

**PLANNING & ZONING ADVISORY COMMISSION OF DEWEY-HUMBOLDT  
REGULAR MEETING NOTICE**

**THURSDAY, JANUARY 9, 2020, 6:00 P.M.**

**DEWEY-HUMBOLDT TOWN HALL  
COUNCIL CHAMBERS  
2735 S. HWY 69, SUITE 10  
HUMBOLDT, ARIZONA 86329**

**NOTICE OF MEETING OF THE DEWEY-HUMBOLDT  
PLANNING & ZONING ADVISORY COMMISSION**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Dewey-Humboldt Planning & Zoning Advisory Commission and to the general public that the Planning & Zoning Advisory Commission will hold a meeting open to the public on **Thursday, January 9, 2020, at 6:00 p.m., at the Dewey-Humboldt Town Hall Council Chambers, 2735 S. Highway 69, Suite 10, Humboldt, Arizona 86329.**

**DEWEY-HUMBOLDT PLANNING & ZONING ADVISORY COMMISSION 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. Roll Call** Commissioners Mario Manzo, Ken Murphy, Lon Ullmann, Darrell Wyatt, Vice Chair Jeff Siereveld and Chair Victor Hambrick.

**3. Pledge of Allegiance**

**4. 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.

**5. Planner's Update on Current Events and Activities**

No discussion, deliberation or legal action can occur.

**6. 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.

**A. Approval of Minutes of September 5, 2019 Regular Meeting**

**7. Public Comment on Non-agendized Items**

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.

## 8. Unfinished Business

Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting.

### A. Continuation of discussion of 2009 General Plan.

### B. Continuation of discussion and possible action possibly approving the Zoning Ordinance to be amended to make Farm Animals Permitted Uses rather than as Accessory Uses.

## 9. New Business

Discussion and Possible Action on matters not previously presented to the Commission.

## 10. Public Hearing Agenda

### A. Public Hearing on an ordinance amending the town of Dewey-Humboldt, Arizona code of ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, by amending § 153.036 and § 153.086, all related to the regulation of steel cargo containers.

## 11. Adjourn

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.

### 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 \_\_\_\_\_ of \_\_\_\_\_, 2020, at \_\_\_\_\_ a.m./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.

### **For Your Information:**

Next Town Council Work Session: Tuesday, January 14, 2020 at 6:30 p.m.  
Next Town Council Meeting: Tuesday, January 21, 2020 at 6:30 p.m.  
Next Planning & Zoning Meeting: Thursday, February 6, 2020 at 6:00 p.m.

If you would like to receive Town Council agendas via email, please sign up at [AgendaList@dhaz.gov](mailto:AgendaList@dhaz.gov) and type Subscribe in the subject line, or call 928-632-7362 and speak with Tim Mattix, Town Clerk.

**TOWN OF DEWEY-HUMBOLDT  
PLANNING & ZONING ADVISORY COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 5, 2019, 6:00 P.M.**

**A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING & ZONING ADVISORY COMMISSION WAS HELD ON THURSDAY, SEPTEMBER 5, 2019, AT TOWN HALL AT 2735 S. STATE ROUTE 69, DEWEY-HUMBOLDT, ARIZONA. VICE CHAIR JEFF SIEREVELD PRESIDED.**

1. **Call To Order.** Vice Chair Jeff Siereveld called the meeting to order at 6:02 p.m.
2. **Opening Ceremonies.**
  - A. **Pledge of Allegiance** Led by Commissioner Christina Corbisello.
3. **Roll Call.** Commissioners Christina Corbisello, Mario Manzo, Ken Murphy, Lon Ullmann, Vice Chair Jeff Siereveld were present. Chair Victor Hambrick was absent.
4. **Informational Reports.**

None.
5. **Town Manager's Update on Current Events and Activities.**

None.
6. **Consent Agenda.**

None.
7. **Public Comment on Non-agendized Items.**

None.
8. **Unfinished Business.** Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting.
  - A. **Continuation of discussion of 2009 General Plan (GP).**

Steven Brown, Planning Consultant, spoke about giving everyone an assignment in May to go over the Land Use section of the GP. He said that we need to become familiar with the existing plan and he prepared a PowerPoint presentation to help guide us through the discussion. Mr. Brown stated he would like to see Council appoint a committee of citizens to work with consultants and prepare an appraisal of the existing plan. The committee would then bring the appraisal to the Planning and Zoning (P&Z) Commission for discussion and then report their findings to Council.

Mr. Brown said we went through the introductory portion of the GP last time and gave everyone a refresher on that. He said the Town has a vision that includes several points: the population will grow in conformance with the GP; a tax base needs to be created with a certain level of commercial development; infrastructure work needs to be done on the road system; non-industrial, home-based businesses will be part of the future; create a land use plan that acknowledges the various levels and densities of development; we need to emphasize water conservation and reuse, as water supply will be a limiting factor; a well-planned transportation system will need to be developed. He talked about the population of the Town, with a stable growth rate.

The GP is intended to be a living document that changes over time in response from changing conditions, said Mr. Brown. He said a comprehensive update is required to be done, at least, every ten years. Mr. Brown stated our GP was adopted May 19, 2009 and was due to be readopted or updated May 19, 2019. He said a Public Hearing was held before P&Z on August 8, 2019 and a Request for Qualifications (RFQ) has been submitted for consultants to help us with the update of the GP.

Vice Chair Siereveld stated some of the changes we have made could be step in the right direction to encourage business. He said some things have to be put in place before you can make a change.

Mr. Brown stated the first step is to establish a GP, then the zoning ordinance implements that plan. He said that during that time, it is still possible for zoning changes to be proposed. He stated the Town has been through three different Town Managers and Council wanted each of them to become familiar with the Town before they started working on the GP. Vice Chair Siereveld stated the Town is still very young and he thought the original GP was put together in haste in order to get the documents in place. Mr. Brown said some inaccuracies were accepted in order to get it in place, now we need to take the time to do this in a way that lives out a vision for the community.

Mr. Brown went over the Goal "Preserve Dewey-Humboldt's low-density, rural small-town character" and its objectives: Maintain the spacious residential setting; Seek continued cooperation with land management agencies with holdings in and around the community; Support privately- or grant-funded historic preservation efforts, such as in "downtown" Humboldt and elsewhere. Commissioner Murphy asked if we have a lot of State land within the Town boundaries. Mr. Brown said there are significant holdings of State land in the Town. In addition to State land, we also have Bureau of Land Management (BLM) land. We are currently working with BLM to connect E. Read Star Mine Road and E. Bandit Way for an emergency fire access road. There was further Commission discussion regarding BLM land.

Commissioner Manzo asked how many square miles are in the Town; Commissioner Corbisello replied 18.9 square miles, which is 12,000 acres.

Mr. Brown went over the next Goal "Emphasize residential living quality" and its objectives: Apply criteria to assure that future developments of varying intensity provide trade-offs that contribute to the community's excellence as a place to live; Continue to be selective regarding the location, type, and scale of business zoning and use permitting; Enhance neighborhoods by coordinating land use with other Elements' goals and objectives. Vice Chair Siereveld said what is so attractive about our Town is we don't have subdivisions. Mr. Brown stated the corner of Foothill Drive and State Route 169 would be a good place for commercial development with shared access. There was Commission discussion about Prescott Valley's proposed 38,000 square feet development at the Northeast corner of State Routes 69 and 169. Mr. Brown also said Arizona Department of Transportation (ADOT) is planning a round-about to serve that development. There was also Commission discussion about the proposed Giant gas station. Vice Chair Siereveld stated due to population you now have a ground saturation issue and treatment plants will be required. Mr. Brown stated the new development at State Routes 69 and 169 will be on Prescott Valley's city water and sewer. He said if future development happens on the Mortimer property, or another large property, they would have to do a package treatment plant to handle all of that themselves, or put in a regular Sewage Treatment Plant discharge, but that requires federal permits. He said Humboldt Water was originally talking to representatives from Giant about extending their water to them, but that development has gone dark. Mr. Brown said the Department of Water Resources requires that you provide an assured water supply, or if you are going to do a subdivision without it, you have to stamp it on your plans that there is no assured water supply. There was further Commission discussion on the water supply for the Town.

Mr. Brown went over the last Goal "Meet the needs and desires of the present without compromising the ability of future generations to meet their own needs" and its objectives: Promote sustainable design for lasting quality in private and public land improvements; Designate walkable, multiple activity areas where appropriate; Stress the importance of compatibility among adjacent land uses. Mr. Brown spoke about possibly putting in a trail along the river corridor from State Route 169 to Prescott Street, bringing people into the Town. He said this would be the time to bring those things out. Mr. Brown stated when we start working on the General Plan update, the biggest area that is going to take the most time is the Land Use Plan. He said we will have to spend a lot of time on the distribution of land uses. He summarized the existing Land Use/Zoning as follows: Single Family Residence (SFR) 8,891 acres; Commercial 188 acres; Industrial 381 acres; Public Lands & ROW 2,902 acres. Mr. Brown summarized Land Ownership as follows: Private 9,045 acres; Public Agency (BLM) 754 acres; Public Agency (State Trust Lands) 1,635 acres; ROW 528 acres. And, he summarized Land Use Designations as follows: Low-Density Residential as 1 dwelling per 70,000 square feet; Medium-Density Residential as 1 dwelling per 35,000 square feet; High-Density Residential we don't have any, but we do have zoning categories that go down to R1-10, 10,000 square feet; General Commercial is land intended for retail, office and industrial uses; Community Core is a central, easily accessible location with a mixed use development; Special Study Area is the Superfund Smelter site and the Iron King Mine; Open Space is lands that are developed and potentially obtainable for open space or recreational uses.

Mr. Brown stated that ends the Land Use Element, we will start on the Circulation Element at the next meeting.

**B. Update and continuation of discussion of P&Z Work List from Council.**

Mr. Brown said the first item on the work list is for the establishment of a volunteer group to provide assistance with code enforcement violations. He stated the Town currently has a new approach to Code Enforcement and hopefully the new approach will be successful.

There was Commission discussion on bringing more tax dollars into the Town, with different views from Commissioners.

Mr. Brown said the next item on the work list is for the exploration of possible routes for providing permanent access across the Agua Fria River, as Prescott Road is not always passable. He said the State did a Transportation Study of the Town and recommended other crossings of the river that could be accomplished. He said we will get into these opportunities in the Circulation Plan Element.

Mr. Brown stated the next item on the work list is for improvement districts as a mechanism for improving private roads that are proposed to transition to public roads. He said private road standards are on the verge of being developed. He stated people that live on the private roads do not have the financial wherewithal to do the improvements on these roads, nor does the Town. There was further Commission discussion on getting more tax revenues for the Town in order to generate more money to improve these roads. There was also discussion on how to bring in commercial business when we don't have water or sewer. Mr. Brown stated commercial businesses will come here when they start to see an increase in residential growth. He said we need to identify the areas of Town that we would like to see new development and start the work to remove impediments. He stated this is going to require a heavy public participation process.

**Public Comment**

Darrell Wyatt asked what is the revenue source for the Town; Mr. Brown responded we have a sales tax and state shared revenues. Mr. Wyatt stated the types of development that will increase revenue are commercial and industrial. He asked what types of businesses will use the least amount of resources; Mr. Brown responded we need to plan for development that is sustainable. Mr. Brown stated there will be a committee established of stakeholders in the community that will work with the consultants, the committee would then present their findings to the P&Z Commission and work with them to fine tune those, and then present their findings to Council. Mr. Wyatt asked if the Commission would like to give some direction to the consultants; Mr. Brown responded we want to try and build in all those opportunities. He said he needs to meet with the Town Manager to establish the exact process that we will be following. There was Commission discussion regarding getting started by changing some of the zoning regulations to make commercial development more desirable for the Town and start generating revenue. Mr. Brown stated coordinating all of the Elements of the GP will be necessary in order to support commercial development.

Mr. Brown stated at the next meeting we are going to be reviewing and discussing the Circulation Element of the GP. He said we will also be having a discussion regarding the existing zoning anomalies within the Town. Mr. Brown said there are large areas in Town where the zoning is in congress, giving parcels multiple zonings. These anomalies exist and they create problems. He said two years ago he made a proposal to the Town to change these zoning anomalies. An Ordinance was prepared that, if passed, would have accomplished this, but the Council didn't like his proposal, so it failed. There will also be a discussion of the GP update process and alternatives.

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

None.

**10. Public Hearing Agenda.**

None.

**11. Adjourn.**

Commissioner Manzo made a motion to adjourn, seconded by Commissioner Murphy. Commissioners Corbisello – aye; Manzo – aye; Murphy – aye; Ullmann – aye; Vice Chair Siereveld – aye. The motion passed unanimously. Vice Chair Siereveld adjourned the meeting at 7:28 p.m.

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Jeff Siereveld, Vice Chair

\_\_\_\_\_  
Beth Evans, Administrative Assistant II

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**TOWN OF DEWEY-HUMBOLDT**  
**P.O. BOX 69**  
**HUMBOLDT, AZ 86329**  
**Phone 928-632-7362**  
**Fax 928-632-7365**

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# Staff Report

## Planning and Zoning Advisory Commission Meeting

### January 9, 2020

**Date:** December 31, 2019

**To:** Planning and Zoning Advisory Commission Members

**From:** Steven Brown, Planning Consultant

#### **Unfinished Business:**

**ITEM #8. B: Continuation of discussion and possible action recommending amending the Zoning Ordinance to make Farm Animals Permitted Uses rather than as Accessory Uses.**

#### **I. BACKGROUND**

At its December 5, 2019 meeting, the Planning and Zoning Advisory Commission had on the agenda an item for discussion, referred to them from the Town Council, to consider changing Farm Animals from Accessory Uses to Permitted Uses.

After considerable deliberation on the subject, the Commission concluded that they wished to have Staff research whether there were possible implications of this change that they had not considered.

A motion was made, seconded, and voted unanimously in favor of directing Staff to research and that Staff would bring the issue back under Unfinished Business at their January 9, 2020 meeting.

A review of the surrounding jurisdictions and their treatment of Farm Animals points out the following:

**Yavapai County:** As is currently the case in Dewey-Humboldt, Farm Animals are permitted as **Accessory Uses** in the R1L Zoning District on lots at least 70,000 sq. ft. and R1 Zoning Districts on lots at least 35,000 sq. ft. The number of animals matching the current situation in Dewey-Humboldt, except that swine are permitted up to 5 per property.

**Town of Chino Valley:** The Town of Chino Valley refers to Farm Animals as “**NON-HOUSEHOLD ANIMALS**. *The keeping of non-household animals such as horses, cattle, sheep, goats, swine, or any breed, strain, or crossbreed thereof, bees, poultry and other non-household birds shall be prohibited except in those zoning districts in which they are specifically allowed. A minimum lot size of one acre is required except as approved for project animals.*”

The keeping of non-household animals is permitted in all their Agricultural Zoning Districts and most of their Single-Family Residential Districts, as Permitted Uses.

They do require that all accessory structures be preceded by at least the issuance of a building permit for a primary residence, although they do not require accessory structures to serve the animals.

*“Customary accessory structures such as barns, corrals, private arenas, training tracks, coops, non-commercial greenhouses up to 600 sq. ft., and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment. Accessory structures shall not be permitted prior to the issuance of a building permit for the primary residence.”*

**Town of Prescott Valley:** Prescott Valley does not address Farm Animals as either Permitted or Accessory Uses.

**II. STAFF RECOMMENDATION**

Staff recommends that the Commission recommend to the Council to consider directing Staff to prepare an Ordinance that:

1. Deletes Town Code Section § 153.066(F) in its entirety.
2. Deletes Town Code Section § 153.036(B)(7)(a) in its entirety and adds a new Section § 153.036(B)(12)(a) to read as follows:

**(12)** *Farm animals (except swine) on lots of no less than 35,000 square feet for the convenience and pleasure of the lot owner or occupant, not to exceed the number allowed as per the Allowed Animal Chart in § [153.036\(B\)\(12\)\(a\)](#). Stables, barns or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit;*

**(a)** *Allowed animal chart.*

<b>Allowed Animal Chart</b>	
<b>Type</b>	<b>Animals Allowed</b>
Category A - Dairy cow, bison, steer/heifer, horse 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, chinchillas, 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	

3. Deletes Town Code Section § 153.038B(3)(b) in its entirety and adds a new Section § 153.038(B)(5) to read as follows:

**(5)** *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 § [153.036\(B\)\(12\)\(a\)](#). Stables, barns or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit.*

**ITEM #10. A: Conduct Public Hearing on an Ordinance amending the Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, by amending § 153.036 and § 153.086, all related to the regulation of steel cargo containers.**

**I. BACKGROUND**

The Commission has previously recommended to the Council on this referral and the attached Ordinance follows the Commission recommendations.

**II. STAFF RECOMMENDATION**

Staff recommends now, that following review, the Commission recommend approval of the Ordinance.

ORDINANCE NO. 19- \_\_\_\_\_

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, AMENDING THE TOWN OF DEWEY-HUMBOLDT, ARIZONA CODE OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 153 ZONING REGULATIONS, BY AMENDING § 153.036 AND § 153.086, ALL RELATED TO THE REGULATION OF STEEL CARGO CONTAINERS.‡**

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

**SECTION I**

The Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.036 is hereby amended to read as follows (additions in underlined 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 only) are as follows in this section.

(A) Where no zoning/density district has been combined, then all provisions of Density District 10 shall prevail (see § 153.069, most common ones shown in chart below).

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

(2) Religious institutions (in permanent site-built buildings);

(3) Educational institutions (publicly funded) as defined in § 153.005 under ***BUILDING (SITE BUILT)***;

(4) Community parks, playgrounds or centers when part of a community plan;

(5) Public utility facilities (but not business offices nor repair or storage facilities) when necessary for serving the surrounding territory on one acre or less following administrative review with comment period;

(6) When in conjunction with an approved development plan, golf courses with accessory uses such as pro shops, shelters, restrooms and the like (but not commercial driving ranges or miniature putting courses). Subject to the performance standards set out in § 153.075;

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

(a) Farm animals (except swine) on lots of no less than 70,000 square feet for the convenience and pleasure of the lot owner or occupant, 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;

(b) Swimming pools in other than the front yard primary use setback area in compliance with design guidelines in § 153.090;

(c) Quarters for servants and/or nonpaying guests attached to the dwelling (facilities for preparation of food are prohibited);

(d) Temporary construction offices and construction sheds and yards incidental to a recorded subdivision development or other on-site construction project for a period not exceeding 24 months from date of plat recordation or date of issuance of construction project permit with no permits (other than electrical permits) required to install same (prohibited closer to lot boundary than is allowed for a principal building in the district);

(e) Open land carnival and recreation facilities accessory to religious or educational institutions (confined to same lot);

(f) Temporary on-site sales (real estate) facility only as defined in § 153.005 in compliance with the regulations and performance standards outlined under § 153.088;

(g) Household pets;

(h) Fences and freestanding walls;

(i) Parking facilities to meet no less than the minimum requirements as provided under § 153.110;

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

**(k) STEEL STORAGE CONTAINERS THAT MEET THE MINIMUM REQUIREMENTS AS PROVIDED UNDER § 153.086.**

(8) Occupancy of temporary housing, including travel trailers, recreational vehicles and single-wide manufactured homes during the construction of a permanent dwelling is allowed during the 24-month period after the issuance of a building permit (and the building permit remains valid). A permit for the temporary housing must be obtained prior to occupancy of the temporary dwelling unit. One extension of time for use of a recreational vehicle, travel trailer or single-wide manufactured home as temporary housing may be granted at the discretion of the Zoning Administrator or his/her designee for a period not to exceed the maximum life of the original building permit for the permanent dwelling which is 30 months from its issuance date (24 months plus one six-month extension). Further extensions will require a use permit.

(9) Bed and breakfast homestays as defined under § 153.005, subject to performance standards set out in § 153.068 for homestays with administrative review with comment period.

(10) Accessory dwelling units as defined in § 153.005, subject to the performance standards set out in § 153.075.5, with a minimum parcel size of 70,000 square feet.

(11) Home occupations as defined under § 153.005, subject to approval by the Zoning Administrator or his/her designee; home occupation shall comply with the regulations and standards set out in § 153.077.

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

**SECTION II**

The Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.086 is hereby amended as follows (additions in underlined ALL CAPS; deletions in strikeout):

**§ 153.086 OUTSIDE STORAGE**

(A) The outside storage of objects and materials shall be permitted as an accessory use (i.e.: where a primary use has already been established) in ALL residential zones THAT ALLOW RESIDENTIAL USES plus RS, PAD, PM, RCD and OS zones, provided the following conditions are met:

(1) A property owner or tenant may park or store any number of personally owned vehicles outside on residential property where a primary residential use has been established, provided that all vehicles are for personal use and are complete, operable and currently licensed and are arranged in an orderly fashion. Vehicles unable to meet these conditions will be deemed disabled or inoperable. Said disabled vehicles or vehicles determined to meet the definition of a junk vehicle are limited to two per parcel. These disabled, inoperable junk vehicles must be placed in the side or rear yard (but not within the required front yard setback) and screened in such a manner so as they are not visible from any public or private street right-of-way or adjacent

property. Personally owned vehicles may be offered for sale on an individual person-to-person basis on a residentially zoned parcel where a primary residential use has already been established, provided that no more than two vehicles may be offered for sale at any one time. Unlimited areas of firewood may be stored, provided that the firewood is for on-site personal use only and is stacked no higher than six feet unless against a structure.

(2) Unlimited areas of construction materials may be temporarily stored, provided that the construction materials are for use on-site pursuant to a current, valid construction permit and are stacked no higher than six feet and are kept at least ten feet from all property lines of adjacent occupied residential properties.

(3) A property owner or tenant may park or store any number of personally owned (and for personal use) travel trailers, motor homes, recreational vehicles, boats, boat trailers, utility trailers, or other similar items designed for personal noncommercial uses outside on residential property where a primary residential use has been established. No more than one travel trailer, motor home or recreational vehicle, boat, trailer, etc. which is owned by a party other than the present owner or tenant of the property shall be stored. No travel trailers, motor homes or recreational vehicles on residentially zoned parcels or lots shall 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 facilities.
- (d) Being raised or leveled by means of jacks or blocks.
- (e) Having a mailbox.
- (f) Having any attached or adjacent structure or improvement that enhances the on-site livability and/or decreases the mobility of the vehicle.

(g) Removal of wheels or axles or hitches on a vehicle normally fitted with wheels and axles and/or hitches.

(4) Temporary use of a travel trailer, motor home or recreational vehicle as an occasional overflow guest room for non-paying or non-reimbursing relatives or guests is authorized as outlined provided such interim use does not exceed 90 days of continuous duration or a total of 90 days in a year or one 12-month period. Temporary use of recreational vehicles shall be only authorized upon satisfaction of the following performance criteria:

- (a) Subject property is occupied by a permitted primary residential structure.
- (b) The Yavapai County Environmental Unit shall be furnished with information to determine that the septic or sanitary facilities are adequate to accommodate additional effluent from the temporary recreational vehicle (RV) unit installation.

(c) Verification by the Zoning Administrator that the foregoing criteria have been addressed prior to authorizing occupancy of the unit.

(5) All boats, trailers, motor homes, travel trailers, recreational vehicles shall be kept in reasonable repair and operable and neatly arranged.

(6) No mobile home shall be placed or kept on a lot without a current valid zoning clearance or a current valid construction permit or temporary dwelling permit and without erection of permanent foundations and hook ups to facilities, permanent piers, blocks or foundations.

(7) Appliances (washers, dryers, refrigerators, freezers, ranges, stoves, furnaces, water heaters, air conditioners, etc.) may be stored outside, provided said appliances are in an operable

condition and are hooked up for personal on-site use and are placed behind a screen wall or landscaping such that the appliances are not within the public view.

(8) Furniture may be stored outside, provided such furniture is in reasonable repair and weather resistant condition and is intended for personal on-site use and are placed behind a screen wall or landscaping such that the appliances are not within the public view.

(9) 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.

(10) No vehicular parts, components or accessories not independently operable, nor any large non-structural objects, which are in disuse, or for use other than on site shall be stored outside.

(11) Any outside storage unable to meet the above exceptions and conditions must meet one of the following restrictions:

(a) Methods of screening for outside storage may include acceptable wooden fencing, masonry walls, rock walls, landscaped berms or live vegetative screening. All outside storage shall be totally screened from view of any contiguous property or right-of-way or easement and located in the side or rear yard. All screening for outside storage shall be subject to the review and approval of the Zoning Administrator. Adjoining property owners will be notified by mail of the proposed location and method of screening when an alternative method of screening is presented to staff for their consideration.

(b) Outside storage, EXCEPT OUTSIDE STORAGE OF STEEL CARGO CONTAINERS GOVERNED BY §153.086(A)(13), shall not exceed the heights and square footages provided for the setbacks from the nearest property line as follows:

<i>Distance to nearest property line</i>	<i>Maximum allowed square footage</i>	<i>Maximum allowed height in feet</i>
101 to 200 feet	200	6
201 to 300 feet	300	6
301 to 400 feet	400	8
401 to 500 feet	500	8
501 or more feet	Unlimited	8

(12) Manufactured homes, mobile homes, travel trailers, recreational vehicles, truck trailers, commercial trailers, boxcars, ~~refurbished sea cargo/ocean-going or freight containers (mobile storage or similar cargo-carrying devices)~~ or any other vehicle shall not be attached to or placed on any lot and are not allowed to be stored or utilized for storage purposes in any district, with the exception of the specific allowances referenced in division (A)(1) through (12) and §

153.035. These prohibited vehicles/containers may be considered for storage when there are unique circumstances subject to obtaining an approved use permit.

(13) The outside storage of steel storage containers is allowed as an accessory use, solely for the storage of personal items owned by the property owner, occupant or business (in appropriate commercially designated areas in the RMM ~~or AND THE~~ less restrictive use districts LISTED IN § 153.086(A) provided as follows:

(a) An approval letter from the Zoning Administrator is obtained prior to placement of the unit.

(b) Containers shall meet the minimum yard requirements of the primary structure in the applicable density district as well as building separation and lot coverage requirements.

~~(c) All containers shall be painted and maintained either the primary structure color or an earth tone consistent with the surrounding terrain prior to placement.~~

~~(c) (d) Any electrical service to comply with applicable adopted building codes and other town codes.~~

~~(e) No residential unit to exceed exceed eight feet by 20 feet.~~

~~(f) Minimum residential use parcel size is two acres.~~

~~(g) Only one unit per residential parcel.~~

~~— (h) Any unit not able to meet the foregoing performance criteria will require a use permit prior to permitting and installation. Temporary uses of such containers (up to two years) can be administratively approved in conjunction with approved construction/remodeling projects.~~

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_ ABSENT: \_\_\_\_\_

EXCUSED: \_\_\_\_\_ ABSTAINED: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Terry Nolan, Mayor

ATTEST:

\_\_\_\_\_  
Timothy A. Mattix, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Bigelow Law Offices, PLC  
Town Attorney  
By: Kay Bigelow

I, TIMOTHY A. MATTIX, 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 \_\_\_\_\_, 2019, WAS POSTED IN THREE PLACES ON THE \_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Timothy A. Mattix, Town Clerk

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