAIN UNIT, ENVIRONMENTAL UNIT OR ENGINEERING. THESE DEPARTMENTS SHOULD BE CONTACTED BEFORE ANY ACTUAL SPLITTING IS PURSUED.

SECTION 519 DENSITY FORMULAS

DENSITY FORMULAS are hereby established for each Density District for the purpose of determining (where applicable) the amount of lot area required for each dwelling unit, hotel or motel unit, or mobile home court space.

- A. In applying Density Formulas to determine the number of units allowed on a lot, credit shall be allowed for the area of any contiguous dedicated half street or half alley (or similar dedicated easements).
- B. Where dwelling units are combined with non-residential uses or structures on a conforming lot, then each eight hundred (800) square feet (or fraction thereof) of area occupied by such shall be deducted from the total Density Formula area in determining the number of units allowed.
- C. The Density may be reduced twenty percent (20%) for any units consisting of a combined bed-living room (commonly referred to as an efficiency apartment).