

## ARTICLE 4.0 LAND USE REGULATIONS

### 4.1 GENERAL "A" LAND USE (one acre minimum lot size)

#### 4.1.1 Special Provisions

1. Subdivisions will require rezoning and will follow ordinances and regulations described in Article 6.
2. All applicable provisions of Subsection 5.1, 5.2, and 5.3 shall apply to this Land Use.
3. Building Setback requirements and distances between structures as described in Subsection 5.1.3 shall apply.

#### 4.1.2 Uses Permitted

1. Agricultural and grazing uses and home occupations.
2. **One residence per parcel-one acre minimum parcel size, except as provided for in provisions for Conditional Use Permits.** Single family dwellings, accessory uses normally incidental to a single-family dwelling, (this is not to be construed as permitting any commercial use). Signs pertaining to the sale, lease, or rental of the property on which the sign is located. Non-commercial guest houses, 900 square feet (maximum), architectural style shall resemble main residence, site-built materials only, no manufactured/mobile homes or travel trailers shall be used as a guest house. A modular home may be permitted in appropriate zones. (This is not to be construed as permitting commercial use). When a manufactured/mobile home is the main dwelling, an architecture style shall be agreed upon with the Planning and Zoning Director and/or Department staff.
3. Private greenhouses and livestock for private use. Although there are no restrictions on the number of livestock a person can have for private use, consideration of noise, odors, the attraction of insects/pests and other possible public health and nuisance factors must be accounted for when keeping animals. A general guide is that one large animal or two smaller animals per 10,000 square feet of property is allowed only on parcels larger than 20,000 square feet, except where prohibited by CC&Rs.
4. Schools, churches, public-buildings, quasi-public buildings and playgrounds.
5. Marijuana establishments that cultivate and process marijuana within an enclosed area, as defined in section 9.2 of the zoning ordinance, with the following conditions:
  - a. The size of the property shall not exceed 300 acres.
  - b. The enclosed area used for marijuana cultivation and processing shall not fifty percent (50%) lot coverage.

- c. The use shall be in compliance with all provision of the this ordinance, the laws of Graham County, and the requirements of the Arizona Department of Health Services.
- d. The following Documentation shall be submitted to the Planning and Zoning department:
  - 1) Legal description of the property and enclosed area in which the marijuana establishment will operate.
  - 2) A letter of authorization from the property owner.
  - 3) A site plan demonstrating conformance with these requirements.
  - 4) The name and location of the offsite dispensary.
  - 5) A survey sealed by registrant of the State of Arizona showing compliance with the distance described in sections 9.4.2.D and 9.4.2.E of the Zoning Ordinance

#### 4.1.3 Conditional Uses

- 1. Duplex, multi-family dwellings and guest ranches.
- 2. General retail and commercial offices.
- 3. Any industrial or manufacturing uses

4. The establishment of any off-premises billboard.
5. Borrow pits and removal of petroleum or natural gas on a commercial basis as limited by ARS 11-830A.
6. Marijuana Cultivation and processing in an enclosed area, as defined in section 9.2 of the zoning ordinance, which does not comply with the conditions in section 4.1.2.5 of the zoning ordinance.

#### 4.1.4 Additional Residences

Additional single-family residences may be erected or installed as an acceptable use within Land Use Classification(s) of A and A-R for owners with twenty (20) acres or more of property with the following restrictions. However, this provision does not apply to legal subdivisions in the County, which must be re-platted in order to change the number and size of lots from the approved final plat.

1. The original property owner when making application for a building permit shall maintain ownership of this property, but once the property is sold then a separate parcel shall be established by recording the newly created parcel with the County Recorder's Office and shall adhere to the provisions found in Section 2.9.2, Minor Land Divisions;
2. A maximum of four (4) residences total will be allowed per parcel;
3. Each dwelling shall have a minimum parcel area of one acre or more for each residence in the A or A-R zone;
4. Each building, site, or installation permit is to include a plot of all structures on the parcel and the proposed layout.
  - a. Each residence is to be situated within an area of the parcel equivalent to a minimum of one acre for an A and A-R zone.
  - b. Each residence shall be positioned within said area with minimum setbacks per that land use.
  - c. All proposed utilities are to be shown. Any utilities crossing another residence's site will include private utility easements.
  - d. Each residence shall have permanent legal access.
  - e. Each residence site shall be regulated as a separate parcel for administrative purposes.