

See page 76 for "601.00 - RURAL AGRICULTURAL, INCLUDING RA-5, RA-10, RA-20
AND RA-40 ZONING DISTRICTS"

La Paz County Zoning Regulations 2012



La Paz County
Department of Community Development
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Appendix B- Commercial Use Table

Appendix C- La Paz County Zoning Maps

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3. Parker Strip
4. Parker Strip East
5. Bouse
6. Bouse Townsite
7. Utting
8. Utting East
9. Wenden West
10. Wenden
11. Wenden Townsite
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14. Vicksburg West
15. Vicksburg
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17. Salome Townsite
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19. Brenda
20. Vicksburg Southwest
21. Hope
22. Sunwest
23. Red Hills
24. Ehrenberg
25. Ehrenberg Townsite
26. Rainbow Acres
27. Koffa Hills
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29. Avenue 75E
30. Cibola West
31. Cibola
32. Rio Colorado Ranchos
33. Cibola South

Available at La Paz County Community Development at 1112 Joshua Ave
Parker, AZ 85344 and online at <http://www.co.la-paz.az.us/>

100.00 TITLE AND PURPOSE

- A. TITLE: These regulations shall be known as the La Paz County Zoning Regulations and may be cited as such, and will be referred to herein as “these Regulations” or “this Ordinance”.
- B. PURPOSE: The purpose of the regulations is to promote the health, safety, convenience, and general welfare of the citizens and visitors in La Paz County, and for the preservation of economic values to individuals and the public, and to maintain general order for all, now and into the future.

101.00 SCOPE

101.01 PERMANENT AND TEMPORARY USES

A. PERMANENT USES: Except as otherwise provided herein, no structure shall hereafter be used, created, constructed, enlarged, repaired, improved, removed, converted, demolished, reconstructed, moved, or structurally altered, nor shall any land be used, or changed in use, except in conformity with these regulations; and before such action is taken, Zoning Clearance, and all applicable permits must be obtained from the Director or an authorized deputy.

B. TEMPORARY USES: Except as otherwise provided herein, no structure shall be hereafter used nor shall any land be used, for any temporary use including, but not limited to, the following without prior approval of a Zoning Clearance by the Director:

1. Temporary buildings and uses related to construction, for which a permit has been approved – such as temporary real estate sales offices for that development, construction site offices and temporary construction site storage in temporary buildings, temporary mobile homes and travel trailers, building materials, and construction equipment during the period of construction. Such temporary facilities may only be installed on property now being developed and shall only remain on the site during the period of construction or sale, not to exceed one year unless the time period is extended, in writing by the Director, upon written request. All structures and storage are subject to all setback requirements of that zoning district. Such temporary facilities must be removed from the site within 10 (ten) days of either the respective completion of the project or completion of initial sales. All structures shall be listed on the related construction permit.
2. Temporary Seasonal Events: Circuses, carnivals, Christmas tree sales, revivals, horse shows and rodeos, music festivals, swap meets, and charity events, and similar outdoor temporary seasonal events may be approved in writing, by the Director, upon written request, but shall not remain for a period of more than 60 (sixty) days.

101.02 SITE PLANS

Every application for a Zoning Clearance must be accompanied by a site plan, drawn to scale as required herein or otherwise as required by the Director. Scaled site plans are required to accompany rezoning applications which will subsequently allow minor land divisions, subdivisions, mobile/ manufactured home parks, or recreational vehicle parks, or condominiums, and other developments resulting in multiple structures or uses on parcels or lots. Structural locations need not be shown on site plans resulting in a single structure on each lot or parcel until an application for a building permit is filed. Scaled site plans are required by these regulations if such are required by other law or rule.

Site Plan approval is required prior to issuance of a Temporary Use Permit
(insert Site Plan)

SITE PLAN

1. Title Block including project name (Plat, PDR, etc.).
2. Scale (must meet Engineer's scale: 1:50).
3. North indicator
4. Location map showing relationship to major arterials and highways
5. Drawing and revision dates required
6. Full legal description
7. Site Plan Data Table (if applicable)
 - a) Current use of property and intensity
 - b) Land Use designation
 - c) Zoning designation
 - Water/wastewater service provider
 - d) Site area (sq. ft., net and gross acres)
 - e) Building footprint coverage
 - f) Residential development:
number of dwelling units,
type, floor area(s)
 - g) Site density (gross and net)
 - h) Non-residential development: uses, gross floor area
 - i) Parking data: parking required (#), parking provided (#), loading zones, ADA spaces
 - j) Building height
 - k) Structure length
 - l) Number of stories
 - m) Setback table (required vs. provided)
 - n) Vehicular use area (in. sq. ft. & % of site)
 - n) Open space (in. sq. ft. & % of site)
 - o) Landscape area (in. sq. ft. & % of site)
8. Site Plan Features: (graphically indicated- if applicable)
 - a) Municipal Boundaries (as applicable).
 - b) Zoning designation of adjacent properties with current use listed
 - c) Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - d) Waterway width (Floodplain/Floodway)
 - e) Outline of adjacent buildings (indicating height in stories and approximate feet).
 - f) Elevations in grade at crown of road, at curb, sidewalk, building entrance, and finished floor elevation

- g) Dimension for all site plan features (i.e., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.,
- h) Mechanical equipment setbacks from property lines
- i) Setbacks and building separations (dimensioned)
- j) Driveways, parking areas, pavement markings, (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
- k) On-site outdoor light fixtures
- l) Proposed ROW improvements
- m) Pedestrian walkways
- n) Project signage , location, shape and size
- o) Traffic control signage
- p) Catch basin or other drainage control devises
- q) Fire hydrants (including on-site and adjacent hydrants, shows distances to structures)

101.03 PROVISION FOR WASTE WATER

No Zoning Clearance will be approved without evidence of adequate provision of waste water treatment and disposal facilities and approved water supply, enough area in the lot or parcel, and that the lot or parcel was legally divided.

101.04 USES IN CONFLICT

All County officials and employees who are charged with the duty or authority to issue permits or licenses shall refuse to issue permits or licenses affecting land or structures in conflict with any provision of these Regulations. Any permit or license issued in conflict with any provision of these Regulations is null and void, and any land division, construction or placement of structures, or use of land created, built, placed or otherwise accomplished in conflict with these Regulations is a violation of this ordinance.

101.05 INTERNAL INCONSISTENCIES

- A. Where, in any specific case, different sections of this Zoning Ordinance or any other County regulation or code specify different requirements, the more restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- B. If the choice between restrictive regulations cannot be determined, then that requirement which will most insure the public health, safety, general welfare, and economic security will prevail.

101.06 RESTRICTIONS ON REGUALTION (ARS 11-812)

- A. Nothing in this ordinance shall affect existing lawful uses of property or the right to its continued use or the reasonable repair or alteration of the property for the purpose for which used at the time this ordinance takes effect.
- B. Nothing in this ordinance shall, prevent, restrict or otherwise regulate the use or occupation of land or improvements for railroad, mining, metallurgical, grazing, or general agricultural purposes, if the tract concerned is five or more contiguous commercial acres. For the purposes of this paragraph, "mining" has the same meaning prescribed in section 27-301.
- C. Nothing in this ordinance shall prevent, restrict or otherwise regulate the use or occupation of land or improvements for agricultural composting, if the tract is five or more contiguous commercial acres.
- D. A nonconforming business use within a district may expand if the expansion does not exceed one hundred per cent of the area of the original business.

101.07 ABROGATION OF PREVIOUS ACTS

This ordinance is not intended to interfere with, abrogate, or annul any permits previously issued nor is it intended to interfere with, abrogate, or annul any easements, covenants, or other agreements between the County and any other party.

101.08 MODIFICATIONS TO NON-CONFORMITIES

- A. General Requirements:
 - 1. Except as otherwise required by law, a lot structure, or lawful use established before the adoption of these Regulations, and in conflict with these Regulations, is considered a legal non-conformity and may be maintained or continued unchanged.
 - 2. Any lot of record which is non-conforming because of the width or area requirements of these Regulations may be used for any use permitted in the zoning district within which it lies, and any permitted structure may be built upon it, provided the use or structure can be developed to meet all other applicable regulations, or a variance for it has been granted by the Board of Adjustment.
 - 3. In other than criminal proceedings, the owner, occupant, or user shall have the burden of showing that a non-conforming lot, use, or structure was lawfully established prior to the effective date of these Regulations.
- B. Discontinuance:

1. Vacancy: any lot or structure, or portion thereof, occupied by a non-conforming use, which is or hereafter becomes vacant and remains unoccupied, or unused, by the same non-conforming use for one year, shall not thereafter be occupied except by a use which conforms to these Regulations.
 2. Destruction: if a non-conforming use, or structure is destroyed by fire, explosion, act of God, or act of the public enemy to the extent of fifty (50%) percent or more of its value, calculated according to the Building Safety Valuation table(s), then and without further action by the County, the future use thereof, from and after the date of such destruction, shall be in conformance with all the requirement of these Regulations.
- C. Modification – A non-conforming use, or structure may not be enlarged, extended, reconstructed, structurally altered, changed or modified in any way without prior approval of the Board of Adjustment.
- D. Permit application processing – applications for permits to modify a non-conforming use or structure must include:
1. A scale drawn site plan showing the existing and proposed development of the property.
 2. Statements demonstrating how the proposed modification will meet the criteria for such modifications.
- E. Permit evaluation criteria – a modification permit may be approved by the Board of Adjustment if it can be shown that it will meet the following criteria:
1. Business uses- that the design of the proposed expansion is the optimal design to protect the public health, safety, and welfare, given the existing non-conformity.
 2. Non-business uses-that the modification will not result in any of the following:
 - a. significant increases in vehicular or pedestrian traffic in adjacent areas;
 - b. additional nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare;
 - c. contributions to the deterioration of the neighborhood, or the reduction of property values

3. The modification will assure:

- a. adequate control of disruptive activities both inside and outside of premises which might prove a nuisance to surrounding properties;
- b. Compatibility with existing surrounding uses and structures.

101.09 REPEALS

All zoning regulations, ordinances, or parts thereof, previously adopted by La Paz County, are repealed and replaced by these regulations.

101.10 FEES

Fees for County services provided in the administration of this ordinance shall be set by Resolution of the County Board of Supervisors, and are found in Section 300 of these Zoning Regulations.

102.00 INTERPRETATIONS

102.01 GENERAL

Interpretation and application of the provisions of these regulations shall be made by the Director. For uses not specifically mentioned herein the Director shall place the use in the zoning which most appropriately fits the type of use. In interpreting and applying these regulations, the Director shall be held to the minimum requirements for the promotion of the public health, safety, general welfare, and economic well being. See §103.02 of these regulations regarding appeals from the Director's decisions.

102.02 BOUNDARIES

Where uncertainty exists concerning the boundaries of any zoning district shown on the County's zoning map, the following rules shall apply:

A. SINGLE-ZONED PROPERTIES: For zoning district boundaries indicated as approximately following those features noted below, those features shall be construed to be the zoning district boundaries:

- 1. Street or alley lines or the center lines thereof: and, whenever street, alley, or other public way is vacated by the County, the zoning districts adjoining each side of such street, alley, or public way shall be considered as extended to the center of such vacation and all areas included in the vacation shall then be subject to all appropriate regulations of these zoning districts.

2. Property Lines, lot lines, and parcel lines.
3. Stream or waterway centerlines.
4. Barrier: Barrier is defined by a natural or man-made geographical feature that prevents parcels of land from being practicably, reasonably and economically united or reunited and that was not caused or created by the owner of the parcels (ARS § 32-2101). Centerlines: a real or imaginary line passing through the center of something and dividing it into two equal parts.

B. MULTI-ZONED PROPERTIES

A land division map shall be submitted and approved by the Director and recorded before any divided parcels are sold or otherwise transferred in ownership (See Section 102.02.C Survey for multiple zones).

C. SURVEY FOR MULTIPLE ZONES

Owners of land for which more than one zoning district is applied for shall supply an accurate description and each zone in the form of legal descriptions and a scaled map. Subsequent to the Board's action to approve, if the application is approved, the applicant/owner(s) of the area rezoned shall record a record of survey showing the approved zoning boundaries and shall submit a copy of that recorded survey to the Community Development Department for inclusion in the Official Zoning Map of La Paz County within thirty days of the Board action.

D. PARCEL SIZE

Areas created by zoning shall not be divided to less than the lot or parcel size allowed in that zoning district. The area of a parcel of 5 acres or more shall include adjoining publicly used road easements and half rights-of-way and the zoning district boundaries shall extend to the centerlines. Determination of the area of a parcel of less than 5 acres shall exclude all public road rights of way and publicly used road easements.

103.00 ADMINISTRATIVE PROCEDURES

103.01 PUBLIC HEARING NOTICES

Public hearing notices will be provided to the public in accordance with A.R.S. § 11-813 & 11-814 or other applicable law and may include:

1. POSTING: The County will post required public hearing notices. The County is not responsible for maintaining the postings subsequent to performing this duty.

2. MAILED NOTICE: Where mailed notice of a public hearing is required, the County will be responsible for mailing the required notice to the address to which County tax billings are sent and to the mailing address provided by the applicant.

103.02 DECISION MAKING - ADMINISTRATIVE APPEALS

A. GENERAL:

All appeals will be considered by the agency to which they have been appealed, at an open public meeting. In the discretion of the agency, such appeals may be heard on the record and no new evidence will be taken. The agency to which a decision has been appealed may:

1. Uphold the decision.
2. Reverse the decision.
3. Modify the decision.
4. Refer the decision back to its author for reconsideration.

B. APPEAL HIERARCHY

1. The decisions of the Director of the La Paz County Community Development Department ("Director") that may be appealed pursuant to ARS §11-816 as amended, shall be heard by a board of adjustment. The appeal shall state whether it is a plea for an interpretation or a variance and the grounds for the appeal.
2. Actions of the Board of Adjustments may be appealed within thirty (30) days to the superior court pursuant to ARS §11-816 D, as may be amended.
3. Decisions by the Hearing Officer may be appealed to the Board of Supervisors as provided in the La Paz Hearing Officer and Enforcement Regulations, Ordinance 2005-05. Judicial review of the final decision by the Board of Supervisors shall be pursuant to Title 12, Chapter 7, Article 6, as may be amended.

C. PLACE TO FILE APPEALS/TIME LIMIT

Appeals of the decision of the Director to the Board of Adjustment, where allowed by ARS §11-816, are barred unless filed with the Director on a form provided by the Director, within 10 (ten) working days after notice of the decision to be appealed is received by appellant.

Appeals of decision of a hearing office to the Board of Supervisors must be filed as provided in the La Paz Hearing Officer and Enforcement Regulations, Ordinance 2005-05

D. STAY OF PROCEEDINGS

An appeal stays all proceedings in the matter appealed from, unless the Director certifies that a stay would cause eminent peril to life or property. Upon such certification, proceedings shall not be stayed except by restraining order as injunctive relief granted by a court of record, on application and notice to the Director. Proceedings shall not be stayed if the appellant requests relief and has been previously denied, except pursuant to a special action in Superior Court.

104.00 APPLICATIONS

104.01 PROCEDURES

A. ZONING DISTRICT BOUNDARY AMENDMENTS

Applications for amendments (changes) to the zoning ordinance changing the zoning district boundaries within an area previously zoned (i.e. "rezoning") with associated changes to Zoning District maps shall be made by the owner of the land to the Director on the forms available at the Community Development Department. Zoning changes are heard at public hearings by the Planning Commission (recommending body) and by the Board of Supervisors (approving body), following procedures described in ARS § 11-814, as amended. Amendments to these Regulations may be initiated by the Board, the Commission, staff, or upon submittal of an application and payment of the required application fee, by any individual.

B. CONDITIONAL USE PERMITS

1. APPLICATION PROCESS:

a. Applications for Conditional Use Permits shall be made by the owner of the land to the Director on forms available at the Community Development Department. Conditional Use Permits are heard at public hearings by the Planning Commission (recommending body) and the Board of Supervisors (approving body).

b. A use that is not listed as a conditional use in the Zoning District may be approved as such only after the Board and Commissions have held public hearings on the proposed use, the Commission has made a recommendation to the Board, and the Board votes unanimously for approval of the conditional use permit.

c. The Board may attach such conditions of approval to the permit for a conditional use to make it meet the criteria noted below. Conditional use permits may only be approved under special conditions in specific locations and with enforceable agreements.

2. APPLICATION REQUIREMENTS

Conditional Use Permit applications shall be accompanied by a scale drawn site plan and the applicant's statements describing how the proposed special use would meet the criteria for approval of such a permit. Drainage report, traffic plans, and other information relating to the proposed use may also be required at the discretion of the Director, either prior to, or upon approval of a conditional use permit.

3. EVALUATION CRITERIA

No Conditional use permit shall be issued unless evidence is available to indicate that the proposed use will:

- a. Be safely located, designed, and operated in a way that will be compatible with the livability and appropriate future development of abutting properties and the surrounding neighborhood;
- b. Shall not be detrimental to the character of the surrounding area with the character of the area, or with the purpose of the zoning district in which it is proposed;
- c. Shall not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.

4. MITIGATION AND ASSURANCES:

- a. The Board of Supervisors may require that hazards to public health and safety be mitigated by means appropriate for the projected threat. In order to do so, the Board may prescribe appropriate stipulations, conditions, time of operation, and safeguards in conformity with these Regulations and may direct the public recording of these requirements as an agreement in the appropriate public records of the County Recorder, at the expense of the applicant.
- b. All fiscal assurances, such as bonds, bank deposits, and insurance policies, payable to the County in the event of failure(s) to meet standards shall be approved by the Board of Supervisors. No conditional use permits requiring such assurances shall be implemented prior to final approval and recording of all required

fiscal or financial mitigation agreements by the Board of Supervisors and the concurrent approval by the applicant.

- c. Recorded agreements, designed to run with the land, between the County and the owner/applicant, shall be used to assure that any hazards are mitigated and shall serve as the vehicle for establishing responsibilities and standards of operation and inspection.
- d. The County also reserves the right to require a bond or letter of credit to be posted at issuance of a building permit, in an amount sufficient to assure compliance with the terms of this permit. The County may utilize funds from such financial instrument to repair or restore to native or safe condition, the result of non-compliance with duly issued permits.

5. AMENDMENTS AND EXPIRATION

- a. If a conditional use permit is abandoned, discontinued for one year, or is not being used in the manner for which it was approved, the permit for the use becomes void without further action by the County and the use may not be re-established without approval of a new permit.
- b. The granting of a conditional use permit does not exempt the applicant from compliance with other relevant provisions of related regulations. Failure to observe those provisions or the conditions of approval of the permit is a violation of these Regulations.
- c. Amendments to conditional use permits are processed in the same way that applications for initial permits are processed.
- d. Uses which were permitted outright before adoption of these regulations, but which now require a conditional use permit may not be modified without approval of a conditional use permit.
- e. All conditional use permits, and the stipulations under which they were approved, shall continue in force upon sale or transfer of ownership of the land, premise, or operations. All successors and assigns shall be required to observe the requirements made when the original permit was issued and any additional requirements imposed as part of subsequent specific action by the County in accordance with this section.
- f. The terms of any agreement between the applicant(s) and the Board of Supervisors shall be recorded in the La Paz

County Recorder's Office before any use or structure approved is commenced. The form of the Recordable Agreement is available in the La Paz County Community Development Department.

6. Conditional Use Permits – can be updated, changed, and renewed at any time while the permit is active and after the consideration of the BOS.

C. VARIANCES

- a. Applications shall be made to the Director on forms available at the Community Development Department. Variances are heard at public hearings by the Board of Adjustment (approving body).
- b. Variances from the terms of these regulations may be allowed only if, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship and if in granting the variance the general intent and purpose of these regulations will be preserved.
- c. Changes to permitted land uses of lots, parcels, or tracts shall only be accomplished by means of zoning district amendments.
- d. The terms of any approved Variance shall be recorded in the La Paz County Recorder's Office before any building permits or zoning clearance can be approved. The form of the Recordable Variance is available in the La Paz County Community Development Department.

D. BUILDING PERMITS

Applications for Building Permits, including electrical, plumbing, mechanical, grading, and demolition permits shall be made to the Building Inspector at the Community Development Department. Applications shall be accompanied by a site plan indicating the lot, parcel, or tract identifying the location where the work will be performed. The Building Inspector may issue a "stop work" order for works not consistent with the plans and site plan submitted. Permits shall not be issued for structures not conforming to the requirements of these Zoning Regulations

E. COMPREHENSIVE PLAN AMENDMENTS

Applications for the annual amendments to the La Paz County Comprehensive Plan shall be submitted by letter with a narrative and accurate maps showing the existing Comprehensive Plan designation together with the proposed map amendment(s), and a letter, with

narrative showing the existing text together with the proposed text amendments to the Plan. Applications for Comprehensive Plan amendments shall be submitted for any annual amendment procedures by the first week in July to meet the statutory requirements for public study and public hearings before the end of the calendar year.

F. TENTATIVE MAPS (PLATS) OF SUBDIVISIONS

Applications for Tentative Maps shall be submitted on forms available at the Community Development Department. Tentative maps shall be submitted according to the requirements of the La Paz County Subdivision Regulations. Tentative Maps shall be heard at public hearings before the Planning Commission and the Board of Supervisors. Tentative Maps shall not be approved where the map proposes lot, parcel, or tract dimensions less than those required in this Zoning Ordinance. Tentative Maps shall not be approved where the applicant proposes land uses or lot or parcel sizes not conforming to the requirements of these Zoning Regulations.

G. FINAL MAPS (PLATS) OF SUBDIVISIONS

Applications for Final Maps shall be submitted on the Final Map forms available at the Community Development Department. Final Maps shall be submitted according to the requirements of the La Paz County Subdivision Regulations. Final Maps shall be heard at public hearings before the Board of Supervisors. Final Maps shall not be approved where the lot, parcel, or tract dimensions are less than those required in these Zoning Regulations. Final Maps shall not be approved where the map establishes, or leads to, land uses not conforming to the requirements of these Zoning Regulations.

H. PLANNED DEVELOPMENTS

Applications for Planned Developments shall be submitted on the Planned Development form available at the Community Development Department. Applications for Planned Developments shall be submitted according to the requirements of Section 618.02.D of these Zoning Regulations.

I. SINGLE RESIDENTIAL LOT OR STRUCTURE AMENDMENTS

Amendments to the National Flood Insurance Program Maps.

Applications shall be submitted according to the requirements of the Federal Emergency Management Agency (F.E.M.A.) on their Form 81-92(MT-EZ) available at the La Paz County Community Development Office.

J. FEES

Fees for all applications are established by the Board of Supervisors and are found in Section 300 of these Zoning Regulations and in the Fee Schedule for the Building Codes in the Community Development Department.

K. REQUEST FOR WAIVER OF FEES

Requests for waiver of fees shall be made to the Board of Supervisors on a form available at the Community Development Department.

104.02 APPLICATIONS COMPLETE

No application for any permit may be accepted which is not complete, readable, and accompanied by the required fee. Applications shall only be signed by the owner and be submitted by the owner(s) of the subject land or the owner's agent.

104.03 ZONING CLEARANCE NEEDED

No building or other permit required by these regulations shall be issued without a Zoning Clearance. Work or divisions of land other than permitted by the respective Zoning District, commenced without first obtaining the related zoning clearance is a violation of these Zoning Regulations.

104.04 EXPIRATION OR CANCELLATION

Every permit issued under the regulations of these Zoning Regulations expires after one year unless the use or structure authorized by the permit is established; or unless a different expiration is specified herein or by the related action of the Board of Supervisors or the Board of Adjustment. Any permit may be granted an extension by the issuing authority before its expiration. Expired permits shall require a new application and fee(s).

104.05 VALIDITY OF PERMITS

The securing of one required permit does not exempt the recipient from the necessity of securing any other required permit. Failure to comply fully with the terms of any permit is a violation of these Zoning Regulations. Failure to comply with any stipulations attached to the approval of the zoning change or permit may result in rescinding the previous approval. Actions to rescind shall be accomplished at a duly published public hearing before the original approving body.

104.06 HOMEOWNERS ASSOCIATION

It shall be the sole responsibility of the owner to comply with all homeowner's association rules, regulations and covenants, codes and restrictions. Approvals/denials of the homeowners association is not intended to abrogate the County's lawful duty to act upon all complete applications pursuant to statute and in accordance with its legislative and administrative responsibilities.

105.00 VIOLATIONS

A. It is unlawful to erect, construct, reconstruct, alter or use any building or other structure within a zoning district covered by the ordinance without first obtaining a building permit from the Director or his designee and for that purpose the applicant shall provide the Director with a sketch of the proposed construction containing sufficient information for the enforcement of the zoning ordinance. A permit is not required for repairs or improvements of a value not exceeding five hundred dollars. Reasonable fees may be charged for the issuance of a permit. The Director shall recognize the limitations placed on the inspector's authority by sections 11-804 and 11-811, and shall issue the permit when it appears that the proposed erection, construction, reconstruction, alteration or use fully conforms to the zoning ordinance. In any other case Director shall withhold the permit.

B. It is unlawful to erect, construct, reconstruct, maintain or use any land in any zoning district in violation of these zoning regulations and any violation constitutes a public nuisance.

C. Any person, firm or corporation violating this ordinance, or any part of this ordinance, is guilty of a class 2 misdemeanor and subject to up to four months imprisonment and a \$750 fine for each separate offense. Each day during which the illegal erection, construction, reconstruction, alteration, maintenance or use continues is a separate offense. If an alleged violator is served with a notice of violation under section 107.00 below, the alleged violator is not subject to a criminal charge arising out of the same facts.

106.00 ENFORCEMENT

106.01 WHO ENFORCES

The Sheriff, the Director, or designee, and all other officers of La Paz County otherwise charged with enforcement of the law shall enforce all of the provisions of these regulations. Criminal cases shall be commenced by

the filing of an Arizona Traffic Ticket and Complaint or other complaint with a court of competent jurisdiction.

106.02 SITE INSPECTIONS

The Sheriff, the Director, or designee, and all other officers of La Paz County otherwise charged with enforcement of the law may, in the discharge of their duties, and for good or probable cause, enter any premise, building or structure at any reasonable hour to inspect the same in connection with any application made, or permit issued under these regulations, or for any investigation or inspection as to whether or not any portion of such premise, building, or structure is being used in violation of these Zoning Regulations. Written notice served on the owner or occupant of any premises sought to be inspected, at least 24 hours before such inspection takes place, shall be given in all cases in which permission to inspect has been refused. Every person who, after the receipt of such notice, denies or prevents, obstructs, or attempts to deny, prevent, or obstruct access to such premises shall be in violation of these regulations and is punishable by a Class 2 misdemeanor.

107.00 CIVIL PENALTIES

- A. As an alternative to the pursuant of criminal sanctions, there shall be available civil penalties for enforcement of a violation of these zoning regulations which penalty shall not exceed the amount of the maximum fine for a class 2 misdemeanor, currently \$750, for each separate offense. Each day of continuance of the violation constitutes a separate violation. If an alleged violator is served with a notice of violation under this section, the alleged violator is not subject to a criminal charge arising out of the same facts.

108.00 HEARING OFFICER

- A. The county board of supervisors may appoint hearing officers to hear and determine zoning violations. If the Director or designee reports a zoning violation to the hearing officer, the hearing officer shall hold a hearing after serving notice of the hearing on the alleged violator. The notice shall be personally served on the alleged violator by the zoning inspector at least five days before the hearing. If the zoning inspector is unable to personally serve the notice, the notice may be served in the same manner prescribed for alternative methods of service by the Arizona rules of civil procedure. A notice served on the alleged violator other than by personal service shall be served at least thirty days before the hearing.
- B. At the hearing, the Director or designee shall present evidence

showing the existence of a zoning violation and the alleged violator or the alleged violator's attorney or other designated representative shall be given a reasonable opportunity to present evidence. The county attorney may present evidence on behalf of the Director or designee. At the conclusion of the hearing, the hearing officer shall determine whether a zoning violation exists and, if a violation is found to exist, may impose civil penalties as provided in section 107.00.

- C. Review of decisions of the hearing officer by the board of supervisors shall be available to any party to the hearing. Judicial review of the final decision by the Board of Supervisors shall be pursuant to Title 12, Chapter 7, Article 6, as may be amended
- D. Appeals of decisions of a hearing officer to the Board of Supervisors shall be as provided in the La Paz Hearing Officer and Enforcement Regulations, Ordinance 2005-05, to the extent not inconsistent with this section.

109.00 OTHER CIVIL REMEDIES

If any building or structure is or is proposed to be erected, constructed, reconstructed, altered, maintained or used or any land is or is proposed to be used in violation of this chapter or any ordinance, regulation or provision enacted or adopted by the board under the authority granted by this chapter, the board, the county attorney, the Director or any adjacent or neighboring property owner who is specially damaged by the violation, in addition to the other remedies provided by law, may institute injunction, mandamus, abatement or any other appropriate action or proceedings to prevent or abate or remove the unlawful erection, construction, reconstruction, alteration, maintenance or use.

200.00 DEFINITIONS, GENERAL

201.00 RULES OF CONSTRUCTION

For the purpose of these Regulations, and when not inconsistent with the context, certain terms and words used herein are defined as follows:

- A. The word person includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.
- B. The word shall is mandatory and the word may is permissive.
- C. The word lot includes the words plot, parcel, or tract.
- D. The words used or occupied, as applied to any land or building, include the words “intended to be used or occupied”, “designed to be used or occupied”, or “arranged to be used or occupied”.
- E. When not inconsistent with the context, the present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular. All words and terms shall be interpreted according to their common usage unless otherwise defined herein.
- F. Words in the masculine gender shall include the feminine gender, corporate, or other form.
- G. The word day refers to calendar days.
- H. The particular controls the general.
- I. Enumeration is not limited.
- J. The word herein means “in these Zoning Regulations”, and the word “regulations” means “these Zoning Regulations”.
- K. The words this ordinance are interchangeable with “these Zoning Regulations”.
- L. Pertaining to land use, the standard system for identifying and coding land use activities in the “Standard Land Use Code Manual, U. S. Department of Transportation”, shall be used as the reference for determining the use of land for the purposes of these Zoning Regulations unless otherwise specifically stated herein.

202.00 DEFINITIONS

Access, Permanent. Means perpetual, legal, usable and physical access to and from the lot or parcel to any public roadway.

Accessory building. A building on the same lot or parcel with, and of a nature customarily incidental to, the principal building, or principal land use. Accessory buildings must meet setback requirements, whether or not a building permit is required.

Accessory Dwelling Unit (also guest house, guest quarters, casita) A separate residential area on the lot or parcel which contains at least a sleeping area, a kitchen or cooking area, and a bathroom or partial bathroom. A guesthouse may be used for friends and/or family, but no compensation may be paid for the use of the guesthouse. Guesthouses not attached to the initial residence are limited to not more than one thousand (1,000) square feet, and require a conditional use permit in zoning districts where such accessory use is not allowed by right. Residential areas attached to the initial residence by a common wall are not considered guest houses.

Accessory Structure or Use. A subordinate structure or use not used as living quarters (unless approved by conditional use permit) and not including kitchen or sleeping facilities; incidental to and located on the same lot occupied by a principal use or structure. Accessory structures shall meet setback requirements, whether or not a building permit is required.

Acre/gross acre. An area of forty three thousand five hundred sixty (43,560) square feet.

Acre, Commercial. An area of thirty six thousand (36,000) square feet of land exclusive of streets, easements and other non-developable square footage.

ADEQ The Arizona Department of Environmental Quality.

Adult Book Store. An establishment having as a substantial or significant portion of its stock in trade, books, magazines, periodicals, cassette tapes, videotapes, or other audio or visual media, which excludes minors by virtue of age; or if a substantial or significant portion of such items are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas or parts". No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Cabaret. A nightclub, restaurant or other similar commercial establishment which provides dancing or other live entertainment, which

excludes minors by virtue of age; or if such dancing or entertainment is distinguished or characterized by an emphasis on “specified sexual activities” or “specified anatomical areas or parts”. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Conversation/Rap Parlor. A conversation/rap parlor nightclub, which excludes minors by virtue of age; or which provides the service of engaging or listening to conversation, talk or discussion, if such service is distinguished or characterized by an emphasis on “specified sexual activities” or “specified anatomical areas or parts”. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Hotel or Motel. A hotel or motel which provides as a predominant part of its major business the presentation of material for viewing by patrons of its major business in exchange for any form of consideration or gratuity material which is predominantly distinguished or characterized by an emphasis on matters depicting, describing or relating to “specified sexual activities” or “specified anatomical areas or parts” and which rents its facilities on an hourly or less than daily basis. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Massage Parlor or Health Club. A Licensed massage parlor or health club which restricts minors by virtue of age; or which provides the service of “massage”, if such service is distinguished or characterized by an emphasis on “specified sexual activities” or “specified anatomical areas or parts”. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Mini-Motion Picture Theater. An enclosed building with a capacity of less than fifty (50) persons used for presenting material, if such building excludes minors by virtue of age; or if such material is distinguished or characterized by an emphasis on the depiction or description of “specified sexual activities” or “specified anatomical areas or parts” for observation by patrons therein. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Motion Picture Theater. An enclosed building with a capacity of fifty (50) persons or more used for presenting material if such building, as a prevailing practice, excludes minors by virtue of age; or if such material is distinguished or characterized by an emphasis on the depiction or description of “specified sexual activities” or “specified anatomical areas or parts” for observation by patrons therein. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Sauna or Bathhouse. A sauna or bathhouse which excludes minors by virtue of age; or which provides a bath, steam bath or heat bathing room used for the purpose of bathing, relaxation or reducing; utilizing water, steam or hot air as the cleaning, relaxing or reducing agent, if the service provided

is distinguished or characterized by an emphasis on “specified sexual activities” or “specified anatomical areas or parts” for observation by patrons therein. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Adult Uses. Adult uses include: adult bookstores, adult cabarets, adult conversations/rap parlors, adult massage parlors or health clubs, adult mini-motion picture theaters, adult motion picture theaters, adult saunas or bathhouses or other premises, enterprises, businesses or places open to some or all members of the public at or in which there is an emphasis on the performance, depiction or description of “specified sexual activities” or “specified anatomical areas or parts” for observation by patrons therein. No obscene item or activity in violation of A.R.S. 13, Chapter 35 shall be allowed.

Agriculture, General. A tract containing not less than five (5) contiguous acres which is used for the production of farm crops such as vegetables, fruit, cotton, grain, and other crops and their storage on the tract as well as for the raising thereon of farm poultry and farm animals, such as chickens, turkeys, horses, cattle, sheep, and swine. The term General Agriculture does not include commercial pen feeding of swine, cattle, poultry, ratites, or other animals, or commercial slaughter houses, meat packing plants, fertilizer yards, bone yards, or plants for the reduction of animal matter or the composting or drying of sewer sludge.

Agriculture, Hobby. Hobby Agriculture is the activity of growing or producing plants and/or animals for personal or family enjoyment, but not for commercial sale.

Agriculture, Limited. Limited Agriculture is a land use including field crops, gardening, bush and tree crops, 4H projects and project termination sales, and up to two (2) animal units per acre, where there are no sales of produce or animals.

Agricultural Products Sales Stand. An Agricultural Products Sales Stand is a temporary structure, not exceeding one hundred twenty (120) square feet in area, for the purpose of selling agricultural products produced or grown on that farm, together with only onsite signs necessary to carry out those sales.

Aggregate. An assembly of minerals, including sand, gravel, stones and dirt.

Aggregate Mining. The removal of aggregate from a parcel of land.

Aggregate Mine Operations and Operators. The activities and the persons involved in the digging, sorting, and removal of aggregate and aggregate products from a parcel of land.

Airport. Any landing area, either land or water, which is used or intended to be used for the landing and take-off of aircraft, whether or not facilities are provided for the shelter, servicing, or repair of aircraft, or for receiving or discharging passengers or cargo.

Airport Elevation. The established elevation in feet, above mean sea level of the highest point on the usable landing area.

Airport Hazard. Any condition, structure, or object of natural growth located on or in the vicinity of an airport, or any use of land near such airport, which obstructs the airspace acquired for an airport, or is otherwise hazardous to the safe flight of aircraft in landing or takeoff at such airport, and including the restriction of visibility, interference with communication, or the attraction of large numbers of birds.

Height Datum. For the purpose of determining the height limits in all zones set forth in this Zoning Ordinance, the height datum shall be mean sea level elevation unless otherwise specified.

Landing Area. The area of an airport used for the landing, taking-off, or taxiing of aircraft.

Reference Point. The point established at or near the geographic center of the airport landing area and so designated on the airport/airspace overlay zoning map.

Runway. The improved surface, whether paved or not, of an airport prepared for landing or take-off of aircraft along its length.

Utility Runway. A runway other than an instrument runway. Generally, a runway intended solely for the operation of aircraft using visual approach procedures or for light sport aircraft or ultra light aircraft.

Alley. A traffic way dedicated and open to the public which affords a secondary means of access to the back or side of properties otherwise abutting on a street.

Animal, Large. Horses, mules, donkeys, cattle, ostriches, sheep, goats, swine and llamas and other similar livestock.

Animal, Small. Dogs, cats, ferrets, rabbits, and other small domestic animals generally kept as household pets.

Animal Raising, Commercial. Commercial Animal Raising includes dairies, feedlots, chicken and turkey facilities for more than twenty five (25) birds per acre, and other concentrations of animals, birds or reptiles, with on or off-premise sales, for commercial purposes.

Animal Raising, Hobby. Hobby Animal Raising is a land use including non-commercial animal raising of up to two animal units per acre.

Animal Unit. One (1) horse, cow, donkey, mule; two (2) sheep, goats, pigs, llamas, ratites; twenty (20) fowl, or equivalent grouping of animals in terms of nitrate volumes produced by their manure.

Animals, Concentrated. A gathering of more than two (2) animal units per acre on any parcel of land.

Area of Jurisdiction. That part of La Paz County outside of the corporate limits of any municipality and of the Colorado River Indian Tribes.

Area, Net. An area consisting of that land remaining after public road rights of way and surface access easements have been subtracted.

Basement. That portion of a building that is partly or completely below grade. A basement shall be considered a story above grade where the finished surface of the floor above the basement is:

1. More than six (6) feet above grade: or
2. More than six (6) feet above the finished ground level for more than 50 percent of the total building perimeter.
3. More than twelve (12) feet above the finished ground level at any point.

Block. That property abutting one side of the street and lying between the two nearest intersecting or intercepting streets, road right-of-way, unsubdivided acreage, or other barrier other than an alley, of such size as to interrupt the continuity of development on both sides thereof.

Board. The La Paz County Board of Supervisors

Board of Adjustment. The La Paz County Board of Adjustment. The board appointed by the Board of Supervisors to hear and decide upon applications for variances from certain dimensional requirements of the La Paz County Zoning Regulations, and to hear and decide on related appeals from decisions by the Director.

Boarding House. A building where, for compensation and by pre-arrangement for definite long-term periods, lodging and meals are provided for three (3) or more unrelated persons, but not exceeding twenty (20) persons.

Buildable Area. That portion of a lot or parcel within established setbacks and not infringing on areas used, designated, or reserved for septic systems, or for easements not allowing structures.

Building. A structure constructed or placed on the premises and having a roof supported by columns or walls for housing, shelter, or enclosure of persons, animals or property of any kind.

Building, Accessory. A subordinate building or storage structure, shop or sunshade, the use of which is incidental to that of a main building or land use on the same lot.

Building, Community. A building designed or used for community activities of an educational, recreational, or public service nature.

Building, Main. A building in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be a main building on the lot on which it is situated. In commercial or industrial districts the structure in which the respective business or industry is conducted is the main building.

Building, Height. - The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable or a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in item above is more than 10 feet above lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

CAFO - Concentrated Animal Feeding Operations

Designated by ADEQ upon determination that the operation, regardless of its size, is a significant source of pollution following A.A.C R18-9-A901 and ARS §3-1451. An animal feeding operation that meets one or more of the following criteria:

- Large CAFO: confines 1,000 beef animals; 700 dairy cows; 2,500 or 10,000 swine depending on waste system type; 500 horses; 10,000 sheep or lambs; 55,000 turkeys; 30,000, 82,000 or 125,000 chickens depending on waste system type
- Medium CAFO: confines less than the number listed for Large CAFO, but equal to or greater than 300 beef; 200 dairy cattle; 750 or 3,000 swine; 150 horses; 3,000 sheep or lambs; 16,500 turkeys; or 9,000, 25,000 or 37,500 chickens and discharges pollutants into "waters of the United States" (either directly into on-site water, or indirectly by channeling wastes through a ditch, flushing system, or other device)

- It is designated by ADEQ upon determination that the operation, regardless of its size, is a significant source of pollution following A.A.C R18-9-D901(B) through (E)

Carport. An accessory building or a portion of a principal building with two (2) or more open sides designated or used for the parking of motor vehicles. Enclosed storage facilities may be provided as part of a carport.

Cattery, Commercial. Harboring, keeping or maintaining cats for any of the following purposes:

1. to breed and then promote for sale more than an aggregate of five (5) litters per year;
2. to board cats for remuneration;
3. veterinary hospital that boards cats not being treated at that facility.

Cattery, Private. Harboring, keeping or maintaining more than ten (10) cats.

Cattle. Bovine animals. "Livestock" means cattle, equine, sheep, goats and swine, except feral pigs (ARS §3-1201)

Central Sewage Disposal System. A system for providing sewage disposal and treatment to more than one property.

Church. Synagogue, temple, or other place of religious worship.

Clerk of the Board. The Clerk of the La Paz County Board of Supervisors.

Commercial. A land use activity designed and carried out to produce or sell goods, services or articles for remuneration beyond the cost of the materials.

Commission. The La Paz County Planning and Zoning Commission: the Commission appointed by the Board of Supervisors to hear, decide, and recommend changes of zoning districts, Conditional Use Permits, amendments to the Comprehensive Plan, and Tentative Subdivision and Re-subdivision Maps.

Common Area. An area designed to serve two (2) or more dwelling units or separate uses with convenient access or open space for all members of the association or residential property owners in the development, their immediate families and, if provided by rules of the association or corporation, guests must have a right to use and enjoy the common areas. This right must be appurtenant to and pass with title to each lot and parcel. The association or corporation may assess fees for particular uses of individual common areas (ARS §42-13206)

Community Development Department. The La Paz County Department of Community Development.

Community Development Director. The director of the La Paz County Department of Community Development or his duly authorized representative.

Community Water System. An arrangement of water supply, purification and distribution, approved as to engineering, installation, operation and continued safety by the La Paz County Health Officer and the Arizona Department of Water Resources.

Conditional Use Permits. A permit, for a land use listed in any Zoning District, approved by a majority of the Board of Supervisors, after public hearings, and being heard by the Planning Commission, and which may require mitigation of potential impacts on adjoining land uses and persons. Also, a permit for a land use not listed in the Zoning District, unanimously approved by the Board of Supervisors after public hearings and recommendation by the Planning Commission and which may require mitigation of potential impacts on adjoining land uses and persons. Where such use is not listed, approval shall be based upon the presence of conditions not found on other lands, in the same district, where a hardship not created by the applicant exists, and where the permit may be granted to run with a piece of land or until a specific event occurs. Conditional Use Permits may not be issued for a use listed in another zoning district, but not listed in that district. A zoning change would be required.

Contractor's Yard. A Contractor's Yard is a land use where construction/demolition equipment and/or vehicles are parked overnight or where employees park their personal vehicles and depart with or without work equipment and/or materials to the job site.

County. The County of La Paz, Arizona.

County Building Code. The currently adopted and enforced building code, as amended from time to time.

County Engineer. The La Paz County Engineer or designee.

County Recorder. The Recorder of La Paz County, Arizona.

County Zoning Ordinance. The La Paz County Zoning Regulations, as amended.

Day Care. The care, supervision and guidance of a child or children, unaccompanied by parent or guardian on a regular basis, for periods of less than twenty-four (24) hours per day, in a place other than the child's or the children's own home or homes.

Day Care Center. Any facility at which day care is regularly provided for compensation for five (5) or more children not related to the proprietor, but not including a school.

Department. The La Paz County Department of Community Development.

Development Plan. A site plan for the development of a property.

Director. The Director of the La Paz County Community Development Department.

Dude Ranch a ranch or farm comprised of the business of operating as a vacation resort with horseback riding and similar activities.

Duplex. An attached dwelling structure designed to be used by two households or families.

Dwelling. Any structure or portion thereof which is designed or used for residential purposes but not including hotels, motels, boarding or lodging houses.

Dwelling, Single Family. A building, mobile or manufactured home, park model, or permanently set R.V., containing a single family dwelling unit.

Dwelling, Multiple. A building containing more than two (2) attached dwelling units.

Dwelling Unit. Any building or portion thereof which contains living facilities, including facilities for sleeping, eating, cooking, and sanitation, for not more than one family, or a congregate residence for six or fewer unrelated individual.

Easement. A portion of a parcel of land provided for use by persons other than the fee owner.

Factory Built Building. A residential or nonresidential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except that it does not include a “manufactured home”, a “recreational vehicle”, “mobile home”, or “park model”. Also referred to as a “modular building”.

Family. - An individual, or two (2) or more individuals related by blood, marriage, or adoption, or a group not exceeding six (6) unrelated individuals, living together as a single housekeeping unit

Farm. A property of not less than five (5) contiguous acres in common ownership which is used for the production of farm crops such as vegetables, fruit, cotton, grain, and other crops, and their storage on the tract, as well as for the raising thereon of farm poultry and farm animals, such as chickens, turkeys, horses, cattle, sheep, and swine. The term does not include commercial pen feeding of swine, cattle, or other animals, ratites or poultry; commercial slaughter houses; meat packing plants; fertilizer yards; bone yards; or plants for the reduction of animal matter.

Feed Lot, Commercial. A feeding operation on a parcel of land where live stock are temporarily kept or exchanged in corrals or yards on a sustained basis and where feed is brought to the yard. (A.A.C R18-9-D901 (B) through (E)

F.E.M.A. Federal Emergency Management Agency

Fence, Site-obscuring. A fence having a height of at least six (6) feet above grade which permits vision through not more than ten percent (10%) of each square foot of the fence.

Garage, Private. An accessory building enclosed or portion of a principal building having at least three (3) sides and designed or used for the parking or storage of motor vehicles owned by the occupants in the building to which such garage is accessory.

Garage, Public. A building or portion thereof, other than a private garage, designed to be used for servicing, repairing, equipping, hiring, selling or storing motor vehicles. A public garage is a commercial use.

Grade. A reference plane representing the average of finished ground level adjoining the building at the exterior walls. Where the finished ground level

slopes away from the exterior walls, grade shall be established by the lowest points between the building and a point six (6) feet from the building.

Government Buildings. Buildings such as fire departments, police stations, and administrative offices for city, county, district, state or federal agencies.

Government yards. An area used by a government agency for the storage or repair of equipment, or maintenance facilities.

Hazardous Substance. Any material designated by federal or state agencies or by La Paz County as dangerous to the health and safety of humans whether by use, transport, manufacture, sale or storage.

Height Datum. For the purpose of determining the height limits in all zones set forth in this Zoning Ordinance, the height datum shall be mean sea level elevation unless otherwise specified.

Health Department. The La Paz County Health Department.

Home Occupation. Any occupation or profession customarily conducted entirely within a dwelling unit and carried on by a member of the family residing therein, and which occupation or profession is clearly incidental and subordinate to the use of the dwelling unit. Home occupation includes the use of a dwelling unit by a physician, surgeon, dentist, lawyer, clergyman, engineers, architects, photographer or other professional person for consultation or emergency treatment, provided that the residential character of the dwelling is not changed by said use and that such occupation does not cause any sustained or unpleasant and unusual noises, vibrations, noxious fumes, or odors, nor cause any parking problem, or traffic congestion in the immediate neighborhood, on-site signage not to exceed nine square (9) feet. Home occupation shall not exceed available off-street parking on the site.

Household. An individual or two (2) or more persons related by blood, marriage, or adoption and foster kids (ARS §11-293.01), and the usual servants living together as a single housekeeping unit in a dwelling unit or a group of not more than six (6) persons who need not be related, living together as a single housekeeping unit in a dwelling unit.

Household Pets. Household pets are small animals, not raised for commercial purposes and/or sale. Household Pets do not include animals commonly considered "exotic", such as large snakes and other large reptiles, lions, tigers, bears, or raptor birds or common domestic livestock, such as horses (including miniature horses), sheep, goats, pigs (including pot-bellied pigs).

Illegal Non-Conforming Use. The unlawful use of any building, lot, parcel, or tract of land, whether existing or not at the time these regulations or amendments thereto became effective, and which does not conform to the use regulations of the zoning district in which it is located and for which no permit was approved by the Director.

Intensity of Use. The relative degree to which a lot or parcel is utilized, usually expressed as a proportion of the area or bulk of the lot used compared to the area or bulk allowed by the zoning regulations.

Junk. Any old or scrap copper, brass, rope, rags, batteries, papers, trash, wood and rubber debris, waste, or dismantled or junked motor vehicles, or parts thereof, iron, steel, and other scrap ferrous or non-ferrous metals, partially dismantled motor vehicles which are unserviceable for a period of six (6) months, inoperable or unregistered vehicles. Farm equipment on a farm site is not junk. If the material is completely contained within a building, and none of the material can be seen from adjoining parcels, roadways or easements, then the material is not junk. (ARS §28-7941)

Junk Yard. An establishment or place of business maintained, used or operated for storing, keeping, buying or selling junk or for maintaining or operating an automobile graveyard, including garbage dumps and sanitary landfills (ARS §28-7941). A place where scrap, waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, handled or stored, and includes junk motor vehicles or salvage motor vehicle parts.

The use of in excess of one hundred fifty (150) square feet of the area of any lot one-half acre or less; three hundred (300) square feet for lots greater than one-half acre up to and including two (2) acres; eight hundred (800) square feet for lots greater than two (2) acres up to and including three (3) acres; one thousand (1,000) square feet for lots greater than three (3) acres up to and including five (5) acres; and one (1) percent of the lot for lots in excess of five (5) acres, not specifically zoned for such use for the keeping of junk, and/or the dismantling or "wrecking" of automobiles or other vehicles or machinery or structures, but is not limited thereto.

PARCEL SIZE RANGE	MAX. STORAGE AREA
1/2 ACRES OR LESS	150 sq. ft.
>1/2 ACRE UP TO AND INCLUDING 2 ACRES	300 sq. ft.
> 2 ACRES UP TO AND INCLUDING 3 ACRES	800 sq. ft.
>3 ACRES UP TO AND INCLUDING 5 ACRES	1,000 sq. ft.
>5 ACRES	1% OF PARCEL

Kennel. Any establishments at which dogs, and other domestic pets are bred or raised for sale or boarded, cared for, commercially or on a non-profit basis, exclusive of dental or medical or surgical care or for quarantine purposes.

Kennel, Commercial. A place where there is harboring, keeping or maintaining dogs for any of the following purposes:

1. to breed and then promote for sale more than an aggregate of three (3) litters per year;
2. to board dogs for remuneration;
3. veterinary hospital that boards dogs not being treated at the facilities.

Kennel, Private. An enclosed, controlled area, inaccessible to other animals, in which a person keeps, harbors, or maintains five (5) or more dogs under controlled conditions (A.R.S. §11-1001(8)).

Labor Camp. Any camp or similar place of temporary abode, established by or for the care of workmen engaged in construction, repair, or alteration work on roads or highways, railroads, agricultural operations, or in other industrial activities.

Lodging – Bed and Breakfast Establishment A single household dwelling that is occupied by an owner or a full time resident residing on the site, accommodating no more than twelve (12) guest rooms that are rented to no more than thirty (30) transient guest lodgers at any one time who may be furnished meals (ARS §42-5070).

Lot. Any lot, parcel, tract of land, or combination thereof shown on a plat of record or recorded by the La Paz County Recorder and having its principal frontage upon a street or upon an officially approved right-of-way.

Lot Area, Gross. The total area of a lot, including any easements.

Lot Area, Net. The area of a lot excluding any rights-of-way, easements, or areas prevented from being used for the purposes allowed in that zoning district. Net lot area includes the spaces required for setbacks and for septic systems and their setbacks.

Lot, Buildable Area. The area of an essentially horizontal plain within the lot lines of a lot, excluding setback areas, unbuildable easements, and areas reserved for septic systems as may be permitted by the intensity of use allowed in that zoning district.

Lot, Corner. A lot abutting on two (2) intersecting or intercepting streets where the interior angle of the intersection or interception does not exceed one hundred thirty five (135) degrees. For setback requirements of these regulations, the shorter of the two (2) street frontages of a corner lot shall be considered to be the legal front lot line.

Lot, Coverage. The area of a lot which is occupied by all buildings or other covered structures, expressed as a percentage of the total lot area.

Lot, Depth. The shortest horizontal distance between the mid point of the front lot line and the mid point of the rear lot line.

Lot, Flag. A Flag lot is an interior lot not abutting a street, and having access to the street system by means of a private driveway. (See Figure 500.01, Kinds of Lots.)

Lot, Interior. A lot other than a corner lot.

Lot, Key. A lot adjacent to a corner lot having its side lot line in common with the rear lot line of the corner lot and facing on the street which forms the side boundary of the common lots.

Lot of Record. A lot which is a part of a subdivision or minor land division, the map of which has been recorded in the office of the La Paz County Recorder, or parcel of land, the deed of which is recorded in the office of the La Paz County Recorder.

Lot Width. For rectangular lots; lots having side lot lines not in parallel; lots on the outside of the curve of a street, the lot width is the distance between

side lot lines measured at the required minimum front yard line on a line parallel to the street or the street chord; and for lots on the inside of the curve of a street, the distance between side lot lines measured thirty feet (30') behind the front lot line on a line parallel to the street or street chord.

Lot Line, Front. The front lot line is the dividing line between the street right-of-way and the lot.

Lot Line, Rear. The rear line of a lot is the dividing line between two (2) lots or between a lot and an alley or exclusive easement; provided it runs generally parallel to the front lot line.

Lot Line, Side. The side lines of a lot are the dividing lines between the two (2) adjoining lots or a lot and a street.

Manufactured Home. A structure, as further defined in A.R.S. §41-2142, manufactured off-site after June 15, 1976, transportable in one or more sections, which in the traveling mode, is eight (8) feet or more in width and forty (40) feet or more in length, and when erected on site is three hundred twenty (320) square feet or more in size, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air-conditioning, and electrical systems contained therein. These dimensions will include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. A "manufactured home" is not a mobile home", a "recreational vehicle", a "factory-built" building, nor a "park model". Manufactured Home is built to the IRC label.

Manufactured Home Subdivision. A subdivision designed and intended for manufactured homes which includes the sale of lots for residential occupancy by mobile homes or manufactured homes or park model homes with placement permits.

Manufactured/mobile Home Park. A parcel or parcels of land wherein spaces are rented for the placement of mobile homes, manufactured homes or park models, but not recreational vehicles or site built structures unless otherwise specifically approved.

Manufactured/mobile Home Space. A rented space within a manufactured/mobile home park designed to accommodate one (1) manufactured/mobile home, together with its accessory structures.

Mining Operations. Mining Operations include land uses where excavation and sorting processes are carried out for the recovery of minerals, and includes quarrying.

Mixed Use - is defined by one (1) or more types of zoning on one (1) or more parcels. Mixed use refers to the combining of retail or commercial and/or service uses with residential or office use in the same building or on the same site in one (1) or more of the following ways:

1. Vertical Mixed Use. A single structure with the above floors generally used for residential or office use and with all or a portion of the ground floor for retail/commercial or service uses.
2. Horizontal Mixed Use – Attached. A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
3. Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

Mobile Home. A residential unit or multiple units attached together, over thirty-five (35) feet in length or over eight (8) feet wide, wholly constructed elsewhere, prior to June 15, 1976, and transported to the lot or parcel. The unit may or may not have a permanent foundation. Mobile Homes are built to the HUD label.

Modular Building. A “factory-built” building, wherein completed structural components are brought to the construction site and assembled thereon. A Modular Building is not a “mobile home”, or a “manufactured home”. Modular buildings are built to the IBC/IRC label.

Modular Home. A residential structure, wherein completed structural components are brought to the construction site and assembled thereon. A Modular Home is not a mobile home or a manufactured home. Modular home built to the IRC label.

Motel. A building or group of buildings containing guest rooms or dwelling units, all of which have a separate entrance leading directly from the outside of the building, with carports or parking spaces located on the lot and designed, used, or intended wholly or in part to provide for the accommodation of automobile or truck transients. Motel includes, motor courts, motor lodges, and tourist courts, but does not include mobile home parks or recreational vehicle parks.

Nonprofit Medical Marijuana Dispensary. An entity as defined in A.R.S. §36-2810(11) as amended.

Nonprofit Medical Marijuana Dispensary Offsite Cultivation Location. One (1) additional location, if any, where marijuana may be cultivated by a nonprofit medical marijuana dispensary as referenced in A.R.S. §36-2804(B) (1) (b) (ii), as amended.

Neighborhood Utilities. Facilities and equipment for utilities such as electric, water, sewer and telephone, including electrical boxes and switch stations, valves and controls, lift pumps for sewers. Does not include sewer plants, ponds, disposal fields or regional systems.

Non-Conforming Use, Lawful. (AKA Non-Conforming Use, Legal) A use that was lawful and allowed under the zoning regulations and/or state law at the time of construction or placement, but may not be lawful under current laws or regulations. Uses that were not lawful under previous versions of the Zoning Regulations and not made lawful by these Regulations, are not lawful.

Non-Conforming Use, Unlawful. The use of any building, lot, parcel, or tract of land other than the requirements established in these regulations unless qualifying as a Legal Non-conforming Use.

Occupied Structure. A structure occupied by human beings or their business, hobby, or other activities and those structures designed to be occupied.

Parcel. An area of land divided other than in a subdivision.

Park. An area of land designated and used by the public for non-motorized active and passive recreation.

Park Model. As defined in A.R.S. §41-2142 (park trailer) is a trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up.

Park, Private. A privately owned area of land with or without buildings, used or intended for non-motorized, outdoor, active or passive recreational uses.

Park, Public. A publicly owned area of land with or without buildings, used or intended for non-motorized, outdoor, active or passive recreational uses..

Parking Lot. An area other than a street or alley devoted to open parking spaces for vehicles.

Parking Space. A permanently surfaced area for the parking of an automobile, enclosed or open, of not less than nine feet (9) in width and not less than 20' in length. Exception Accessible parking space as defined by the Arizona Disability and Accessibility Guidelines.
See section 407.

Permanently Placed. A mobile, manufactured home, modular home, park model, or recreational vehicle, is permanently placed if it is either anchored to the ground or a foundation.

Planned Unit Development. A planned unit development is land under unified control, planned and developed as a whole using a single development concept, including all lands and main and accessory structures and uses which are substantially compatible with the character of the zoning district in which such development is located. A planned unit development will be constructed according to comprehensive and detailed plans which include not only streets, utilities, lots, or building sites, but also site plans, floor plans, and elevations for all buildings as intended to be located, constructed, used, or related to each other, including detailed plans for other uses and improvements on the land as related to the occupancy of the development and with a program for provision, operation, and maintenance of such areas, improvements, facilities, and services as will be used for common use by some or all of the occupants of the district, but will not be provided, operated, or maintained at general public expense.

Plot Plan. A plat of a lot, drawn to scale, showing the dimensions, the size and location of any existing buildings or buildings to be erected, the location of any required well and septic system facilities, easements and power lines, the location of the lot in relation to abutting streets, and other such information.

Preliminary Plan. A readable drawing compiled from existing recorded maps, Assessor's parcel maps, previous surveys, or adjoining surveys or Assessor's parcel maps. May include photographs and narrative descriptions. Preliminary Plans may be used for initial discussions of applications for zoning, minor land divisions, subdivisions, Conditional use permits, Development Review Team discussions, and staff discussions.

Principal Structure. A building or other structure allowed on a parcel, lot, or tract by these regulations, representing or housing an allowed use and which is required to be placed or built before placing or building an accessory structure.

Principal Use. A use of land allowed by these regulations, which use is required to be established on that parcel, lot, or tract prior to establishing an accessory use or placing or building an accessory structure.

Professional Office. An office for use by a professional person or persons, or an office in a residence. When in a residence, a professional office does not create traffic or parking beyond that ordinarily generated by residential use and shall have open hours only between 8:00 AM and 5:00 PM on weekdays and shall employ only residents of the residence in which the professional office work occurs.

Public Nuisance. Any act or omission in the performance of a duty or suffering or permitting any condition or things to be or to exist which act, omission, condition, or thing consists of any of the following:

1. A noise which injures or endangers the comfort, repose, health, or safety of others;
2. Is offensive to the senses;
3. Unlawfully interferes with, obstructs, or tends to obstruct or renders dangerous, the free passage or use in the customary manner of any stream, public park, parkway, sidewalk, street, or highway and is no less a nuisance because the extent of the annoyance or damage inflicted is unequal;
4. In any way renders other persons endangered in life or the use of property;
5. Obstructs the free use of property so as to essentially interfere with the comfortable enjoyment of life and property by an entire community or neighborhood or by a considerable number of persons in an area;
6. Damages or contributes to the deterioration of public property or improvements.

Private Sewer means a sewer which is neither owned nor operated by the county and as approved and regulated by ADEQ and delegated agency(s) (ARS §48-2011).

Public Sewer means any sanitary sewers, including but not limited to trunks, laterals, stubs and force mains, whether constructed by the county or any other person, and owned or conveyed to the county and lying within a public right-of-way or an easement and as approved and regulated by ADEQ and delegated agency(s) (ARS §48-2011).

Private Water Source water is untreated water from streams, rivers, lakes or underground aquifers, which is used to supply private wells and public drinking water.

Public Water A system which provides water to the public for human consumption. There are also several classifications for public water supply based on consumption which dictate the amount of testing and testing to be performed.

Recorded. Recorded with the La Paz County Recorder.

Record of Survey. A map, 18"X24" or 24"X36", legibly drawn to a scale of not more than 400' to the inch, by a surveyor licensed to practice in Arizona, having a title according to ARS §11-480, showing a legal description of the property documented, drawn on polyester, mylar or linen sheets, or a permanent quality copy with original signatures.

Recreational Vehicle. A vehicular type of temporary dwelling unit primarily used as living quarters for recreational, camping, or travel use, which either has its own mode of power or is mounted on or drawn by another vehicle. Examples include, but are not limited to, travel trailer, camping trailer, truck camper, motor home, converted bus.

Recreational Vehicle Park. A parcel of land under single ownership, on which three (3) or more recreational vehicles are occupied as temporary residences, regardless of whether or not a charge is made for such accommodations.

Recycling Facility. Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled or handled, including, but not limited to, scrap metals, paper, rags, tires and bottles and other such materials.

Rehabilitation Center (Halfway House) An establishment whose primary purpose is the rehabilitation of persons. Such services include physical rehabilitation, drug and alcohol rehabilitation, assistance to emotionally and mentally disturbed persons, halfway houses for prison parolees and juveniles.

Religious, Cultural and Fraternal Activity. A use or building owned or maintained by organized religious organizations or nonprofit associations, for social, civic or philanthropic purposes, or the purposes for which persons regularly assemble for worship.

Residential Treatment Center. A facility providing structured treatment with daily twenty four (24) hour supervision for clients who require extensive therapeutic counseling and activity, staff supervision, training in activities of daily living or support and assistance.

Restaurant. An establishment which provides food for on-premises consumption, and may include drive-through sales.

Restaurant, Drive-In. A restaurant which serves food to customers seated in vehicles, and may include on-premises consumption.

Reversion. Reversion is the process of changing a zoning district or a Conditional Use Permit back to the former zoning district or use status as a result of failure of the applicant land owner, or his successors in interest, to comply with the stipulations or regulations set forth at the original approval of the grant of zoning change or Conditional Use Permit by the La Paz County Board of Supervisors (ARS §11-832).

Roofed Structures. All buildings such as, garages, sheds, shops, sunshades, storage buildings, shipping containers, mobile homes, manufactured homes, modular homes, park models.

Salvage Yard. Any location whose primary use is to store, buy, sell, accumulate, exchange, package, disassemble, or handle waste materials, including, but not limited to, materials such as scrap metals, paper, rags, tires, vehicles and bottles.

Septic System. A system and structures for the disposal of waste water generated on a lot, parcel, or tract.

Setback, Structure. The shortest distance from the exterior surface of a structure to the boundary from which is to be set back from. Structural setbacks in these Regulations can be from property lines (front, side, and rear) or adjoining structures, mobile homes, manufactured homes, modular homes, site built homes, commercial or industrial buildings, and accessory buildings.

Site Visibility Triangle Is the triangular space at the corner of a corner lot defined by the intersection of the near right-of-way lines of the street, and a diagonal line connecting the two points, wherein no structure or plant may be placed or allowed to grow which would rise more than thirty-six (36) inches above the centerline grade of the adjoining streets.

Site Plan. A drawing, or drawings, showing the proposed use of a property.

Specified Anatomical Areas or Parts. Nudity or a state of nudity or the exposure of clothed male genitalia in a discernible state of sexual arousal.

Specified Sexual Activity. Means and includes any of the following:

1. Fondling or any erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, actual or simulated, including, but not limited to, intercourse, oral copulation, masturbation, bestiality or sodomy.

Stipulations. Requirements, pursuant to approvals of zone changes (amendments) or Conditional Use Permits or Variances, including exactions, designed to resolve public problems, including public convenience, health, and safety, associated with that action, providing that the stipulation is supported by findings that it will advance a legitimate public interest, will not deny the landowner the economically viable use of the land, and that there is an essential nexus between the stipulation imposed and its burdens. Stipulations are conditions of approval and, if not met, shall be a basis for rescinding an approval made in reliance upon the completion or provision of said stipulation(s). including but not limited to:

1. Provision of public access to all otherwise “landlocked” lands within and beyond the property granted rezoning or Conditional Use Permit
2. Diversion or restraint of potentially damaging storm drainage
3. Regrading or construction of constraining structures to avoid landslides, or similar public threats

Story. That portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between such floor and the ceiling above.

Street. Any thoroughfare or public way not less than 16 feet in width which has been dedicated to the public, and which affords the principal means of access to abutting property.

Street Line. The dividing line between a lot, tract, or parcel of land and a contiguous street, which includes the right-of-way line of a street.

Street, Private. A right-of-way or easement in private ownership not dedicated or maintained as a public street, which affords the principal means of access to two or more sites.

Structure. Anything constructed or erected with fixed location on the ground, or attached to something having fixed location on the ground, including, but not limited to buildings, towers, swimming pools, walls, fences, garages,

other storage buildings and billboards, sheds, shades and shipping containers used for storage.

Structure, Principal. The structure which accommodates the principal use on a property. Also, "primary structure".

Structure, Occupied. A structure, used as a residence, business, industrial use, storage or shade.

Structure Temporary. Anything constructed or erected which is readily moveable and intended to be used or used for a period less than one hundred eighty (180) consecutive days. Such temporary structures shall be subject to all applicable requirements of these regulations for the zoning district in which it is located. Shall Be approved by the Director in writing specifying the dates for beginning and end.

Structural Alterations. Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or exterior walls, or rebuilding which expands the height or area thereof.

Structural Integrity. Structural member quality and strength which are typically associated with safe and functional dwelling unit structures and that generally meet all the applicable requirements of the La Paz County building code amended and all other applicable rules, ordinances and laws of La Paz County, the State of Arizona and the United States of America.

Subdivision. The division of a tract, lot or parcel of land into six or more parcels, lots, plats or other divisions of land.
See La Paz County Subdivision Regulations

Sunshade. A Sunshade is a roofed structure with no sides or up to two sides, attached or unattached to another structure, made of fabric, metal or wood, supported by posts or columns extending to the ground, providing a protective shield for materials, vehicles, outdoor living space, or accessory buildings.

Swimming Pool. Any structure intended for swimming or recreational bathing that contains water over twenty four (24) inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

Theater. A building used primarily for the presentation of live stage productions, performances, motion pictures, or similar presentations.

Use. The purpose, for which land or a building is occupied, maintained, arranged, designed, or intended to be used.

Use, Accessory. A use incidental and accessory to the principal use or building located on the same lot.

Use, Nonconforming (legal or lawful) A use which lawfully occupied a building or land at the time the La Paz County Zoning Ordinance became effective, which has been lawfully continued and which does not now conform with the zoning regulations.

Use, Principal. The main use of land or buildings as distinguished from an accessory use.

Use, temporary. A use that is authorized by this code or the Director to be conducted for a fixed period of time. Temporary uses are characterized by such activities as the sale of agricultural products, contractors' offices and equipment sheds during construction, fireworks, carnivals, displays, and flea markets.

Variance. An adjustment of the physical terms of the La Paz County Zoning Ordinance granted by the La Paz County Board of Adjustment (or the Board of Supervisors, on appeal), when, in terms of property specific circumstances, results in enforcement working a hardship not common to other properties in the same zoning district; provided that the variance does not change the land uses permitted under the ordinance, and, that the property hardship was not self-imposed.

Vested Right. A zoning classification, conditional use permit, or building permit becomes "vested" and not subject to change, additional conditions, or revocation, when the holder of a legitimately issued permit, in reliance on the zoning or building permit, starts actual construction or incurs substantial or considerable expenses toward construction or establishing the use.

Veterinary. A veterinary is an animal hospital and/or clinic, but not a boarding cattery or kennel.

Waste Water Treatment System. A Wastewater Treatment System is a physical construct designed for and capable of, cleaning waste water to a condition suitable and, at a minimum, safe to use for irrigation of non-potable vegetation, and meeting the current requirements of the La Paz County Building Code and Arizona Department of Environmental Quality for structure, operation, and output.

Yard. The open space, at grade level, between a building and the adjoining lot line, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in these regulations or the building code

Yard, Front. A yard extending across the front width of a lot and being the minimum horizontal distance between the street line and the principal or accessory building.

Yard, Rear. The yard extending between the side yards of a lot or between the side lot lines in the absence of side yards, and being the minimum horizontal distance between the rear lot line and the rear of the principal or accessory building.

Yard, Side. A yard between the principal or accessory building and the side lot line of a lot extending from the front yard to the rear lot line as defined or along the full depth in absence of front and rear yards and being the minimum horizontal distance between a side lot line and the side of the structure.

Zero Lot Line. A development concept wherein one wall of a house is on or immediately adjacent to the side lot line providing only one large side yard, and with firewall construction.

Zoning Clearance. Verification by the Director that the proposed use or structure meets the requirements of these and every other applicable La Paz County regulation.

Zoning District. Any portion of the unincorporated area of La Paz County in which the same zoning pattern and regulations apply.

Zoning Maps. The official zoning district maps of La Paz County.

Zoning Ordinance. The Zoning Ordinance of La Paz County contains the Zoning Regulations together with references and illustrations to enhance understanding and compliance with the Zoning Regulations.

Zoning Regulations. The laws and requirements of La Paz County, regulating land use and minimum lot or parcel sizes, based on Arizona Revised Statutes, case law, and the interpretations of the Director and the La Paz County Attorney.

300.00 FEE SCHEDULE

The Board of Supervisors has set the following Community Development Planning and Zoning fee schedule for matters related to the administration of these regulations. This list was last amended, effective December 6, 2007.

400.00 GENERAL REGULATIONS

401.00 SIGNS:

401.01 PURPOSE:

No sign is allowed in any zoning district without a zoning clearance and applicable building permits. (Exceptions: these regulations do not apply to signs twelve (12) square feet or less in area and are made of metal, stone, or other noncombustible materials attached to the structure: nor do they apply to governmental or public utility traffic control, directional or informational signs). State regulations that are more restrictive than these govern along all State Highways/Interstates.

401.02 PERMITTED USES:

- A. No sign may be supported or project, in whole or in part, from within or overhang any street, alley, or other public right-of-way.
- B. No sign shall be erected near public rights-of-way in such a manner that it obstructs free and clear vision of traffic.
- C. No sign shall prevent free ingress from/to any door, window, or fire escape; nor shall any sign be attached to any stand pipe or fire escape.
- D. No sign may be erected or maintained which makes use of the words, "STOP", "LOOK", "DANGER", or any other word, phrase, symbol or character such that it would interfere with, mislead, or confuse traffic.
- E. No flashing signs, other than public traffic warning and directional signs are permitted.
- F. Every illuminated sign shall be placed as to prevent glare or reflection from being cast on any adjoining residentially zoned property, or any beam or ray of light from being directed at any portion of a public street, alley or right-of-way. Nuisance illumination of any sign is prohibited.
- G. Overhead clearance signs are required on any building or structure spanning any alley, street, or roadway, or through which or under which vehicles may enter.
- H. Real Estate Signs – each real estate company is limited to two (2) such signs per property, and such signs must be removed within ten (10) days of the leasing, rental or sale of the property.

- I. Building Contractor Signs – one such sign per contractor or subcontractor is permitted per property, and such signs must be removed within twenty (20) days of completion of the contracted work.
- J. Subdivision, Mobile/Manufactured/R.V. Park or Name signs – one such free-standing sign containing only the name of the subdivision or park is permitted on each side of any entrance to a subdivision or park.
- K. Subdivision Development Signs – all such signs must be removed within ten (10) days following the sale of one hundred (100%) percent of lots, or one (1) year from the last sale of subdivision lots, whichever occurs first.

401.02 SIGN SIZE

- A. The area of signs composed of individual fabricated or painted letters mounted directly on a building facade without painted or other background shall be computed by measuring the squared off area of individual letters and adding fifty (50%) percent.
- B. For all other types of signs, the area shall include the entire area within a single continuous perimeter enclosing the extreme limits of the sign.
- C. A spherical, double-faced or multi-faced sign shall be counted as one (1) sign, and its measured area shall be the maximum surface that is visible from any single viewing position on or above the ground.

401.03 SIGN DEFINITIONS

Sign. An advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service, including the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers.

Sign, Building Contractor. A non-illuminated on-premise sign not exceeding six (6) square feet in area, displaying the name, address, and telephone number of the contractor(s).

Sign, Bulletin Board. A permanent sign not exceeding fifteen (15) square feet in area announcing activities of a permitted educational, governmental, or religious institution or recreation area, which is constructed to permit

changes of copy, but not including flashing, intermittent, or moving electronic message boards.

Sign, Developers. A non-illuminated sign, not exceeding fifteen (15) square feet in area nor located closer to any street right-of-way than the minimum required setback for the lot on which it is located.

Sign, Directional. A non-accessory sign directing or informing the public as to the location of: publicly-owned facilities; historic or scenic points of interest educational, charitable or religious institutions; hospitals, or sanitarium; parking areas and major business districts. No directional sign shall contain advertising or promotional copy, but such signs may identify establishments located in a business district. Such signs may not exceed thirty-two (32) square feet in area, may not be placed within one hundred fifty (150) feet of any other permitted sign, nor within one hundred (100) feet of any intersection, and must be placed within three hundred thirty (330) feet of a public right-of-way if within view, directed at, or intended to be read from such right-of-way.

Sign, Free Standing. A sign supported by uprights, braces, or similar structure which is placed directly in or affixed to the ground and not attached to any building. Such signs may not extend nearer to a street right-of-way than one half (1/2) the minimum required setback dimension for the lot on which they are located, and may not exceed four (4) feet in height above grade or be placed closer to an intersection than the normal front yard setback requirement.

Sign, Identification. One permanent wall or free-standing sign, not exceeding eight (8) square feet in area per street frontage, identifying a permitted principal use, but which bears no advertising or message other than the registered trademark, logo, name, year established, street number, and kind of business or activity conducted on the premises.

Sign, Off Premise. A basic category of signs which direct attention to a business, commodity, service, entertainment establishment, or other activity or phenomena not exclusively related to the premises on which the sign is located, including directional signs.

Sign, On Premise. A basic category of signs which direct attention to a business, profession, or activity conducted on the premises on which the sign is located.

401.04 SIGNS RESTRICTED TO CERTAIN ZONES:

A. Rural Area Zoning District Signs:

1. Bulletin boards - one per property
2. Directional signs
3. Off-premise signs

B. Residential (R-1) Zone Permitted Signage:

1. Directional signs not exceeding fifteen (15) feet in height and not located within one hundred (100) feet of any other permitted sign
2. The following signage is prohibited regardless of size or location on a property:
 - a. Projecting signs, roof signs, and off-premise signs (other than directional signs).
 - b. Wall signs
 - c. Free-standing signs

C. Signage Permitted in the R-2, R-3, TR, MHS, MHP, RVS, RVP, C-1, and C-2 Zoning Districts:

1. Identification signs
2. Developers' signs - one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

D. Signage Permitted in the C-1 and C-2 Zoning Districts:

One (1) or more illuminated wall, free-standing, or projecting on-premise sign(s) having an aggregate area not exceeding two (2) square feet for each one (1) lineal foot of street frontage. Projecting signs in the C-1 zone must have a minimum clearance of ten (10) feet above grade; no such sign shall extend above the height of the building from which it projects, and such signs may extend up to five (5) feet away from the front wall of the building to which they are attached.

E. Signage Permitted in the C-2 Zoning District:

1. Shopping center identification signs
2. Commercial Area off premise signs

F. Signage Permitted in the LI and HI Zoning Districts:

1. Business identification sign
2. Industrial area real estate, contractors' and developers' signs - one (1) or more wall or free-standing on-premise signs is permitted provided the aggregate area of all sign faces does not exceed fifty (50) square feet for an already developed use, or not exceeding one hundred (100) square feet on property not yet developed. Such sign(s) may be illuminated, may be located on the premises of, and identifying or advertising structures being built, sold, leased, rented or remodeled

thereon; such sign(s) are permitted for a period not exceeding six (6) months with a permit renewable upon application for additional periods of six (6) months each, although no such sign may be authorized for a consecutive period of more than (2) two years.

3. Industrial area off premise signs

402.00 SIGHT VISIBILITY TRIANGLES:

- A. Corner Lots – in zoning districts where front yards are required, nothing may be erected, placed, planted, or allowed to remain on any corner lot which materially impedes vision between three (3) feet and ten (10) feet above grade in a triangular area bounded by the property lines of the lot.
- B. Sight Visibility Triangles shall be measured from the intersecting property lines back onto the property. For radius or curved corners, property lines shall be projected until a point where they intersect and then shall be measured back on to the property.
- C. This designation also applies to the remaining private land adjoining an intersection, where a curved junction is used, by extending those side lot lines to an intersection within the right-of-way. (See Section 500, Corner Lots, Figure 500.02)
- D. Sight Visibility Triangles shall meet the following distances.

Street Type	Sight Visibility Distance
Highway & Interstate	55 feet or ADOT minimum
Arterial	45 feet
Major Collector	35 feet
Minor Collector	25 feet
Local - Residential	25 feet

403.00 LAND DIVISION

- A. This Zoning Ordinance specifies minimum parcel sizes in each of the Zoning Districts. A Land Division Map (for five or fewer parcels of less than 36 acres) or a Subdivision Map (for more than five parcels of less than 36 acres) must be PREPARED and certified by a licensed surveyor in Arizona to prepare such maps; APPROVED by the La Paz County Community Development Department Director, and RECORDED in the La Paz County Recorder's Office, before divided lands are sold or otherwise transferred in ownership.

- B. Division of lots or tracts in a recorded subdivision shall comply with Section 2.20 RE-SUBDIVISION map process specified in the La Paz County Subdivision Ordinance.
- C. Division of lots or parcels into sizes smaller than the minimum sizes specified for each of the Zoning Districts in this ordinance is a violation of this ordinance and shall be prohibited.

404.00 NONPROFIT MEDICAL MARIJUANA DISPENSARY AND NONPROFIT MEDICAL MARIJUANA DISPENSARY OFFSITE CULTIVATION LOCATION STANDARDS:

- A. Nonprofit medical marijuana dispensaries and nonprofit medical marijuana dispensary offsite cultivation locations shall be allowed in accordance with the Arizona Medical Marijuana Act and these Zoning Regulations.
- B. Nonprofit medical marijuana dispensaries and nonprofit medical marijuana offsite cultivation locations shall not be located within five hundred (500) feet of a public or private school, park, library, place of worship, signed school bus stop, establishment with a valid liquor license, sexually oriented or adult use business, nonprofit medical marijuana dispensary or nonprofit medical marijuana dispensary offsite cultivation location. Separation distances shall be measured by a straight line from the nearest wall of the structure housing the nonprofit medical marijuana dispensary or nonprofit medical marijuana dispensary offsite cultivation location to the property line of the specified other use.
- C. Nonprofit medical marijuana dispensaries and nonprofit medical marijuana offsite cultivation locations shall be maintained in a permanent structure not to exceed one thousand four hundred ninety nine (1,499) square feet of gross floor area and shall not be mobile or portable.
- D. Cultivation of medical marijuana at a nonprofit medical marijuana dispensary offsite location must occur within a locked room or building with a single secure entrance/exit.
- E. Nonprofit medical marijuana dispensaries shall not have a drive through or take-out windows, outdoor seating except for employees.

- F. Nonprofit medical marijuana dispensary operations shall take place only between the hours of 9 o'clock a.m. and 4 o'clock p.m. Monday through Friday.
- G. Medical marijuana shall not be consumed or burnt at nonprofit medical marijuana dispensaries and/or nonprofit medical marijuana offsite cultivation locations.
- H. Medical marijuana shall not be delivered from a Nonprofit medical marijuana dispensary to offsite locations except as may be provided by the Arizona Medical Marijuana Act or by the rules promulgated by the Arizona Department of Health Services rules, as amended.
- I. The operator(s) of Nonprofit medical marijuana dispensaries and/or nonprofit medical marijuana offsite cultivation locations shall comply with the Arizona Medical Marijuana Act and the Arizona Department of Health Services rules, as amended.
- J. The operator(s) of Nonprofit medical marijuana dispensaries and/or nonprofit medical marijuana offsite cultivation locations shall consult with the La Paz County Sheriff's department concerning the security at the facilities prior to commencing operations.

405.00 FLOODWAY AND FLOODPLAIN LIMITS:

405.01 PURPOSE:

The following information is excerpts from the La Paz County Floodplain Management Ordinance #FCD 2010-01 and is for reference only. Floodways and floodplains are areas designated by the Federal Emergency Management Agency (FEMA) for conveyance of surface water runoff. La Paz County, as part of the National Flood Insurance Program, enforces the floodway and floodplain regulations at the local level for FEMA. If building in or around designated washes applicants should consult the Floodplain Management Ordinance and La Paz County Department of Community Development for additional information.

405.02 PERMITTED USES:

- A. A site -built single family dwelling is allowed to be built within the floodplain when an elevation certificate is obtained indicating the finished floor of the dwelling is a minimum of one (1) foot above the base flood elevation.
- B. A site-built single family dwelling is allowed to be built within the floodway when an elevation certificate is obtained indicating the finished floor of the dwelling is a minimum of one (1) foot above the base flood elevation, a no-rise certificate is obtained and the banks around the building pad is armored.
- C. A manufactured single family dwelling is allowed to be built within the floodplain when an elevation certificate is obtained indicating the finished floor of the dwelling is a minimum of one (1) foot above the base flood elevation. NOTE: the bottom of the horizontal support beam(s) for the residence shall be set at or above the base flood elevation.
- D. Open Space Uses: including, wildlife study areas, sanctuaries and preserves.
- E. Grazing for livestock.
- F. Agricultural/horticultural uses. Any structures placed shall be subject to the Floodplain Management Ordinance.
- G. Public/private parks including open structures such as ramadas, shade covers and playground equipment provided they have no enclosed sides or railings at grade level that would restrict the flow of water or debris.

H. Neighborhood utilities or large scale public utility facilities. Any structures/equipment placed shall be subject to the Floodplain Management Ordinance.

I. Construction yards and Government yards with no structures.

405.03 ACCESSORY USES:

A. Detached accessory building(s) are allowed to be built within the floodplain when an elevation certificate is obtained indicating the finished floor of the dwelling is a minimum of one (1) foot above the base flood elevation or flow through vents for wet flood proofing are installed on at least two sides if the building is ground set..

B. Open structures such as ramadas, shade covers and playground equipment provided they have no enclosed sides or railings at grade level that would restrict the flow of water or debris.

**405.04 USES PERMITTED WITH AN APPROVED CONDITIONAL USE PERMIT:
(See Section 104.1B Conditional Use for additional information)**

A. Any use not specifically listed in 405.02 and 405.03.

405.05 USES SPECIFICALLY PROHIBITED:

A. Any use not listed in Section 405.02 and 405.03 or as approved in 405.04

B. Placement, disposal, processing or storage of sewer sludge, except on commercial agricultural lands, nor any other solid, liquid, or gaseous waste material, except manure from permitted animals.

C. Junkyards, commercial sales, or salvage of new or used equipment or vehicles, commercial storage, other than agricultural products.

D. Permanent flea markets or road side sales.

E. Recreational Vehicle parks.

405.06 TERMS AND DEFINITIONS

A. Flood or Flood Waters. A general and temporary condition of partial or

complete inundation of normally dry land areas from: (1) the overflow of floodwaters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; and/or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this definition.

- B. Flood, - 100 Year. A flood that has a one (1) percent chance of occurring during any one (1) year, based upon the criteria established by the Arizona Department of Water Resources and the Federal Emergency Management Agency.
- C. Floodplain. Relatively flat lands or low lands adjoining the channel of a water course, or areas where drainage is, or may, be restricted by man made structures which have been or may be covered partially or wholly by floodwater. The Floodplain composes an area not less than that area confined by the fifty (50) year flood and shall not exceed that area confined by the 100 (100) year flood. The Floodplain consists of the Floodway and the Floodway fringe as approved on individual Floodplain maps adopted by the La Paz County Board of Supervisors and prepared by and for the Federal Emergency Management Agency (F.E.M.A.).
- D. Floodplain Regulations. The codes, ordinances, F.E.M.A. maps and regulations, and other regulations relating to the use of land and construction of structures within the floodplain.
- E. Flood proofing. Specific precautions taken for the purpose of minimizing or eliminating flood damages to property, structures, utilities, sanitary facilities, persons, and building contents. These precautions may be in the form of structural provisions, location of structures to minimize the effects of flood forces, elevation of structures and materials above flood heights or the erection of dikes and other protective devices where permitted by F.E.M.A. regulations.
- F. Floodway. The area of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."
- G. Floodway Fringe. Those parts of the floodplain that are subject to flooding,

but are not necessarily required for the conveyance of the one hundred (100) year flood. Floodway Fringe areas are subject to overflow by flood backwaters resulting from obstructions in the floodway or from inadequate dikes and levees.

H. Floodplain Board. The La Paz County Board of Supervisors

- I. Floor Area. The floor area within the inside perimeter of the exterior walls of the building and inclusive of all floors, stairways, corridors and hallways, closets and storage areas. The floor area of a structure, or portion thereof, not provided with surrounding exterior walls shall be the useable area under the horizontal projection of the roof or floor above.

406.00 SWIMMING POOLS:

406.01 PURPOSE:

This section shall apply to all residential and commercial swimming pools including new installations, additions or remodels, installed within La Paz County. These requirements are the minimum life safety requirements and shall be maintained by the property owner in full compliance with this section at all times.

406.02 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES:

- A. The top of the swimming pool barrier shall be at least sixty (60) inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum clearance between the bottom of the fence and dirt shall be two (2) inches; the maximum distance to hard surfaces such as concrete shall be four (4) inches.
- B. Openings in the barrier shall not allow the passage of a four (4) inch sphere.
- C. Gates shall be self closing and self latching. The latching device shall be located a minimum of fifty four (54) inches above grade on the swimming pool side of the gate.
- D. There shall be a minimum clearance around all swimming pool edges of thirty six (36) inches for egress.
- E. Swimming pool construction, entrapment avoidance, enclosures and devices shall comply with the current edition of the International Building Code as adopted and amended by La Paz County.

407.00 OFF-STREET PARKING REQUIREMENTS

407.01 PURPOSE

The purpose of this Section is to minimize congestion of the public streets and to promote the safety and welfare of the public. Off-street parking is required as accessory to principal uses permitted in the District and Zoning Clearance(s) shall not be issued, nor land uses authorized, other than in conformity with such parking requirements.

407.02 DEFINITIONS

Circulation Area: Driveways and other maneuvering areas (other than parking aisles) used for access to parking or loading areas or other facilities on the lot.

Driveway: That portion of the vehicle parking area that constitutes a travel lane for ingress-egress that is not part of the vehicle parking area.

Gross Floor Area: The total area of a building measured by taking the outside dimensions of the building at each floor level intended for any use.

Loading and Unloading Area: That portion of the vehicle parking area utilized for accessing vehicles.

Parking Area: That portion of a lot that is used by vehicles for access, circulation, parking, and loading and unloading. This area comprises the total of circulation areas, loading and unloading areas, and parking areas (spaces and aisles).

Parking Area Aisles: That portion of the vehicle parking area consisting of lanes providing access to parking spaces.

Parking Space: A portion of the vehicle parking area established or allocated for the parking of one (1) vehicle.

Usable Area: In calculating the total number of required parking spaces, Usable Area shall mean the area devoted to the specified use (does not include such spaces as kitchens, restrooms, hallways, etc.), and the term "seat" shall also include each thirty inches (30") of bench seating when individual seats are not provided.

Use: The purpose for which a building, or lot, or structure, is arranged, designed, occupied or maintained.

407.03 PARKING AND OFF-STREET LOADING

- A. Maintenance of Existing Parking: All off-street parking required by this Section shall be established and improved before operation of the use or uses requiring such parking area may begin, and shall be maintained for the duration of such use.
- B. Existing off-street parking shall not be reduced or modified for any existing Business except in instances where parking space allocations meet all requirements of this Zoning Regulations. Modifications to the parking allocation may be considered by the Chief Land Use Specialist and/or the Board of Adjustments in instances where the Institute of Traffic Engineer Standards further clarify the parking ratio or allocation for a business not specified herein.
- C. The use of off-street parking space for the storage of merchandise, vehicles for sale or rent, or for repair of vehicles, shall be expressly prohibited.
- D. When the use of any existing building, structure, or premises is changed to a new use, or the intensity of the use is increased through the incorporation of additional dwelling units, gross floor area, seating capacity, or other units of measurement specified for required parking or loading facilities, and which change of use or intensity creates a need for an increase in the total number of required parking spaces of ten percent (10%) or twenty (20) spaces, either with a single change or cumulative changes, subsequent to the effective date of this Ordinance, then parking and loading facilities as required shall be provided for the entire building, structure or premises. When such an increase in required parking is less than ten percent (10%) cumulatively, the change of use or intensity is exempt from the requirements of this Section.
- E. Required improvements shall be completed in accordance with these Zoning Regulations prior to commencement of the use or occupancy of the site.

407.04 LOCATION OF REQUIRED PARKING SPACES

- A. Residential Uses: Required off-street parking for single-family dwellings shall be provided on the same site as the building or use being served. Off-street parking for multiple-family dwellings or residences in PAD zoning districts may be provided in a parking area on or off the site not farther than two hundred feet (200') from an entrance to each dwelling unit it is intended to serve.

- B. Non-Residential Uses: Required off-street parking shall be located on or off the site within three hundred feet (300') of the building or use it is intended to serve, the distance being measured from the nearest point of the building or use; provided, however, that parking facilities for sports assembly, public assembly for outdoor entertainment, sports, and recreational activities, resorts and group camps, or similar uses shall be located not farther than one thousand three hundred feet (1,300') from the nearest point of such building or use. The Community Development Director may authorize off-premise parking including on-street parking within three hundred feet (300') of the associated business, as part of a development plan or proposal, in instances where use of the parking area is authorized on a long-term basis by the property owner and/or the public jurisdiction that administers public right-of-way.

The Community Development Director may deny a request to use off-premise or on-street parking in instances where authorization may be on a temporary basis and/or if the proposed off-premise parking plan is not in the interest of the public health, safety and welfare. A decision to deny a development plan or proposal may be appealed to the District Board of Adjustments and Appeals.

407.04 METHODS OF PROVIDING REQUIRED OFF-STREET PARKING

- A. One (1) parking area may contain required spaces for several different uses, but except as otherwise provided in this Section, the required space assigned to one use may not be credited to any other use.
- B. Combination of Uses: Where there is a combination of uses on a lot, the number of automobile parking spaces shall be the sum of the requirements of the various uses. If, in the opinion of the Community Development Director, the uses would not be operated simultaneously, the number of automobile parking spaces shall be determined by the use with the highest parking demand.
- C. Shared Parking: By securing the consent to use off-street parking facilities under another's ownership, which is not otherwise used or required during the principal operating hours of usage, that consent shall be in written form and a copy filed with the County Land Use Specialist. The number of parking spaces may be reduced up to a maximum of twenty percent (20%) of the total spaces required. In the event the off-site spaces are or become no longer available, the owner shall provide additional parking to meet this requirement.
- D. Provisions shall be made for maintenance of common service areas by a corporation, partnership, trust or other legal entity having the right to access or place a lien upon the individual lot owners for all necessary costs and/or

expenses. A letter of maintenance responsibility will be required as part of the Zoning Clearance procedure.

407.05 DIMENSIONS AND CIRCULATION

- A. Each parking space shall contain a rectangular area at least twenty feet (20') long and nine feet (9') wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this Section.
- B. In parking areas containing ten (10) or more parking spaces, up to twenty percent (20%) of the parking spaces may contain a rectangular area of only seven and one-half feet (7½') in width by fifteen feet (15') in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.
- C. Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking

Park Angle:	0 Degrees	30 Degrees	45 Degrees	60 Degrees	90 Degrees
Required Aisle Width					
One Way Traffic	13 Feet	11 Feet	13 Feet	18 Feet	24 Feet
Two Way Traffic	19 Feet	20 Feet	21 Feet	23 Feet	24 Feet

- D. Where such areas are contiguous to a rural or residential district (except when separated by a public street), a solid wall six feet (6') in height shall be installed on the District boundary line, said wall to be reduced to four feet (4') in height within the front yard area of the abutting rural or residential district.
- E. Entrances and exits to parking lots and other parking facilities shall be provided only at defined entry and exit locations approved by the Community Development Director. Ingress and egress from parking areas shall not be located less than thirty feet (30') from any intersection R.O.W.
- F. Passenger Drop-off Points: Drop off points separated from street traffic and

readily accessible without hazardous maneuvering, shall be provided in conjunction with the following uses: Hotels, motels, hospitals and clinics, educational facilities with fifty (50) or more pupils, daycare centers, religious facilities with one hundred (100) or more seats, transit terminals, major recreational facilities, commercial airports, public buildings and offices and financial services greater than five thousand (5,000) square feet of gross floor area.

407.06 GENERAL DESIGN REQUIREMENTS

- A Unless no other practicable alternative is available, vehicle parking areas shall be designed so that vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of driveways that serve no more than two (2) dwelling units.
- B. Fractional Amount: In calculating the total number of required off-street parking spaces, fractional amounts are to be rounded to the nearest whole number (one-half(1/2) shall be rounded to the next highest number).
- C. Parking for Places of Public Assembly: Buildings used for public assembly, whether erected following the adoption of this Ordinance or converted subsequently for same, parking shall be provided as indicated in the Requirements for Off-Street Parking Spaces on the following pages.

Requirements for Off-Street Parking Spaces

RESIDENTIAL USES	
One or two-family residence; multiple dwellings; efficiency units; one-bedroom units; two or more bedroom units.	Two (2) per dwelling unit.
Rooming houses, fraternities, sororities, resident-clubs, lodges, boarding houses.	One (1) space for each bedroom.
Manufactured home parks and subdivisions. Two (2) per dwelling unit, except that one bedroom units require only one (1) space.	One (1) bedroom units require only one (1) space.
Elderly housing developments	One and one half (1.5) per dwelling unit
Churches, religious institutions, including associated residential structures for religious personnel	One (1) space for every four (4) seats in the portion of the church building to be used for services plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses.

Bed & Breakfast	One (1) space per Bed & Breakfast guest unit plus required parking spaces for resident family and one (1) per employee.
COMMERCIAL SALES/SERVICES	
Restaurants, bars, cocktail lounges (No carry-out; no drive-in and no delivery service.)	One (1) space per one hundred (100) sq. ft. of gross floor area plus one (1) per employee
Restaurants, bars, cocktail lounges (Including carry-out/delivery service, including drive-in service and on-site consumption)	One (1) space per one hundred (100) sq. ft. of gross floor area plus one (1) per employee, plus reservoir land capacity equal to five (5) spaces per drive-in window.
Mortuaries, funeral homes	One (1) space per one hundred (100) sq. ft. of gross floor area, or one (1) space per every three (3) seats in the main assembly room, whichever is greater, plus one (1) per employee plus one (1) per commercial funeral vehicle
Self-service laundries.	One (1) space per three (3) washing machines plus one (1) space per employee. One (1) space per one hundred (100) sq. ft. of gross floor area.
Dry-cleaners.	One (1) space per three (3) washing machines or one (1) space per employee OR One (1) space per one hundred (100) sq. ft. of gross floor area.
Open air businesses including used-car lots	One (1) space per five hundred (500) sq. ft. of sales area for the first two thousand (2,000) sq.ft. plus one (1) per each additional two thousand (2,000) sq. ft.
Theatres, auditoriums, arenas, indoor and outdoor stadiums, amusement parks, automobile and motorcycle racing tracks.	One (1) space per three (3) seats plus reservoir lane capacity equal to three (3) spaces for entrance/exit.
Retail gas; gas service stations.	One (1) per two (2) gas pumps plus one (1) space per two hundred (200) sq. ft. of gross floor area of building devoted primarily to gas sales operation.
Carwash Automatic/Conveyer type.	One (1) space per each employee plus reserve spaces equal to three (3) times the wash lane capacity. Two (2) spaces for drying and cleaning purposes per stall plus three (3) reservoir spaces in front of each stall.

Carwash Manual/self-service.	One (1) space per each employee plus reserve spaces equal to three (3) times the wash lane capacity. Two (2) spaces for drying and cleaning purposes per stall plus three (3) reservoir spaces in front of each stall.
Motor vehicle and machinery sales.	One (1) per eight hundred (800) sq. ft. of floor area.
Planned shopping centers under unified control	One (1) per two hundred (200) sq. ft. of gross floor area.
Barber shops, beauty shops	One (1) per chair and one (1) per employee
Furniture and appliance store, household equipment	One (1) per eight hundred (800) sq. ft. of usable floor area.
Retail stores (except where otherwise specified).	One (1) per two hundred (200) sq. ft. of public floor area.
Hotels, motels, inns	One (1) per guestroom or suite plus one (1) per two (2) employees plus additional space (in accordance with other sections of this table) for restaurants or other facilities.
Bus depots.	One (1) per one hundred fifty (150) sq. ft. of waiting room space.
Skating rinks, dance halls, dance studios, bowling alleys, gymnasiums, health studios.	One (1) space for every three (3) persons of maximum capacity permitted by fire regulations (If they can be measured in such a fashion. Example: tennis courts or bowling alleys), plus one (1) space per two hundred (200) sq. ft. of gross floor area used in a manner not susceptible to such calculations.
Billiard parlors.	One (1) per two (2) billiard tables plus one (1) per two (2) employees.
Private tennis clubs and similar uses	Two (2) spaces per court plus one (1) per employee, plus one (1) per two hundred (200) sq. ft. of usable enclosed building area.
Wholesale.	One (1) space per employee plus one (1) space per one hundred (100) sq. ft. of floor area
Business offices designed to attract and serve customers or clients on the premises such as offices of attorneys, physicians, insurance and stockbrokers, travel agents.	One (1) space per two hundred (200) sq. ft. of gross floor area
Golf courses	One (1) space per two hundred (200) sq. ft. of area within enclosed buildings plus one (1) space for every three (3) persons that the outdoor facilities are designed to accommodate when used to maximum capacity

Self-service storage facility	Two (2) spaces for caretaker residence and/or office plus one (1) guest space per fifty (50) units.
Banks with drive-up windows.	One (1) space per two hundred (200) sq. ft. of area within main building plus reservoir land capacity equal to five (5) spaces per window
MANUFACTURING/INDUSTRIAL USES	One (1) per five hundred (500) sq. ft. of gross floor area or one (1) per employee, whichever is greater, and one (1) per company vehicle
SCHOOLS	
Nursery schools, day care centers.	One (1) space per employee plus one (1) space per two hundred (200) sq. ft. of gross floor area.
Elementary schools.	One and one half (1.5) spaces per classroom plus one (1) space per employee
Secondary schools	Five (5) spaces per classroom plus one (1) space per employee.
Trade or vocational schools	One (1) space per one hundred (100) sq. ft. of gross floor area.
Colleges, universities, community colleges	One (1) space per one hundred fifty (150) sq. ft. of gross floor area.

407.07 PARKING AREA SURFACING IMPROVEMENTS

- A. Single-family dwelling sites, used for one (1) permanent dwelling only, irrespective of plan area designation or Zoning District, shall be exempt from parking area improvements.
- B. Manufactured Home Park office area shall meet standards for commercial uses thresholds for improvements.
- C. Commercial Uses Thresholds for Improvements (See table that follows this Section):
 - 1. Vehicle parking areas for commercial businesses shall be paved with asphaltic concrete or other dust free material and shall be

properly drained to prevent impoundment of surface water in the following instances:

- a. The commercial business includes driving lanes for drive-in windows
 - b. The commercial business is required to have over twenty (20) parking spaces or a gross area of six thousand (6,000) square feet of parking are allocated
2. Vehicle parking areas that are less than three thousand six hundred (3,600) square feet of parking area or less than ten (10) parking spaces shall be graded and provided with an all-weather surface, dust-free gravel surface, or equivalent in conformance with County Fire District regulations and approved by the County Engineer, and shall be properly drained to prevent impoundment of surface water. Parking areas with gravel surface need not be marked; however, they must be set off from the street and from other portions of the site by curbing or equivalent screening around the perimeter of the parking area, except for clearly defined points of ingress and egress.
3. Vehicle parking areas that are not provided with the type of surface specified in C1 & C2. shall be paved with a bituminous surface treatment in accordance with adopted County improvement standards, or with an equivalent treatment approved by the County Engineer, and shall be properly drained to prevent impoundment of surface water. The perimeter of such parking areas shall be defined by bricks, stones, railroad ties, or other similar devices.
4. Parking spaces in areas surfaced in accordance with C-3. shall be appropriately demarcated with painted lines or other markings. In instances where demarcation is not possible, the number of required parking spaces shall be increased by twenty percent (20%).

TYPE OF SURFACING THRESHOLDS:

Asphaltic-Concrete	Over twenty (20) spaces required or 6,000 sq. ft of parking lot surface area when used at least five
Chip Seal	Other
ABC	Less than ten (100 spaces required or 3,600 sq. ft.

407.08 ADMINISTRATIVE WAIVER OF REQUIREMENTS

Administrative Modifications: Quantifiable standards of this Section may be modified up to a maximum of ten percent (10%), when it is demonstrated that an unusual site or use condition exists and when such adjustment will not result in a danger to persons or property or in increased traffic.

407.09 PARKING LOT LANDSCAPING

Number of Parking Spaces Percent of Area to be Landscaped

0-20 spaces Zero percent (0%)

21-50 spaces Six percent (6%)

51 spaces and over Nine percent (9%)

407.10 HANDICAP PARKING GUIDELINES (Guidelines from ADA (Americans with Disability Act))

- A. Each parking lot provided for employees or visitors is required to have accessible(handicap) parking spaces.
- B. Accessible parking spaces must be the closest spaces to the building's accessible entrance.
- C. Accessible spaces must be at least ninety-six inches (96") wide with a clearly marked adjacent access aisle of sixty inches (60"). Two (2) spaces may share a common aisle.
- D. The access aisle must connect directly to the accessible route.
- E. Spaces and aisles must be level with no slope greater than 1:50.
- F. All accessible parking spaces must have an unobscured vertical sign that shows the universal symbol of accessibility.
- G. Number of Accessible Spaces per number of total spaces in lot:

TOTAL PARKING IN LOT MIN. # OF ACCESSIBLE SPACES

1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total parking spaces
1001 and above	20 plus 1 for each 100 spaces over 1000

407.11 OFF-STREET LOADING REQUIREMENTS

In all Zoning Districts, for every building or part thereof; erected or enlarged after the effective date of this Ordinance, which is occupied by a Use receiving or distributing materials or merchandise by motor truck, there shall be provided and maintained on the same premises as the building or Use, adequate off-street loading space meeting the minimum requirements hereinafter specified. Loading space shall not be considered as satisfying requirements for off-street parking space.

407.12 SCHEDULE OF LOADING SPACE REQUIREMENTS

Total Floor Area of Building	Number of Loading Spaces Required
20,000 sq. ft. to 30,000 sq. ft.	1 space
30,001 sq. ft. to 50,000 sq. ft.	2 spaces
For each 100,000 additional sq. ft.	1 additional space

407.13 LOCATION

- A. Required off-street loading space shall not be permitted in any front yard, nor in any required side yard except in a non-residential district where a side yard abuts an alley. Off-street loading space may occupy all or any part of a required rear yard, except as otherwise provided for, and may be partially or entirely enclosed within a building.

407.14 ALLEYS

- A. Where a building or Use in a non-residential district abuts an alley, such alley may be used as maneuvering space for loading and unloading spaces; provided, however, that no alley abutting any residential district may be so used.

407.15 SIZE

- A. Every required off-street loading space shall have a minimum width of twelve feet (12'), a minimum length of forty-five feet (45') and a minimum height of fourteen feet (14'), exclusive of access aisles and maneuvering space

500.00 FIGURES

601.00 RURAL AGRICULTURAL, INCLUDING RA-5, RA-10, RA-20 AND RA-40 ZONING DISTRICTS

601.01 PURPOSE:

The RA, Rural Agricultural Zoning Districts are intended to apply to rural areas, on large parcels, for permanent dwellings with agricultural uses and to support agricultural and open space uses.

601.02 PERMITTED USES:

- A. Two (2) residential single family dwellings, including site built homes, park models and manufactured homes, with a building or placement permit and provided all applicable development standards can be met, including those related to wastewater and wastewater disposal.
- B. Two (2) Recreational Vehicles per lot occupied by the property owner/renter, provided the vehicles remain licensed and operative and provided all applicable development standards can be met, including those related to wastewater and wastewater disposal.
- C. Agricultural Uses: Commercial agriculture and two (2) animal units per acre with the exception of horses. There shall be no limit on the number of horses allowed. Building set-back requirements for accessory structures shall be consistent with current zoning set-backs. (Except concentrated animal and livestock raising requires a Conditional Use Permit per Section 601.04).
- D. Open Space Uses: including public and private parks, wildlife study areas, sanctuaries and preserves.
- E. Other uses as listed in Appendix B

601.03 ACCESSORY USES:

- A. All accessory buildings and uses normally accessory to the uses permitted in these RA Zones are permitted, however no structure or use accessory to a residential use may be built or placed before a building or placement permit has been approved for the principal residential structure on the parcel, except agricultural buildings with site plan approval.

- B. Accessory structures may not be used for any dwelling or non-agricultural or commercial purpose.
- C. One RV hookup for use by non-commercial vehicles for not more than one hundred eighty (180) days per calendar year, providing that a permanent dwelling has been legally built or wastewater and wastewater disposal system has been installed or a building or placement permit has been approved for that lot or parcel.
- D. Home occupations.
- E. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

**601.04 USES PERMITTED WITH AN APPROVED CONDITIONAL USE PERMIT:
(See Section 104.1B Conditional Use for additional information)**

In all RA Zoning Districts:

- A. Airstrips and Private Airports
- B. Professional Offices
- C. Churches with adequate off street parking
- D. Concentrated animal and livestock raising.
- E. Nonprofit Medical Marijuana Offsite Cultivation Location
- F. Other uses as listed as Appendix B

601.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Section 601.02, 601.03, or 601.04.
- B. Placement, disposal, processing or storage of sewer sludge, except on commercial agricultural lands, nor any other solid, liquid, or gaseous waste material, except manure from permitted animals.
- C. Junkyards, commercial sales, or salvage of new or used equipment or vehicles, commercial storage, other than agricultural products.
- D. Permanent flea markets or yard sales.
- E. Recreational Vehicle Parks and Manufactured Home Parks.
- F. Mobile Homes

601.06 DIMENSIONAL LIMITS:

MINIMUM PARCEL SIZE: RA Zones

RA-5:	5 acres	RA-20:	20 acres
RA-10:	10 acres	RA-40:	40 acres

MINIMUM YARD SETBACKS AND OFFSET REQUIREMENTS:

ALL RA ZONES		
FRONT	SIDES	REAR
20'	10'	10'

1. Front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property lines and six (6) feet between structures, including dwellings, detached garages, detached sheds, and unattached shades, except where special

construction to meet fire codes has been approved by the La Paz County Building Inspector.

3. In the RA Zoning Districts, the side and rear setbacks for buildings used to house commercially raised poultry or animal is 50 feet.
4. When permitted, detached residential living units on the same parcel shall be located with a minimum physical separation of not less than two times the minimum applicable side yard setback.
5. Regardless of any other regulation contained herein, no setback is required from a property line abutting the Colorado River.
6. Accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback.
7. Accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

SETBACK FROM NEAREST CENTERLINE OF A STREET OR HIGHWAY:

ALL RA ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. Height Limits: RA Zones

1. Thirty-five (35) feet maximum for dwellings, garages, storage structures and shades.
2. Sixty (60) feet maximum for institutional structures provided that the structure is set back from lot lines one (1) additional foot for each foot of additional structure height above thirty-five (35) feet, with a Conditional Use Permit.

3. The following structures may be erected, with a Variance, to any safe and lawful height, but shall be so situated that, should they fall, no part of such structure could fall on an adjoining lot or parcel of land:

- | | |
|--|--------------------|
| a. Chimney | g. Monuments |
| b. Church Steeple | h. Stage Towers |
| c. Transmission Tower | i. Scenery Lofts |
| d. Cooling Towers | j. Grain Elevators |
| e. Antennas | k. Silos |
| f. Fire Towers | l. Water Towers |
| m. Institutional Structures | |
| n. Other appurtenant tall structures over thirty-five (35) feet high associated with permitted uses in the RA zones. | |

4. No structure shall intrude into airspace restricted by the FAA.
 - A. Airports -the following special height limits shall apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. LOT COVERAGE:

1. Lot coverage is not specifically regulated in the RA zones.
2. Two (2) permanent dwellings shall be allowed per lot or parcel.
3. Two (2) non-rental RV hook ups is permitted per lot or parcel for not more than one (1) visiting recreational vehicle, limited to a maximum of one hundred and eighty (180) days, total, stay per calendar year.
4. One (1) non-rental RV hook up is permitted per lot or parcel for the owner of the lot or parcel, for an unlimited time. Any such RV shall not be permanently placed or permanently occupied.

5. Three (3) non-rental RV hook ups is not allowed as it will change the tax rates on the land.

F. MINIMUM WIDTH OF LOT OR PARCEL:

RA-5, RA-10, RA-20, RA-40: one hundred (100) feet

G. MAXIMUM LOT LENGTH TO WIDTH:

No maximum lot length to width ratio is required:

Exception #1 as the one hundred (100) foot minimum width may affect lot length to width ratios.

601.07 PARKING AND LOADING REQUIREMENTS:

- A. Off-street parking and loading shall be provided for all vehicles kept on that parcel, with a minimum of two (2) parking spaces per dwelling and one (1) loading space per accessory building.

**601.08 SIGN REQUIREMENTS:
(See Section 401.00 SIGNS for additional information)**

- A. Signs permitted in all RA Zoning Districts

1. Bulletin Boards – one per lot
2. Directional Signs not exceeding fifteen (15) feet in height.
3. Off Premise Signs

601.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles

601.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.

- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

601.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

601.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

602.00 SR: SUBURBAN RANCH, INCLUDING SR-1, SR-2, SR 2½, SR-3 AND SR-4 ZONING DISTRICTS

602.01 PURPOSE:

Suburban Ranch Zoning District (SR) - is applied to properties where uses permitted should be compatible with large lot subdivisions for year-round dwellings, or vacation homes, but where farms are also located.

602.02 PERMITTED USES:

- A. Two (2) Recreational Vehicles per lot occupied by the property owner/renter, provided the vehicles remain licensed and operative and provided all applicable development standards can be met, including those related to wastewater and wastewater disposal.
- B. Limited agricultural uses: field crops, gardening, bush and tree crops, and up to two (2) animal units per acre. There shall be no limit on the number of horses allowed and building set-back requirements shall be consistent with current set-backs as per the zoning district.
- C. Neighborhood utilities.
- D. Other uses as listed in Appendix A

602.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking, hobby workshops, sheds and carports are permitted only after a building or placement permit has been issued for the permitted single family dwelling.
- B. A roadside agricultural products stand, not more than one hundred twenty (120) square feet in area, for the purpose of the sales of farm products grown or produced on those premises, providing said stand is not closer than twenty (20) feet from the edge of the road right-of-way and an encroachment permit has been obtained from the County Public Works Department (County roads) or the Arizona Department of Transportation (State roads).
- C. Accessory structures may not be used for any dwelling or commercial purpose, except roadside agricultural products stands may be used for the sale of agricultural products grown on that property.

D. One RV hook-up for use by non-commercial visitors for not more than one hundred eighty (180) days per calendar year, providing that a permanent dwelling has been legally built or placed on that lot or parcel, or a building or placement permit has been approved for that lot or parcel.

E. Home occupations

F. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:

1. Accessory structures:

a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

602.04 USES PERMITTED WITH AN APPROVED CONDITIONAL USE PERMIT:
(See Section 104.1B).

A. A private or public park,

B. Churches and church related parish house, dormitories, and related recreational areas, all subject to approval of required off-street parking.

C. All structures over 35 feet high listed in section 602.06.C.3.

D. Government Buildings.

E. Government Yards.

F. Other uses as listed in Appendix A

602.05 USES SPECIFICALLY PROHIBITED:

A. Any use not listed in Sections 602.02, 602.03, or 602.04 of this ordinance.

- B. Placement, disposal, processing or storage of sewer sludge or any other solid, liquid, or gaseous waste material except manure from permitted animals generated on that lot or parcel only.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment or vehicles.
- D. Permanent flea market or yard sales.
- E. Recreational vehicle parks or manufactured home parks.
- F. Permanently placed recreational vehicles.
- G. Commercial trucking operations, except operations related to that farm or ranch.
- H. Commercial or industrial uses.
- I. The housing or raising of exotic animals.
- J. Mobile homes.

602.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE

SR-1 - One (1) acre (43,560 Sq. Ft.) including private and utility easements; excluding public roads and rights-of-way.

SR-2 - Two (2) acres (87,120 Sq. Ft.)

SR-2 1/2 - Two and one half (2 ½) acres (108,900 Sq. Ft.)

SR-3 - Three (3) acres (130,680 Sq. Ft.)

SR-4 - Four (4) acres (174,240 Sq. Ft.)

**B. MINIMUM YARD SETBACK AND OFFSET REQUIREMENTS:
ALL SR ZONES**

ALL SR ZONES		
FRONT	SIDES	REAR
25'	10'	10'

1. Front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.
3. In the SR zoning districts, buildings and enclosures for poultry and animals may not be located in the front yard and must maintain the same side and rear yard setbacks as required for main buildings.
4. When permitted, detached residential living units on the same parcel shall be located with a minimum physical separation of not less than two times the minimum applicable side yard setback.
5. Regardless of any other regulation contained herein, no set back is required from a property line abutting the Colorado River.
6. Accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
7. Accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL SR ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Thirty-five (35) feet maximum for dwellings, garages, storage structures and shades.
2. Sixty (60) feet for permitted institutional structures, providing that the structure is set back from lot lines at least one (1) additional foot for each foot of additional structure height above thirty-five (35) feet.
3. The following structures may be erected, with a Variance, to any safe and lawful height, but shall be so situated that, should they fall, no part of such structure could fall on an adjoining lot or parcel of land:
 - a. Chimneys
 - b. Church steeples
 - c. Transmission towers
 - d. Cooling towers
 - e. Antennas
 - f. Fire towers
 - g. Monuments
 - h. Stage towers
 - i. Scenery lofts
 - j. Grain elevators
 - k. Silos
 - l. Farm buildings
 - m. Water towers- n. Other appurtenant tall structures over thirty-five (35) feet high associated with permitted uses in the SR zones.
4. No structure may intrude into airspace required by the FAA
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.

- a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred feet.

E. MAXIMUM LOT COVERAGE:

1. Area covered by roofed structures shall not exceed fifty (50) percent
2. Two (2) permanent dwellings shall be allowed per lot or parcel.
3. Two (2) RV's shall be allowed per lot or parcel.
4. One (1) RV hook- up is allowed per lot or parcel for not more than one (1) visiting recreational vehicle, limited to a maximum of one hundred eighty (180) days per calendar year provided one is a dwelling.

F. MINIMUM WIDTH OF LOT OR PARCEL:

All SR zones: one hundred (100) feet.

H. MAXIMUM LOT LENGTH TO WIDTH:

SR-1: 3:1

SR-2, SR-2 ½ , SR-3 and SR-4: no minimum length to width.

602.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking spaces per dwelling space is required.
- B. A minimum of one (1) off-street loading space per accessory building is required.

**602.08 SIGNS REQUIREMENTS:
(See Section 401.00 SIGNS for additional information)**

- A. Signs permitted in all SR Zoning Districts
 1. Bulletin Boards – one (1) per lot
 2. Directional Signs not exceeding fifteen (15) feet in height.
 3. Off Premise Signs

602.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.

602.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to the waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

602.11 LAND DIVISIONS:

- A. All land divisions shall comply with section 403.00 Land Division.

602.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and Waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

603.00 R-1 RESIDENTIAL, LOW DENSITY, SINGLE FAMILY SITE BUILT DWELLING ZONING DISTRICT

603.01 PURPOSE:

Low Density Residential Zoning District (R-1) - is applied to properties where uses permitted should promote, preserve, and be compatible with low density single family site-built residential development. The principal land use in this Zoning District is the single family dwelling.

603.02 PERMITTED USES:

- A. Single family, site-built dwellings, with a building permit.
- B. Neighborhood utilities.
- C. Other uses as listed in Appendix A

603.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking, hobby workshops, sheds and carports are permitted only after a Building Permit has been issued for the permitted single-family dwelling.
- B. Accessory structures shall not be used for any dwelling or commercial purposes.
- C. Home occupations.
- D. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

603.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

See section 104.1 B

- A. Private or public park or school.
- B. Churches, with adequate off-street parking.
- C. Guesthouse
- D. Government Buildings.
- E. Government Yards.
- F. Waste Water treatment plant serving that subdivision.
- G. Other uses as listed in Appendix A

603.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 603.02, 603.03 or 603.04 above.
- B. Placement, disposal, processing or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except household trash generated on that lot only,
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment or vehicles.
- D. Any commercial, industrial or commercial agricultural use.
- E. Concentrated animal raising.
- F. Permanent flea markets or yard sales.
- G. Permanently placed RVs.
- H. Commercial trucking operations or commercial truck parking.
- I. Mobile Homes

603.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) acre, if septic system and on-site well are required.
2. One fourth (1/4) acre (10,000 sq. ft.), if septic system is required and a community water system is utilized.
3. One sixth (1/6) acre (7,000 sq. ft.) if public sewer and water are utilized.

B. SETBACK AND OFFSET REQUIREMENTS:

ALL R1 ZONES		
FRONT	SIDES	REAR
20'	5/7'*	20'

1. Front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property/space/lot lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.
3. In the R-1 Zoning District the following additional provisions apply:
 - a. On corner or double frontage parcels, the rear setback may be reduced to ten (10) feet.
 - b. On corner or double frontage parcels, the Community Development Director may modify the setback requirement so that no such lots will have their front yard buildable area width reduced to less than forty (40) feet.
4. When permitted, detached residential living units on the same parcel shall be located with a minimum physical separation of not less than two times the minimum applicable side setback.
5. Regardless of any other regulation contained herein, no

setback is required from a property line abutting the Colorado River.

- * Five (5) feet for subdivisions approved prior to 7/31/1996.
- * Seven (7) feet for subdivisions approved after 7/31/1996

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL R1 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Thirty-five (35) feet for dwelling structures, garages, storage structures and shades, antennas and chimneys.
2. No structure may intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.
3. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that, should they fall, no part of such structure could fall on an adjoining lot or parcel of land:
 - a. Chimneys
 - b. Church Steeples
 - c. Antennas
 - d. Other appurtenant tall structures over thirty-five (35) feet high associated with permitted dwelling uses in R-1 zones.

D. MAXIMUM LOT COVERAGE:

1. Area covered by enclosed structures shall not exceed fifty five percent (55%).

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. Minimum Width: 100 Feet

F. MAXIMUM LOT LENGTH TO WIDTH:

3:1

ALL R1 ZONES			
8,000 sq ft or less	8,001 – 12,000 sq ft	12,001 – 20,000 sq ft	20,001 sq ft and above
60'	70'	80'	100'

603.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking spaces per dwelling space is required.
- B. A minimum of one (1) off-street loading space per accessory building is required.

**603.08 SIGN REQUIREMENTS:
(See Section 401.00 Signs for additional information)**

- A. Signs permitted in all R1 Zoning Districts
 1. Directional Signs not exceeding fifteen (15) feet in height.
 2. The following signage is prohibited regardless of size or location on property. Projecting signs, roof signs, wall signs, free-standing signs and off-premise signs (other than directional signs).

603.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence or wall. No barbed wire may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.

- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner.

603.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

603.11 LAND DIVISIONS:

- A. All land divisions shall comply with section 403.00 Land Division.

603.12 WATER AND WASTE WATER SYSTEMS:

Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

604.00 R-2: RESIDENTIAL, MODERATE DENSITY ZONING DISTRICT

604.01 PURPOSE:

Intermediate Density Residential Zoning District (R-2) - is applied to properties where uses permitted should promote and preserve intermediate density residential development. This district is intended to be predominantly single and multiple-family residential in character, and to allow greater densities than the R-1 district.

604.02 PERMITTED USES:

- A. Single family, duplex, or up to two (2) unit townhome or condominium dwellings.
- B. Primary dwelling with one (1) apartment.
- C. Neighborhood utilities.
- D. Government buildings
- E. Other uses as listed in Appendix A

604.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking, hobby workshops, sheds, and carports are permitted only after a building or placement permit has been issued for a permitted dwelling.
- B. Accessory structures shall not be used for any dwelling or commercial purpose.
- C. Home occupations
- D. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent

of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

604.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:
See Section 104.1 B

1. Private or public park or school.
2. Churches, with adequate off-street parking.
3. Government yards.
4. Waste Water Treatment plants serving that subdivision.
5. Other uses as listed in Appendix A

604.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 604.02, 604.03, and 604.04 above.
- B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except as permitted in Section 604.04.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment or vehicles.
- D. Any commercial, industrial, or commercial agricultural use.
- E. Concentrated animal raising.
- F. Permanent flea markets and yard sales.
- G. Permanently placed recreational vehicles.
- H. Commercial trucking operations or commercial truck parking.
- I. Mobile Homes

604.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One half acre (1/2) per dwelling with well and septic system.
2. One fourth acre (1/4) per dwelling with a public or joint water system.
3. Three thousand five hundred (3,500) square feet per dwelling with public water and sewer.

B. SETBACK AND OFFSET REQUIREMENTS:

ALL R2 ZONES		
FRONT	SIDES	REAR
10'	5'	5'

1. For lots with dbl frontage, front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of six (6) feet between structures except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL R2 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Thirty-five (35) feet for dwelling structures.
2. Fifteen (15) feet for garages, storage structures and shades.
3. Additional two (2) feet above the dwelling or accessory building for chimneys.

4. The following structures may be erected to any safe and lawful height with a Variance, but shall be so situated that, should they fall, no part of such structure could fall on an adjoining lot or parcel of land:

- a. Chimneys
- b. Church Steeples
- c. Antennas
- d. Other appurtenant tall structures over 35 feet high associated with permitted dwelling uses in R-3 zones.

5. No structure may intrude into airspace required by the FAA.

A. Airports -the following special height limits apply around airports.

- 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
- 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five feet in height at an distance of twenty-five hundred feet.

D. MAXIMUM LOT COVERAGE:

Area covered by roofed structures shall not exceed sixty five (65) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

- 1. Eighty (80) feet for a duplex structure.
- 2. Fifty (50) feet for a single family structure.

G. MAXIMUM LOT LENGTH TO WIDTH:

Maximum: 3:1

604.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking spaces per dwelling space is required.

**604.08 SIGN REQUIREMENTS:
(See Section 401.00 Signs for additional information)**

- A. Signs permitted in all R2 Zoning Districts
 - 1. Identification Signs
 - 2. Developer's Sign – one (1) per property, provided such sign is removed within twenty (20) days of occupation of the premises.

604.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence or wall. No barbed wire may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

604.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

604.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

604.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

605.00 R-3 RESIDENTIAL, HIGH DENSITY, SITE BUILT DWELLING ZONING DISTRICT

605.01 PURPOSE:

High Density Residential Zoning District (R-3) - is applied to properties where uses permitted should promote and preserve single, and multiple-family dwellings and group residential uses such as apartments, boarding and lodging houses. Uses incidental or accessory to dwellings, and recreational, religious, and educational facilities are also permitted. Although this district is basically residential in character, it also permits some public and semi-public institutional and other transitional uses.

605.02 PERMITTED USES:

- A. Single family, Duplex, Multi-family, Apartments, Townhomes and Condominium dwellings.
- B. Other uses as listed in Appendix A

605.03 ACCESSORY USES:

- A. Personal, non-commercial garages, shades, carports and storage buildings, only after a building or placement permit has been issued for a permitted dwelling structure.
- B. Accessory structures shall not be used for any dwelling or commercial purpose.
- C. Home occupations
- D. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory

structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

E . Other uses as listed as Appendix A

605.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Private or public park or school.
- B. Churches, with adequate off-street parking.
- C. Government buildings.
- D. Waste Water treatment plant serving that subdivision.
- E. Other uses as listed in Appendix A

605.05 USES SPECIFICALLY PROHIBITED:

- A. Any uses not listed in Sections 605.02, 605.03 and 605.04 above.
- B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except as permitted in Section 605.04.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment, materials, or vehicles.
- D. Any commercial, industrial, or commercial agricultural use.
- E. Concentrated animal raising.
- F. Permanent “flea” market or yard sales.
- G. Commercial trucking operations or commercial truck parking.
- H. Other uses as listed in Appendix A

605.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) acre per dwelling with a well and septic system.
2. One half (1/2) acre per dwelling with a public or joint water system.
3. Eight thousand (8,000) square feet per dwelling with public water and sewer.

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL R3 ZONES		
FRONT	SIDES	REAR
10'	5'	5'

1. For lots with double frontage, front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL R3 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Thirty-five (35) feet maximum for dwellings.
2. Twenty-five (25) feet maximum for garages, storage structures, and shades.
3. Sixty (60) feet for permitted institutional structures, providing

that the structure is set back from lot lines at least one (1) additional foot for each foot of additional structure height above thirty-five (35) feet.

4. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that, should they fall, no part of such structure could fall on an adjoining lot or parcel of land:

- a. Chimneys
- b. Church Steeples
- c. Antennas
- d. Other appurtenant tall structures over thirty-five (35) feet high associated with permitted dwelling uses, or over sixty (60) feet high associated with permitted institutional structures, in R-3 zones.

5. No structure shall intrude into airspace required by the FAA

A. Airports -the following special height limits apply around airports.

- 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
- 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five feet in height at an distance of twenty-five hundred feet.

D. MAXIMUM LOT COVERAGE:

Area covered by roofed structures shall not exceed seventy five (75) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

Eighty (80) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

3:1

605.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of one (1) off-street parking space per dwelling space plus one (1) additional space per five (5) units is required.
- B. A minimum of one (1) off-street loading space per accessory building is required.

**605.08 SIGN REQUIREMENTS:
(See Section 401.00 Signs for additional information)**

- A. Signs permitted in all R3 Zoning Districts
 - 1. Identification Signs
 - 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

605.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence or wall. No barbed wire may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

605.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

605.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

605.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

606.00 R-4: RESIDENTIAL, HIGH DENSITY, HIGH RISE AND TRANSIENT DWELLING ZONING DISTRICT

606.01 PURPOSE:

High Density Residential Zoning District (R-4) should promote high density multi-family housing and transient lodging uses such as Hotels, Motels, and Inns. Although the district is residential in character it also permits some public and semi-public businesses and other transitional uses.

606.02 PERMITTED USES:

- A. Multi-family, apartment, townhome and condominium dwellings.
- B. High-rise and high density permanent and transient dwellings.
- C. Private or public park or school.
- D. Retail commercial or professional offices on ground floor with livable dwelling unit(s) on the second floor.
- E. Hotels, Motels, and Inns.
- F. Other uses as listed in Appendix A

606.03 ACCESSORY USES:

- A. Personal, non-commercial garages, shades, carports, and storage buildings, only after a building permit has been issued for a permitted dwelling structure.
- B. Accessory structures shall not be used for any dwelling or commercial purpose.
- C. Home occupations.
- D. Parking and storage facilities related to permitted use.
- E. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent

of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

606.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Antennas.
- B. Buildings over one hundred (100) feet high.
- C. Parking and storage facilities related to permitted uses or to those allowed with a Conditional Use Permit.
- D. Waste water treatment plant for that subdivision.
- E. Government buildings.
- F. Other uses as listed in Appendix A

606.05 USES SPECIFICALLY PROHIBITED:

- A. Any uses not listed in Sections 606.02, 606.03, and 606.04 above.
- B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material except as provided in Section 606.04.
- C. Junkyards.
- D. Concentrated animal raising.
- E. Permanent “flea” market or yard sales.
- G. Commercial trucking operations or commercial truck parking, other than local deliveries.
- H. Other uses as listed in Appendix A

606.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

Ten thousand (10,000) square feet per building

B. MINIMUM YARD SETBACK REQUIREMENTS: R-4 ZONE

ALL R4 ZONES		
FRONT	SIDES	REAR
10'	5' per story	10'

1. For Double Frontage Lots front yard setbacks shall be designated along the shortest street frontage side.
2. All detached storage and parking structures shall be placed so as to maintain a minimum of six (6) feet between structures and dwelling unit, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.
3. Engineered zero lot line construction may be used providing the opposite side yard is increased to two (2) times the required side yard.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL R4 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. One hundred (100) feet, unless approved for greater height with a Conditional Use Permit (Section 606.04.)
2. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that, should the structure fall, no part of such structure could fall on an adjoining lot or parcel of land.

- a. Chimneys
- b. Church steeples
- c. Towers
- d. Antennas
- e. Other appurtenant tall structures over one hundred (100) feet high associated with permitted uses in R-4 zones.

3. No structure may intrude into airspace required by the FAA.

A. Airports -the following special height limits apply around airports.

- 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
- 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

Area covered by roofed structures shall not exceed ninety (90) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

One hundred twenty (120) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

3:1

606.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of one (1) off-street parking space per dwelling space plus one (1) additional space per five (5) units is required.
- B. See Parking Section 407.00

606.08 SIGN REQUIREMENTS:
(See Section 401.00 Signs for additional information)

A. Identification Signs

B. Developer's Sign – one (1) per property, provided such sign is removed within twenty (20) days of occupation of the premises.

606.09 FENCE AND WALL REQUIREMENTS:

A. No tires, or other scrap or junk may be used to construct a fence or wall. No barbed wire may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.

B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.

C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

606.10 SWIMMING POOLS:

A. No swimming pool may be constructed within three (3) feet of any property line measured to waters edge.

B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

606.11 LAND DIVISION:

A. All land divisions shall comply with section 403.00 Land Division.

B.

606.12 WATER AND WASTE WATER SYSTEMS:

Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department

607.00 TR – TRANSITIONAL RESIDENTIAL ZONING DISTRICT

607.01 PURPOSE:

Transitional Residential Zoning District (TR) - is applied to properties which are intended to be developed to accommodate manufactured, modular and site-built homes on individually owned small lots as the principal use, and it is intended to foster the orderly development of such areas.

607.02 PERMITTED USES:

- A. One (1) single family residential unit per lot or parcel, in a manufactured or modular home, Park Model or site-built home; with a building or placement permit.
- B. Neighborhood Utilities.
- C. Home occupation, non-commercial, providing there is no commercial parking.
- D. Other uses as listed in Appendix A

607.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking, hobby workshops, sheds, and carports are permitted only after a building or placement permit has been issued for the permitted single family dwelling.
- B. Accessory structures may not be used for any dwelling or commercial purpose.
- C. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

607.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

A. Uses permitted with a Conditional Use Permit:

1. Private or Public Park or School, with adequate off street parking.
2. Churches with adequate off street parking.
3. Home occupation, non-commercial, providing there is no commercial parking.
4. Guesthouses
5. Government buildings.
6. Waste Water Treatment Plant serving that subdivision.
7. Other uses as listed in Appendix A

607.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 606.02, 606.03, and 606.04 above.
- B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except household trash generated on that lot only, except as permitted in Section 607.04.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment or vehicles.
- D. Concentrated animal and livestock raising.
- E. Permanent flea markets or yard sales.
- F. Commercial trucking operations or commercial truck parking.
- G. Other uses as listed in Appendix A

H. Mobile Homes

607.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) net acre with septic system and on-site well.
2. Less than one (1) net acre to one fourth (1/4) acre (10,000 square feet), with septic system required and a community water system.
3. Less than one fourth (1/4) acre to one sixth (1/6) acre (7,000 square feet), if both sewer and community water systems are used.

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL TR ZONES		
FRONT	SIDES	REAR
10'	5' per story	10'

1. Front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.
3. Engineered zero lot line construction may be used provided the opposite side yard is increased to ten (10) feet.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL TR ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS: TR ZONE

1. Twenty-five (25) feet for dwellings
2. Twenty-five (25) feet for garages, storage structures and shades.
3. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that should it fall, no part of such structure could fall on an adjoining lot or parcel of land:
 - a. chimney
 - b. church steeple
 - c. antenna
 - d. flagpole
4. No structure may intrude into airspace required by the FAA
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. On (1) acre lots or parcels, fifty-five (55) percent of the lot or parcel may be covered by structures, including roofs and shades.
2. On less than one (1) acre to four thousand five hundred (4,500) square foot lots, sixty-five (65) percent of the lot or parcel may be covered by structures, including roofs and shades.

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. One (1) acre lot or parcel: One hundred ten (110) feet
2. One (1) less than one (1) acre to four thousand five hundred (4,500) square feet: fifty (50) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

1. One (1) acre lot or parcel: 4:1
2. On less than one (1) acre to four thousand five hundred (4,500) square feet: 3:1

607.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking spaces per dwelling space one fourth (1/4) acre and above is required.
- B. A minimum of one (1) off-street parking space per dwelling space on less than one fourth (1/4) acre.

**607.08 SIGN REQUIREMENTS:
(See Section 401.00 Signs for additional information)**

- A. Signs permitted in all R4 Zoning Districts
 1. Identification Signs
 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

607.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence or wall. No barbed wire may be used to construct a fence. No used material may be used to construct a fence or wall without the approval of the Director.

- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

607.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

607.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

607.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

608.00 SBR: SITE BUILT RESIDENTIAL ZONING DISTRICT
Including: SBR-2 1/2, SBR-2, SBR-1, SBR-1/2, SBR-1/4 and SBR-1/5 Zones

608.01 PURPOSE:

Site Built Residential Zoning District (SBR) - is applied to properties where uses permitted should promote, preserve and be compatible with low density single family site built residential development. The principal permitted land use in this zoning district is the single family site built residence, and all other types of residential construction are specifically prohibited from the zoning district.

608.02 PERMITTED USES:

- A. Single family, site built dwellings.
- E. Neighborhood utilities.
- E. Home occupations.
- E. Other uses as listed in Appendix A

608.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking, hobby workshops, sheds, and carports are permitted only after a Building or Placement permit has been issued for the permitted single family dwelling.
- B. Accessory structures may not be used for any dwelling or commercial purpose.
- C. Two (2) animal units per acre, only in zones SBR-2.5, SBR-2 & SBR-1.
- D. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots

accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

608.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Private or public park or school.
- B. Churches with adequate off-street parking.
- C. Waste Water treatment plant for that subdivision.
- D. Government buildings.
- E. Tall structures as provided for in Section 608.06, herein.
- F. Other uses as listed in Appendix A

608.05 USES SPECIFICALLY PROHIBITED:

- A. Any uses not listed in Sections 608.02, 608.03 and 608.04 above.
- B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except as permitted in Section 608.04.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment, materials, or vehicles.
- E. Concentrated animal raising.
- F. Permanent flea market or yard sales.
- G. Commercial trucking operations or commercial truck parking.
- H. Any dwelling other than a site built residential structure.
- I. Other uses as listed in Appendix A

608.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. SBR-2.1/2: Two and one half (2 ½) acres with a well and septic system.
2. SBR-2: Two (2) acres with well and septic system.
3. SBR-1: One (1) acre with well and septic system.
4. SBR-1/2: One half (1/2) acre with public water system or well and public sewer system.
5. SBR-1/4: One quarter (1/4) acre with public water system and public sewer system.
6. SBR-1/5: One fifth (1/5) acre with public water system and public sewer system.

B. MINIMUM YARD SETBACK REQUIREMENTS: SBR ZONES

ALL SBR ZONES		
FRONT	SIDES	REAR
20'	7'	20'

1. Front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL SBR ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS: SBR ZONES

1. Thirty-five (35) feet for dwellings.
2. Twenty-five (25) feet for garages, storage structures, and shades.
3. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that, should it fall, no part of such structure could fall on an adjoining lot or parcel of land:

- | | |
|-------------------|-------------|
| a. Chimney | c. Antenna |
| b. Church Steeple | d. Flagpole |

4. No structure may intrude into airspace required by the FAA.

A. Airports -the following special height limits apply around airports.

1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. Area covered by roofed structures shall not exceed fifty-five (55) percent.
2. One (1) dwelling per lot is permitted.

E. MINIMUM WIDTH OF LOT:

1. On two and one half acre: Two hundred twenty (220) feet

2. On two acres and above: Two hundred twenty (220) feet
3. One less than two acres to one acre: One hundred ten (110) feet
4. On less than one acre to one half acre: One hundred (100) feet
5. On less than one half acre one quarter acre: Eighty (80) feet
6. On less than one quarter acre to one fifth acre: Seventy (70) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

1. On one (1) net acre or more: 4:1
2. On less than one (1) net acre: 3:1

608.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking spaces per dwelling is required on one fourth (1/4) acre and above.
- B. A minimum of one (1) off-street loading space per accessory building is required on one less than fourth (1/4) acre and below.

608.08 SIGN REQUIREMENTS:
(See Section 401.00 Signs for additional information)

- A. Signs permitted in all SBR Zoning Districts
 1. Identification Signs
 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

608.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No barbed wire may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6)

foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

608.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

608.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

608.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

609.00 MHS: MANUFACTURED HOME SUBDIVISION ZONING DISTRICT

609.01 PURPOSE:

Manufactured/Modular Home Subdivision Zoning District (MHS) - is applied to properties which are intended to be developed to accommodate manufactured/modular and site-built homes on individually owned small lots as the principal use, but includes provision for phased development of residential property including longer term use of recreational vehicles as principal residences, and it is intended to foster the orderly development of such areas.

609.02 PERMITTED USES:

- A. One (1) single family residential dwelling per lot or parcel.
- B. One (1) additional single family residential dwelling on lots or parcels one(1) acre or larger, including site built homes, manufactured homes or modular homes with a building or placement permit and provided all applicable development standards can be met, including those related to wastewater and wastewater disposal.
- C. Neighborhood utilities.
- D. Other uses as listed in Appendix A

609.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking structures, hobby workshops, sheds, and carports are permitted only after a building or placement permit has been issued for a permitted dwelling.
- B. Accessory structures shall not be used for any dwelling or commercial purpose.
- C. One RV hookup, for use by non-commercial visitors, for up to One hundred eighty (180) days, providing that a permanent dwelling has been legally built or placed on that lot, or a building or placement permit has been approved for that lot.
- D. Home occupations.
- E. Applicable in all Zoning Districts - obstructions - every part of a required

yard must be open and unobstructed except that:

1. Accessory structures:

a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

609.04 USES PERMITTED WITH AN APPROVED CONDITIONAL USE PERMIT:

- A. Private or public park or public school.
- B. Churches and church related parish house, or dormitories, all subject to approval of required off-street parking.
- C. Professional or commercial offices.
- D. All structures over 35' high listed in 609.06.
- E. Government Buildings.
- F. Waste Water Treatment Plant for that subdivision.
- G. Other uses as listed in Appendix A

609.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 609.02, 609.03, or 609.04 above.
- B. Placement, disposal, processing or storage of sewer sludge or any other solid, liquid, or gaseous waste material except household trash generated on that lot or space only, except as permitted in Section 609.04.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment or vehicles.

D. Permanent flea markets or yard sales.

E. Mobile homes.

F. Commercial trucking operations.

G. Commercial or industrial uses.

H. Other uses as listed in Appendix A

609.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) net acre with septic system and on-site well.
2. Less than one (1) net acre to one fourth (1/4) acre (10,000 square feet), with septic system required and a community water system.
3. Less than one fourth (1/4) acre to one sixth (1/6) acre (7,000 square feet), if both sewer and community water systems are used.

B. SETBACK AND OFFSET REQUIREMENTS:

ALL MHS ZONES		
FRONT	SIDES	REAR
10'	5'	10'

1. Front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL MHS ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Thirty-five (35) feet for dwellings.
2. Fifteen (15) feet for garages, storage buildings, shaded parking structures, hobby workshops, sheds, and carports.
3. The following structures may be erected to any safe and lawful height, with a Zoning Variance, but shall be so situated that, should they fall, no part of such structure could fall on any adjoining lot or parcel of land.
 - a. Chimney
 - b. Church Steeple
 - c. Antenna
 - d. Flag pole

4. No structure may intrude into airspace required by the FAA.

A. Airports -the following special height limits apply around airports.

1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five feet in height at an distance of twenty-five hundred feet.

D. MAXIMUM LOT COVERAGE:

1. On (1) acre lots or parcels, fifty-five (55) percent of the lot or parcel may be covered by structures, including roofs and shades.

2. On less than one (1) acre to four thousand five hundred (4,500) square foot lots, sixty-five (65) percent of the lot or parcel may be covered by structures, including roofs and shades.

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. One (1) acre lot or parcel: One hundred ten (110) feet
2. On less than one (1) acre to four thousand five hundred (4,500) square feet: fifty (50) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

1. One (1) acre lot or parcel: 4:1
2. On less than one (1) acre to four thousand five hundred (4,500) square feet: 3:1

609.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking spaces per dwelling space is required.
- B. A minimum of one (1) off-street loading space per accessory building is required.

609.08 SIGN REQUIREMENTS:

- A. Signs permitted in all MHS Zoning Districts
 1. Identification Signs
 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

609.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No barbed wire may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.

- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

609.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 404.00 Swimming Pools.

609.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

609.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

610.00 RVS: RECREATIONAL VEHICLE SUBDIVISION ZONING DISTRICT

610.01 PURPOSE:

Recreational Vehicle Subdivision Zoning District (RVS) - is applied to properties which are intended to be developed as recreational vehicle subdivisions including individually owned lots, and is intended to provide for the orderly development of such subdivisions.

610.02 PERMITTED USES:

- A. Recreational Vehicles, single family residential dwellings (site built, manufactured or modular homes) and park models.
- B. Private or public park.
- C. Neighborhood utilities.
- D. Waste Water treatment plant for that RV subdivision only.
- E. Other uses as listed in Appendix A

610.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking structures, hobby workshops, sheds, and carports are permitted only after a building or placement permit has been issued for a permitted dwelling.
- B. Accessory structures shall not be used for any dwelling or commercial purpose.
- C. One (1) RV hookup, for use by non-commercial visitors, for up to one hundred and eighty (180) days in a calendar year provided that a permanent placement permit has been approved for that lot.
- D. Home occupations.
- E. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:

a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

610.04 USES PERMITTED WITH AN APPROVED CONDITIONAL USE PERMIT:

- A. Public school.
- B. Churches and church related parish house, or dormitories, all subject to approval of required off-street parking.
- C. One (1) additional dwelling for an onsite person, providing the services of a care giver, or for a person in need of onsite care, with proof of need, no rent, removal of the dwelling upon termination of original need, and with an agreement to remove the dwelling upon termination of the original need recorded at the expense of the applicant.
- D. Professional or commercial offices.
- E. Other uses as listed in Appendix A

610.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 610.02, 610.03, or 610.04.
- B. Placement, disposal, processing or storage of sewer sludge or any other solid, liquid, or gaseous waste material except household trash generated on that lot or space only, except as permitted in Section 610.04.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment or vehicles.
- D. Permanent flea markets or yard sales.

- E. Recreational vehicle parks and manufactured home parks.
- F. Commercial trucking operations.
- G. Commercial or industrial uses.
- H. Contractors yards.
- I. Occupancy of recreational vehicles inside storage buildings.
- J. Other uses as listed in Appendix A

610.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

- 1. One (1) net acre with septic system and on-site well.
- 2. Less than one (1) net acre to one fourth (1/4) acre (10,000 square feet), with septic system required and a community water system.
- 3. Less than one fourth (1/4) acre to one sixth (1/6) acre (7,000 square feet), if both sewer and community water systems are used.

B. MINIMUM SETBACK AND OFFSET REQUIREMENTS: RVS ZONE

ALL RVS ZONES		
FRONT	SIDES	REAR
10'	7'	10'

- 1. Front yard setbacks shall be designated along the shortest street frontage side.
- 2. All detached structures shall be placed so as to maintain a minimum of six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL RVS ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Twenty (20) feet for dwellings
2. Fifteen (15) feet for garages, storage buildings, shaded parking structures, hobby workshops, sheds, and carports.
3. The following structures may be erected to any safe and lawful height, with a Zoning Variance, but shall be so situated that, should they fall, no part of such structure could fall on any adjoining lot or parcel of land.
 - a. Chimney
 - b. Flag pole
 - c. Antenna
4. No structure may intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. One (1) acre lot – fifty five (55) percent
2. Less than one (1) acre to one fourth (1/4) acre lot – sixty five (65) percent
3. Less than one fourth (1/4) acre to seven thousand (7000) square foot lot – eighty five (85) percent.

E. MINIMUM WIDTH OF LOT:

1. One (1) net acre lot or parcel: one hundred twenty (120) feet
2. One quarter (1/4) acre up to less than one (1) acre lot or parcel: eighty (80) feet
3. One sixth (1/6) acre up to less than one fourth (1/4) acre: sixty (60) feet
4. RV Lot: thirty (30) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

3:1/Park

610.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of one (1) off-street parking space per dwelling space is required on one fourth (1/4) acre and above.
- B. A minimum of one (1) off-street loading space per accessory building is required on one fourth (1/4) acre and above.

610.08 SIGN REQUIREMENTS:

- A. Signs permitted in all RVS Zoning Districts
 1. Identification Signs
 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

610.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No barbed wire may be used to construct a fence. No used

material may be used to construct a fence or wall without approval by the Community Development Director.

- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

610.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

610.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

610.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

611.0 MHP: MANUFACTURED/MODULAR HOME PARK ZONING DISTRICT

The owner of the land so zoned and proposed to be used as a Manufactured Home Park shall submit a plan to the Director. The plan shall be prepared by a qualified engineer licensed to practice in Arizona. The plan shall contain the dimensions, arrangements, and specifications of the M.H. Park. The plan shall meet the requirements of this Zoning Ordinance, the water and waste water requirements of the La Paz County Health Department and those of the Arizona Department of Environmental Quality, the access requirements of the La Paz County Public Works Department and the Arizona Department of Transportation, the Fire Code, and the regulations of the Arizona Department of Manufactured Housing. This plan shall be approved by the Director before any grading, trenching, construction, or placement is begun by the owner or any contractor, friend, or employee. Construction and arrangement of the water, waste water, electrical, roadways, drainage, and public road access shall not commence until the plan is approved by the Director. Failure to comply with these regulations may be cause for the Director to seek legal injunction to prohibit occupancy of the M.H. Park, in the name of public safety, until these requirements are met.

611.01 PURPOSE:

Manufactured/Modular Home Park Zoning District (MHP) - is applied to properties which are intended to be developed with modular/manufactured home parks as the principal use and it is intended to foster the orderly development of such parks.

611.02 PERMITTED USES:

- A. One (1) Manufactured/Modular home or park model on each rented space.
- B. Additional permanently set modular/manufactured home or park models exclusively occupied by persons employed full time on-site or by the owner/operator of the Manufactured/Modular Home Park, for the purpose of operation, managing, building, repairing, or maintaining that park.
- C. Additional structures containing or supporting land uses used by the park residents and employees only.
- D. Other uses as listed in Appendix A

611.03 ACCESSORY USES:

- A. Additional site-built structures used as meeting rooms, hobby shop, park store, awnings or storage structure; all for use by on-site space renters only.
- B. Utility yards or buildings for water, sewer, gas, electric, as approved in the development plan of the park or any expansion.
- C. No accessory structure shall be used for dwelling purposes.
- D. Neighborhood Utilities.
- E. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

611.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Waste Water Treatment Plant for that manufactured home park only.
- B. Other uses as listed in Appendix A

611.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 611.02, 611.03 and 611.04 above.
- B. Junk Yard.
- C. Recreational Vehicle sales or repair.
- D. Commercial land uses not specifically for use by the renters and owner/operator of that park.

E. Manufacturing.

F. Mobile Homes

611.06 DIMENSIONAL LIMITS:

A. MHP Zone shall not be approved on a parcel of land of less than One fourth (1/4) of an acre. .

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL MHP ZONE PARK BOUNDARIES		
FRONT	SIDES	REAR
10'	5'	10'

ALL MHP ZONE INTERIOR LOTS		
FRONT	SIDES	REAR
10'	7'	7'

1. Park Boundaries shall be defined as lots or open space, which bounded by a property line on one side of the space, lot or area.
2. Interior lots shall be defined as having no sides bounded by the property lines of the park.
3. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property/space/lot lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL MHS ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C HEIGHT LIMITS:

1. Twenty-four (24) feet, except as in Section 611.06.
2. The following structures may be erected to any safe and lawful height, with a Zoning Variance, but shall be so situated that, should they fall, no part of such structure could fall on any adjoining lot or parcel of land.
 - a. Antennas
 - b. Monuments
 - c. Other appurtenant tall structures over twenty (20) feet high. associated with permitted uses in the MHP zone.
3. No structure may intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to (65)sixty-five feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. Area covered by roofed structures shall not exceed seventy-five (75) percent.

2. One (1) dwelling per space is permitted.

E. MINIMUM WIDTH OF LOT:

1. Whole park: one hundred eighty (180) feet
2. Individual space: fifty (50) feet
3. Minimum depth of space: eighty (80) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

N/A

611.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking space per dwelling space is required.

611.08 SIGN REQUIREMENTS:

- A. Signs permitted in all MHP Zoning Districts
 1. Identification Signs
 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

611.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Community Development Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. A six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to the existing MHP uses occurs and shall be the responsibility of the property owner

611.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

611.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

611.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

611.13 MANUFACTURED/ MODULAR HOME PARK DESIGN

Applications for zoning clearances or conditional use permits for recreational vehicle and mobile home parks must be accompanied by development plans that indicate how the following requirements will be met:

Such submittals must specifically indicate how the following requirements will be met:

- A. Space requirements for each unit in feet:
 - a. Rear yard boundaries in MH/MD Parks abutting interior park streets must be at least 10 feet.
 - b. In the Recreational Vehicles Parks, all setbacks may be reduced if a minimum 14 separation can be maintained between all RV's and all modular/manufactured homes, including appurtenances such as awnings and carports.
 - c. In both facility types, a minimum 6' separation shall be maintained between any permanent structure and any mobile unit, and between permanent structures.
- B. Roadways - all park roadways must be built and continuously maintained in a dust free condition by application of a minimum ¾" rock product, or other dust-free surface, as approved by the Director, and must have a minimum width of 32 feet.
- C. Fencing - all parks must be enclosed by a six (6) foot high sight obscuring fence.

- D. Off-street parking - two parking spaces shall be provided for each space in a park.
- E. All modular/manufactured homes in modular/manufactured home parks must be tied down and skirted.
- F. Flood control and drainage facilities and structures must be adequately constructed in accordance with the required standards, as approved by the Director.
- G. Water and wastewater systems shall be designed and constructed in accordance with local and state regulations.

611.14 CLARIFICATION OF PLACEMENT PERMITS FOR PARK MODELS:

- A. PARK MODELS, whether placed on private land, in a modular/manufactured home park or in a recreational vehicle park, must have a placement permit.

612.00 RVP: RECREATIONAL VEHICLE PARK ZONING DISTRICT

The owner of the land so zoned and proposed to be used as a Recreational Vehicle Park shall submit a plan to the Director. The plan shall be prepared by a qualified engineer licensed to practice in Arizona. The plan shall contain the dimensions, arrangements, and specifications of the R.V. Park. The plan shall meet the requirements of this Zoning Ordinance, the water and waste water requirements of the La Paz County Health Department and those of the Arizona Department of Environmental Quality, the access requirements of the La Paz County Public Works Department and the Arizona Department of Transportation, the Fire Code, and the regulations of the Arizona Department of Manufactured Housing. This plan shall be approved by the Director before any grading, trenching, construction, or placement is begun by the owner or any contractor, friend, or employee. Construction and arrangement of the water, waste water, electrical, roadways, drainage, and public road access shall not commence until the plan is approved by the Director. Failure to comply with these regulations may be cause for the Director to seek legal injunction to prohibit occupancy of the R.V. Park, in the name of public safety, until these requirements are met.

612.01 PURPOSE:

Recreational Vehicle Park Zoning District (RVP) - is applied to properties which are intended to be developed as recreational vehicle parks for use by travelers in recreational vehicles, as well as by semi-permanent and seasonal users.

612.02 PERMITTED USES:

- A. One (1) temporary, licensed, recreational vehicle on each rented space, with associated awnings, Arizona rooms and sheds within the Yard Requirements in Sec. 612.06 herein.
- B. One (1) Park Model on each rented space, with associated awnings, Arizona rooms and sheds within the Yard Requirements in Sec. 612.06 herein.
- C. One site built, manufactured / modular homes affixed to the land for tax purposes, for use by the owner or operator/manager of the Recreational Vehicle Park, on a space meeting the same dimensional and placement/building requirements for a permitted, principal land use in a manufactured home park.
- E. Other uses as listed in Appendix A

612.03 ACCESSORY USES:

- A. Additional site built structures used as meeting rooms, hobby shop, park store, or storage structure, all for use by on-site space renters.
- B. Utility yards or buildings for water, sewer, gas, electric, as approved in the development plan of the park or any expansions.
- C. No accessory structure may be used for dwelling purposes.
- D. Neighborhood utilities.
- E. Additional structures containing or supporting land uses used by the park residents and employees only.
- F. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

612.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Additional site-built, manufactured/ modular homes exclusively occupied by persons employed full-time, on-site by the owner/operator of that Recreational Vehicle Park for the purpose of operating, managing, building, repairing or maintaining that park, and any such structure or modular/manufactured home shall only be placed on a space meeting the same dimensional and placement requirements for a permitted principle land use in a modular/manufactured home park.
- B. Waste Water Treatment plant for that RV Park only.

C. Other uses as listed as Appendix A

612.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 612.02, 612.03, and 612.04 above.
- B. Junkyard.
- C. Recreational vehicle or modular/manufactured home sales or repair.
- D. Commercial land uses not specifically for sales only to renters and owner/operator of that park.
- E. Manufacturing.

612.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

RVP Zoning shall not be approved on a parcel of land of less than Five (5) acres

B. YARD REQUIREMENTS:

ALL RVP PARK BOUNDARIES		
FRONT	SIDES	REAR
10'	5'	10'

1. Park Boundaries shall be defined as lots or open space, bounded by a property line on one side of the space, lot or area.

ALL RVP INTERIOR LOTS		
FRONT	SIDES	REAR
7'	7'	7'

1. Interior lots shall be defined as having no sides bounded by the property lines of the park.
2. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property/space/lot lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

3.SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL RVP ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C HEIGHT LIMITS:

1. Recreational vehicles and accessory buildings: twenty (20) feet
2. The following structures may be erected to any safe and lawful height, with a Zoning Variance, but shall be so situated that, should they fall, no part of such structure could fall on any adjoining lot or parcel of land.
 - a. Antennas
 - b. Monuments
 - c. Other appurtenant tall structures not over twenty (20) feet high, associated with permitted uses in the RVP zone.
3. No structure may intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. Whole Park: Sixty (60) percent

2. Area covered by roofed structures shall not exceed seventy-five (75) percent per space.

E. MINIMUM WIDTH OF LOT:

1. Whole Park: one hundred eighty (180) feet
2. Individual space: RV/ Park Model thirty (30) feet
3. Minimum Depth of space: RV/ Park Model fifty (50) feet
4. Individual space : Manufactured / Modular Home fifty (50) feet
5. Minimum Depth of space: Manufactured. Modular Home eighty (80) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

N/A

612.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of two (2) off-street parking spaces per dwelling space is required.

612.08 SIGN REQUIREMENTS:

- A. Signs permitted in all RVP Zoning Districts
 1. Identification Signs
 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

612.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.

- C. A six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to the existing RVP uses occurs and shall be the responsibility of the property owner

612.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

612.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

612.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

612.13 RECREATIONAL VEHICLE PARK DESIGN

Applications for zoning clearances or conditional use permits for recreational vehicle parks, must be accompanied by development plans that indicate how the following requirements will be met:

Such submittals must specifically indicate how the following requirements will be met:

- A. Space requirements for each unit in feet:
 - a. Rear yard boundaries in RV Parks abutting interior park streets must be at least 10 feet.
 - b. In the Recreational Vehicles Parks, all setbacks may be reduced if a minimum six (6) foot separation can be maintained between all RV's and all manufactured/modular homes, including appurtenances such as awnings and carports.
 - c. A minimum six (6) foot separation shall be maintained between any permanent structure and modular/manufactured home unit.
- B. Roadways - all park roadways must be built and continuously maintained in a dust free condition by application of a minimum ¾" rock product, or other dust-free surface, as approved by the Director, and must have a minimum width of 32 feet.
- C. Fencing - all parks must be enclosed by a six (6) foot high sight obscuring fence.

- D. Off-street parking - two parking spaces shall be provided for each space in a park.
- E. All modular/manufactured homes in an RV home park must be tied down and skirted.
- F. Flood control and drainage facilities and structures must be adequately constructed in accordance with the required standards, as approved by the Director.
- G. Water and wastewater systems shall be designed and constructed in accordance with local and state regulations.

612.14 CLARIFICATION OF PLACEMENT PERMITS FOR RECREATIONAL VEHICLES AND PARK MODELS:

- A. PARK MODELS, whether placed on private land or in a recreational vehicle park, must have a placement permit.
- B. RECREATIONAL VEHICLES, of any size, whether licensed or not, placed on a parcel of land, other than in a recreational vehicle park, used as a principal permanent residence for a property owner or renter, must have a placement permit.

613.00 C-1: LOCAL COMMERCIAL ZONING DISTRICT

613.01 PURPOSE:

Local Commercial Zoning District (C-1) - is applied to properties which are intended to be developed to accommodate and preserve convenient shopping areas containing retail and service establishments serving the daily needs and conveniences of neighborhood residents. The uses in this zoning district must be wholly conducted within enclosed buildings; no outdoor storage, collection centers, warehouses, wholesaling, noisy, odiferous, obnoxious, or other offensive uses are permitted.

613.02 PERMITTED USES:

- A. Retail sales (all indoors).
- B. On-site production of retail items with a minimum of forty (40) percent of gross indoor area occupied for production.
- C. Restaurants, drive-ins, delicatessens, stores, and art galleries.
- D. Clubs and fraternal organizations, indoor gun clubs, bed and breakfast uses, and churches.
- E. Offices, private and government.
- F. Neighborhood utilities.
- G. Other uses as listed in Appendix B

613.03 ACCESSORY USES:

- A. Uses and structures normally accessory to permitted C-1 uses.
- B. Garage, shaded parking, shed or other storage building.
- C. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street

setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

613.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Emergency Services including police, fire, ambulance and rescue.
- B. Cemeteries and mausoleums.
- C. One (1) dwelling, not a recreational vehicle, housing the owner/operator of the business on site, providing the requirements for waste water disposal can be met.
- D. One (1) additional dwelling for a person employed on-site or for a person requiring care, or for providing care, for another person in a permitted dwelling provided the requirements for waste water disposal can be met.
- E. Hospital.
- F. Managed care facility.
- G. Waste Water Treatment Plant for that subdivision or commercial complex only.
- H. Those items listed in Section 613.06, herein.
- I. Other uses as listed in Appendix B

613.05 USES SPECIFICALLY PROHIBITED:

- A. Any uses not listed in Sections 613.02, 613.03 and 613.04.
- B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except as permitted in Section 613.04.

- C. Junkyards
- D. Any industrial or agricultural use.
- E. Any stockyards or concentrated animal operations.
- F. Mobile Homes used as a dwelling.
- G. Outdoor storage of junk, wrecked or dismantled vehicle parts or waste materials

613.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) acre with a well and a septic system.
2. Less than one (1) acre up to eight thousand (8000) square feet, with a public or joint water system and a public sewer system.
3. Minimum eight thousand (8000) square feet with public sewer and water systems.

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL C1 ZONES		
FRONT	SIDES	REAR
20'	0'	0'

1. Front yard setback shall be increased to thirty (30) feet if parking is provided within the required front yard.
2. Rear yard setbacks shall be increased to twenty (20) feet when abutting a residential zoning.
3. Side yard setbacks shall be increased to five (5) feet when abutting a residential zoning.
4. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property/space/lot lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

5. Engineered zero lot line construction may be used with site built structures providing the opposite side yards are increased to fourteen (14) feet or to ten (10) feet if fireproof construction is approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL C1 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Thirty five (35) feet for commercial structures.
2. Twenty five (25) feet for associated garages, storage structures, and shades, or permitted residential structures.
3. The following structures may be erected to any safe and lawful height with a variance, but shall be so situated that, should it fall, no part of such structure could fall on any adjoining lot or parcel of land.

- | | |
|-----------------------|--------------------------------------|
| a. Chimney | g. Other appurtenant tall structures |
| b. Transmission tower | over 35 feet high associated |
| c. Antenna | with Permitted uses in the C-1 |
| d. Monument | zoning district. |
| e. Stage tower | h. Flagpoles |
| f. Scenery loft | |

4. No structure may intrude into airspace required by the FAA.

A. Airports -the following special height limits apply around airports.

1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.

2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65)feet in height at an distance of twenty-five hundred (2500)feet.

D. MAXIMUM LOT COVERAGE:

1. Area covered by enclosed structures shall not exceed fifty (50) percent
2. Area covered by roofed structures shall not exceed eighty five (85) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. One (1) acre or larger parcel or lot: one hundred ten (110) feet.
2. Less than one (1) acre or parcel or lot: sixty (60) feet.

F. MAXIMUM LOT LENGTH TO WIDTH:

3:1

613.07 PARKING AND LOADING REQUIREMENTS:

- A. See Section 407.00 Parking
- B. No parking space shall require backing into a public street.
- C. All parking areas of more than twenty (20) vehicles shall have a minimum three (3) foot high fence, wall, or landscaped buffer at the conjunction of the parking area with a public right-of-way or residentially zoned property.
- D. A minimum of two (2) off-street parking spaces per dwelling is required, where a dwelling is permitted.
- E. Accessible parking to comply with AZDAAG requirements.

613.08 SIGN REQUIREMENTS:

- A. One (1) or more illuminated wall, free-standing, or projecting on-premise sign having an aggregate area not to exceed two (2) square feet for each one (1) foot of lineal street frontage. Projecting signs in C1 zoning shall have a minimum clear height of ten (10) feet from grade. No such sign shall extend above the height of the building from which it projects, and such signs may extend a maximum of five (5) feet from the face of the building to which it is attached.

613.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. A six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to the existing C1 uses occurs and shall be the responsibility of the property owner

613.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

613.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

613.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

614.00 C-2 REGIONAL COMMERCIAL ZONING DISTRICT

614.01 PURPOSE:

General Commercial Zoning District (C-2) - is applied to properties which are intended to be developed to accommodate and preserve commercial areas that provide for a full range of commercial uses to serve the entire community, without encroaching upon residential or other commercial development. Outdoor storage of products, materials, vehicles, or equipment related to a permitted rental, retail, or repair principal use on the same property is permitted.

614.02 PERMITTED USES:

The C-2 Zone permits outdoor storage and display related to a permitted rental, repair, retail, or wholesale sales principal use permitted on that parcel or lot.

USES:

- A. Processing, assembly, and storage of products and materials clearly incidental and essential to the currently functional, permitted use.
- B. Temporary outdoor sales, clearly incidental to a permitted principal use, provided a written agreement has been approved by the Director, stating the ending date, and providing no required off-street parking spaces are occupied or made inaccessible.
- C. Bulk or retail landscape material sales, greenhouses, and plant nurseries, and decorative rock sales.
- D. All food and drink establishments, and hotels, motels, resorts, and bed and breakfast structures and uses.
- E. All retail sales, including new and used automotive and truck sales, rental and service related to the retail sales, and fuel sales.
- F. Schools, churches, offices, clubs, libraries, museums, and indoor theaters, treatment centers, clinics, hospitals, and day care facilities.
- G. Storage, contractor's yards, parking lots, and shipping containers as storage only.

- H. Neighborhood utilities.
- I. Cemeteries, funeral homes.
- J. All indoor and outdoor recreational activities and facilities, except Recreational Vehicle Parks.
- K. One (1) single family dwelling for an owner/manager providing that the principal permitted use and/or structure has been established on that parcel or lot.
- L. Temporary mobile residences, during construction of a permitted use only after a building permit has been approved for the principal permitted use or structure on that parcel or lot, and the mobile residence shall be removed within ten days of the completion of the project or of the expiration of the permit, whichever occurs first.
- M. All high volume traffic sales, distributors, and wholesale uses.
- N. Adult uses, providing that they are not located within five hundred (500) feet of a residential zoning district, a church, school or day care center, public park, or governmental building, or within one thousand (1,000) feet of another adult use.
- O. Bus and train stations.
- P. Veterinarian or animal hospital
- Q. Any use permitted in Section 613, C-1 Zoning District.
- P. Nonprofit medical marijuana dispensaries in compliance with Section 404.00.
- Q. Nonprofit medical marijuana offsite cultivation location in compliance with Section 404.00 Medical Marijuana.
- R. Other uses as listed in Appendix B

614.03 ACCESSORY USES:

- A. Uses and structures normally accessory to permitted C-2 uses.
- B. Accessory uses shall not be constructed or installed until the principal use, or permitted construction or the principal structure, has commenced.

- C. No accessory use or structure shall be used as a dwelling.
- D. No accessory use shall be located in the front yard setback of a principal use or structure.
- E. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

614.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. One (1) additional dwelling in a permitted manufactured/modular, park model or site-built structure for an employee employed by the permitted, previously legally constructed use on that parcel or lot, providing that the requirements for waste water disposal can be met.
- B. Kennels, catteries or animal boarding.
- C. Public, private, and commercial communication towers and antennas.
- D. Outdoor amphitheater, sports arena, stadium, race track, convention center, outdoor music event, or heliport/airport other than ultra light or light sport aircraft, take off/landing strip.
- E. Jails, prisons, and detention centers.
- F. Waste Water Treatment Plants for that subdivision only.

G. Off-premise billboards, but not closer than five hundred (500) feet to another off-premise billboard.

H. Those items listed in Section 614.06 herein.

I. Other uses as listed in Appendix B

614.05 USES SPECIFICALLY PROHIBITED:

A. Any uses not listed in Sections 614.02, 614.03, and 614.04 above.

B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except as permitted in Section 614.04.

C. Junkyards, wrecking yards, and dismantling yards.

D. Any industrial or commercial agricultural use.

E. Any stockyards or other concentrated animal operations.

F. Permanently placed recreational vehicles, except for unoccupied R.V.s for sale.

G. Outdoor storage of junk, wrecked or dismantled vehicle parts or waste materials.

614.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) acre or more with an on-site well and septic system.
2. Less than one (1) acre to Eight thousand (8000) square feet with a public or joint water system and a public sewer system.

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL C2 ZONES		
FRONT	SIDES	REAR
20'	0'	0'

1. Front yard setback shall be increased to thirty (30) feet if parking is provided within the required front yard.

2. Rear yard setbacks shall be increased to twenty (20) feet when abutting a residential zoning.
3. Side yard setbacks shall be increased to five (5) feet when abutting a residential zoning.
4. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property/space/lot lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.
5. Engineered zero lot line construction may be used with site built structures providing the opposite side yard is increased to fourteen (14) feet or to ten (10) feet if fireproof construction is approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL C2 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Thirty five (35) feet for commercial structures.
2. Twenty five (25) feet for associated garages, storage structures, and shades.
3. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that, should it fall, no part of such structure could fall on an adjoining lot or parcel of land.
 - a. Chimneys
 - b. Transmission towers.
 - c. Antennas
 - d. Monuments
 - f. Scenery lofts.
 - g. Other appurtenant tall structures, over 35 feet high, associated with permitted uses

e. Stage towers in the C-2 Zoning District.

4. No structure shall intrude into airspace required by the FAA.

A. Airports -the following special height limits apply around airports.

1. Limits measured perpendicular to a runway centerline:

a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.

2. Limits measured from the end of a runway.

a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. Area covered by enclosed structures shall not exceed fifty (50) percent.

2. Area covered by roofed structures shall not exceed eighty five (85) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. One (1) acre or larger parcel or lot: one hundred ten (110) feet

2. Less than one (1) acre: sixty (60) feet.

F. MAXIMUM LOT LENGTH TO WIDTH:

3:1

614.07 PARKING AND LOADING REQUIREMENTS:

A. See section 407.00 Parking

- B. No parking space shall require backing into a public street.
- C. All parking areas of more than twenty (20) vehicles shall have a minimum three (3) foot high fence, wall, or landscaped buffer at the conjunction of the parking area with a public right-of-way or residentially zoned property.
- D. A minimum of two (2) off-street parking spaces per Manufactured/modular or park model space is required, where a dwelling is permitted.
- E. Accessible parking to comply with AZDAAG requirements.

614.08 SIGN REQUIREMENTS:

- A. One (1) or more illuminated wall, free-standing, or projecting on-premise signs having an aggregate area not to exceed two (2) square feet for each one (1) foot of lineal street frontage. Projecting signs in C2 zoning shall have a minimum clear height of ten (10) feet from grade. No such sign shall extend above the height of the building from which it projects, and such signs may extend a maximum of five (5) feet from the face of the building to which it is attached.

614.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. A six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to the existing C2 uses occurs and shall be the responsibility of the property owner

614.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

614.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

614.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

615.00 LI: LIGHT INDUSTRIAL ZONING DISTRICT

615.01 PURPOSE:

Light Industrial Zoning District (LI) - is applied to properties which are intended to be developed with light industries which are not obnoxious or offensive due to the emission of odors, smoke, gas, noise, vibration, or from other causes. This district permits industrial uses that are enclosed, or mostly enclosed, and related uses requiring large tracts of land.

615.02 PERMITTED USES:

- A. Manufacturing, fabricating, assembling, processing, research, analyzing, packaging, creating, treating, and renovating goods, materials, merchandise, food products, and equipment, with operations and storage conducted within enclosed buildings (except shipping and loading).
- B. Outdoor storage of related materials or products enclosed behind sight obscuring fences or walls and not piled higher than the height of the fence or wall.
- C. Parking areas for related parking. (Also see section 407.00 & 615.17)
- D. Government buildings, contractors yards, utilities, public parks, fairgrounds, sports arenas.
- E. One (1) single family dwelling, in a site-built or manufactured/modular or park model home, occupied by the owner/manager of that principal, permitted industry, on that site.
- F. Wholesaling operations and facilities.
- G. Warehousing and mini-storage, including shipping containers.
- H. Neighborhood Utilities.
- Q. Nonprofit medical marijuana offsite cultivation location in compliance with Section 404.00 Medical Marijuana.
- R. Other uses as listed in Appendix B

615.03 ACCESSORY USES:

- A. No industrial, commercial, or storage structure shall be used for dwelling purposes.
- B. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

615.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. One (1) Additional manufactured/modular or park model for use by a person (and family) employed full time on these premises as a manager or watchman.
- B. Regional and community utilities.
- C. Those items listed in Section 615.06.C.3, herein.
- D. Other uses as listed as Appendix B

615.05 USES SPECIFICALLY PROHIBITED:

- A. Anything not listed in Sections 615.02, 615.03, and 615.04 above.
- B. Placement, disposal, processing or storage of sewer sludge or any other solid, liquid, or gaseous waste material, except as permitted in Section 615.04.

- C. Junkyards.
- D. Any Heavy Industrial use.
- E. Concentrated animal raising.
- F. Permanently placed recreational vehicles.
- G. Residences other than those allowed in 615.02 or 615.04.
- H. Outdoor storage of junk or waste materials unless enclosed behind a sight-obscuring fence or wall, and no junk or waste materials shall be piled higher than the fence or wall.

615.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) acre with an on-site well and septic system.
2. From less than one acre to eight thousand (8000) square feet, with public or joint water system and a public waste water treatment plant.

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL L1 ZONES		
FRONT	SIDES	REAR
20'	0'	0'

1. Front yard setback shall be increased to thirty (30) feet if parking is provided within the required front yard.
3. Side yard setbacks shall be increased to five (5) feet when abutting a residential zoning.
4. Rear yard setbacks shall be increased to ten (10) feet when abutting a residential zone.
5. Residential uses allowed in L1 shall have a minimum front setback of twenty (20) feet, side setbacks of seven (7) feet and rear setback of ten (10) feet.

6. All detached structures shall be placed so as to maintain a minimum of three (3) feet from property/space/lot lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.
7. Engineered zero lot line construction may be used with site built structures providing the opposite side yard is increased to fourteen (14) feet or to ten (10) feet if fireproof construction is approved by the La Paz County Building Inspector.

4. SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR Highway:

ALL L1 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Forty-five (45) feet for Light Industrial structures and accessory buildings.
2. Thirty-five feet (35) for allowed residential structures.
3. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that, should it fall, no part of such structure could fall on an adjoining lot or parcel of land.
 - a. Chimneys
 - b. Transmission towers.
 - c. Antennas
 - d. Monuments
 - e. Stage towers
 - f. Scenery lofts.
 - g. Other appurtenant tall structures, over 35 feet high, associated with permitted uses in the L1 Zoning District.
4. No structure shall intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:

a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.

2. Limits measured from the end of a runway.
- a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. Area covered by enclosed structures shall not exceed fifty (50) percent.
2. Area covered by roofed structures shall not exceed eighty five (85) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. One (1) acre or larger parcel or lot: one hundred ten (110) feet
2. Less than one (1) acre: sixty (60) feet.

F. MAXIMUM LOT LENGTH TO WIDTH:

N/A

615.07 PARKING AND LOADING REQUIREMENTS:

- A. See section 417.00 Parking
- B. No parking space shall require backing into a public street.
- C. All parking areas of more than twenty (20) vehicles shall have a minimum three (3) foot high fence, wall, or landscaped buffer at the conjunction of the parking area with a public right-of-way or residentially zoned property.
- D. A minimum of two (2)) off-street parking space per

Manufactured/modular or park model space is required, where a dwelling is permitted.

- E. Accessible parking to comply with AZDAAG requirements.
- F. Uses not listed in section 417.00 parking shall have one (1) space, surfaced with concrete, asphalt or other dust controlling material, per each three (3) employees on any one shift OR one space for each one thousand (1,000) square feet of floor space, and one (1) space for each truck and other company vehicle kept on the site.

615.08. SIGN REQUIREMENTS:

- A. Business identification signs.
- B. Industrial area real estate, contractors and developer's signs, one (1) or more wall or free-standing signs provided the aggregate area of all signs does not exceed fifty (50) square feet for an already developed use or one hundred (100) square feet on undeveloped property. Such signs may be illuminated, may be located on the premises of, and identifying or advertising structures being built, sold, leased, rented or remodeled thereon; such signs are permitted for a period not exceeding six (6) months with a permit renewable upon application for additional periods of six (6) months each, although no such sign may be authorized for a consecutive period of more than two (2) years.
- C. Industrial off-premise signs

615.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. A six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to the existing L1 uses occurs and shall be the responsibility of the property owner.

615.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

615.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

615.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

616.00 HI: HEAVY INDUSTRIAL ZONING DISTRICT

616.01 PURPOSE:

Heavy Industrial Zoning District (HI) - is applied to properties which are intended to be developed with heavy industrial uses with the highest neighborhood impacts, including high or heavy traffic volumes.

616.02 PERMITTED USES:

The following is a list of approved uses within the HI zoning district. However, the Community Development Director reserves the right to require a Conditional Use Permit for uses adjoining a residential zoning district that produce obnoxious emissions of odors, particulates, smoke, gases, organic vapors, noise, vibration, or otherwise unsafe processes, products, or storage or operations outside of normal business hours.

- A. Manufacturing, fabricating, assembling, processing, research, analyzing, packaging, creating, treating, and renovating goods, materials, merchandise, food products, and equipment, with operations and storage conducted indoors or outdoors, except those uses listed in Section 616.04, herein.
- B. Outdoor storage of related materials or products within sight obscuring fences or walls.
- C. Parking areas for related parking. (Also see Section 417.00 & 616.07).
- D. Government buildings.
- E. Contractor's yards.
- F. Government yards.
- G. Neighborhood utilities.
- H. One (1) single-family dwelling in a site-built manufactured/ modular or park model home, occupied by the owner/manager of that principal, permitted industry on that site.
- I. Wholesaling, trucking operations, and warehousing.

- J. Storage structures, including shipping containers used as storage structures, however, no industrial, commercial or storage structure shall be used for dwelling purposes.
- K. Any uses allowed in the LI zoning district.
- L. Nonprofit medical marijuana offsite cultivation location in compliance with Section 404.00 Medical Marijuana.
- M. Other uses as listed in Appendix B

616.03 ACCESSORY USES:

- A. All uses commonly accessory to heavy industrial uses except dwellings.
- B. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

616.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Public or private solid waste disposal and transfer facilities.
- B. Regional/Community utilities, including waste water treatment plants and major power generation plants.
- C. OTHER: Including manufacture of acid, ammonia, bleaching powder, chlorine, explosives, gas, oilcloth, oiled rubber goods, paint, oil, shellac, turpentine, varnish;

manufacture or storage of acetylene gas, chemicals; arsenals; manufacture or refining of asphalt; coke ovens; creosote manufacture or treatment; crematory; distillation of bones, coal, wood; fat rendering; forage plant; dumping or reduction of garbage, offal, or dead animals; ore reduction; refining or wholesale storage of petroleum or petroleum products; rock crushers; rolling mills; smelting of tin, copper, zinc, or iron ores; stockyard feed pens, dairy farms or slaughter houses; tallow, grease, or lard manufacture or refining or rendering from, or of animal fat; tanning, curing, or storage of raw hides or skins; tar distillation or manufacture; yeast plants; rolling iron and steel; matches; rubber from crude materials; manufacture or storage of stock food made of kelp, fish, or fish meal; wool yard, wool pulling or scouring; contaminated material remediation.

- D. Heliport or airport not included in private ultra-light facilities.
- E. Outdoor storage of materials higher than any required fence or wall.
- F. Those items listed in Section 616.06.C.3 herein.
- G. Other uses as listed in Appendix B

616.05 USES SPECIFICALLY PROHIBITED:

- A. Anything not specified in 616.02, 616.03 and 616.04 above.
- B. Permanently placed recreational vehicles.
- C. Residences other than those allowed in 616.02 or 616.04.

616.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

- 1. One (1) acre with a well and septic system
- 2. From less than one (1) acre to eight thousand (8000) square feet, with public or joint water system and a public waste water treatment plant.

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL H1 ZONES		
FRONT	SIDES	REAR

20'	0'	0'
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1. Front yard setback shall be increased to thirty (30) feet if parking is provided within the required front yard.
2. Side yard setbacks shall be increased to five (5) feet when abutting a residential zoning.
3. Rear yard setbacks shall be increased to twenty (20) feet when abutting a residential zone.
4. Residential uses allowed in H1 shall have a minimum front setback of twenty (20) feet, side setbacks of seven (7) feet and rear setback of ten (10) feet.
5. All detached structures shall be placed so as to maintain a minimum of three (3) feet from Property/space/lot lines and six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.
6. Engineered zero lot line construction may be used with site built structures providing the opposite side yards is increased to fourteen (14) feet or to ten (10) feet if fireproof construction is approved by the La Paz County Building Inspector.

4. SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL H1 ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Forty five (45) feet for Heavy Industrial Structures and accessory buildings.

2. Thirty five (35) feet for any allowed residential structures.
3. The following structures may be erected to any safe and lawful height with a Zoning Variance, but shall be so situated that, should it fall, no part of such structure could fall on an adjoining lot or parcel of land.
 - a. Chimneys
 - b. Transmission towers.
 - c. Antennas
 - d. Monuments
 - e. Stage towers
 - f. Scenery lofts.
 - g. Other appurtenant tall structures, over 35 feet high, associated with permitted uses in the HI Zoning District.
4. No structure shall intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. Area covered by enclosed structures shall not exceed seventy (70) percent.
2. Area covered by roofed structures, sunshades, and areas behind sight-obscuring fences shall not exceed eighty five (85) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. With on site well or septic: one hundred ten (110) feet

2. With joint or public water system and public sewer system:
Seventy five (75) feet.

F. MAXIMUM LOT LENGTH TO WIDTH:

N/A

616.07 PARKING AND LOADING REQUIREMENTS:

- A. One (1) space, surfaced with concrete, asphalt or gravel or other dust controlling material, per each three (3) employees on any one shift or one (1) space for each one thousand five hundred (1,500) square feet of floor space, and one (1) space for each truck and other company vehicle kept on the site.
- B. No parking space shall require backing into a public street.
- C. All parking areas of more than twenty (20) vehicles shall have a three (3) foot high fence, wall, or landscaped buffer at the conjunction of the parking area with a public right-of-way or residentially zoned property.
- D. A minimum of two (2) off-street parking space per Manufactured/modular or park model space is required, where a dwelling is permitted.
- E. Accessible parking to comply with AZDAAG requirements.
- F. Uses not listed in section 417.00 parking shall have one (1) space, surfaced with concrete, asphalt or other dust controlling material, per each three (3) employees on any one shift OR one space for each one thousand (1,000) square feet of floor space, and one (1) space for each truck and other company vehicle kept on the site.

616.08 SIGN REQUIREMENTS:

- A. Business identification signs.
- B. Industrial area real estate, contractors and developer's signs, one (1) or more wall or free-standing signs provided the aggregate area of all signs does not exceed sixty (60) square feet for an already

developed use or one hundred (100) square feet on undeveloped property. Such signs may be illuminated, may be located on the premises of, and identifying or advertising structures being built, sold, leased, rented or remodeled thereon; such signs are permitted for a period not exceeding six (6) months with a permit renewable upon application for additional periods of six (6) months each, although no such sign may be authorized for a consecutive period of more than two (2) years.

C. Industrial off-premise signs

616.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. A six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to the existing H1 uses occurs and shall be the responsibility of the property owner.

616.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

616.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

616.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.

617.00 MPAO: MASTER PLANNED AREA OVERLAY ZONING DISTRICT

617.01 PURPOSE:

- A. The purpose of this district is to enable and encourage the unified planning and development of larger areas under unified ownership to promote coordinated land development, which will maintain and enhance the physical, social, and economic values of these areas.
- B. This district is applied over specific zoned areas to provide an overall plan under which the specific zones are applied in coordinated relationships to the purposes of the whole planned area.
- C. The Master Planned Overlay Zone applies in addition to, or in some cases as a substitute for, the specific regulations of the underlying zones.
- D. The requirements of the overlay zone prevail in the event of conflict with the underlying zones.
- E. A Record of Survey shall be recorded designating the different zones/use areas within one hundred eighty (180) days of MPAO Zoning District approval and before development permits are approved for any area within the MPAO Zone.

617.02 PERMITTED USES:

- A. All uses detailed in the underlying zones are permitted unless specifically prohibited in the MPAO Zone.
- B. Changed patterns of uses and certain dimensions normally applied in an underlying zone may be permitted where such changes are demonstrated to meet the overall intensity of use.
- C. The provisions of public open space, other than required parking area, may be used as a part of calculating the average density of use in the underlying zone or phase of development.

617.03 ACCESSORY USES:

Accessory uses concomitant with an underlying zone may be grouped or located in patterns differing from those normally found in that zone providing that the basic purpose(s) of the underlying district are met.

- A. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:
 - a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.
 - b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.
 - c. accessory structure locations as approved by the Community Development Director and made part of the adopted MPAO.

617.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Uses normally permitted with a Conditional Use Permit in an underlying zone may be approved as part of the approval of the MPAO Zone, thereafter applied in the development according to the Master Plan.
- B. A Conditional Use Permit shall be required for any land division not in conformance with the approved Master Plan.
- C. Conditional Use Permits shall terminate without further action by La Paz County upon discontinuance of the use permitted or other time period allowed by the Board. Applications for amendment or extension of a Conditional Use Permit shall require an application, fee, and process in the same way as the initial Conditional Use Permits were processed. A Conditional Use Permit does not exempt the holder of the permit from compliance with other relevant

provisions of this ordinance. A Conditional Use Permit may be terminated for failure to adhere to these regulations, or to the Stipulations of approval.

- C. Approved Conditional Use Permits shall be recorded by the applicant with a form: "Recordable Land Use Agreement", available in the Community Development Department.

617.04 USES SPECIFICALLY PROHIBITED:

The uses specifically prohibited in the underlying zone shall remain prohibited unless made a part of the adopted Master Plan Overlay.

617.06 DIMENSIONAL LIMITS:

A. Minimum Parcel Size:

- 1. Minimum parcel sizes may be adjusted, in terms of alternative designs approved in the Master Plan, which result in the same average density of use.

B. Minimum Yard Setbacks:

- 1. Front: As designated in the underlying zone.
- 2. Side: The underlying zone requirements may be adjusted providing the requirements of the International Residential Code are met.
- 3. Rear: The underlying zone requirements may be adjusted providing the requirements of the International Residential Code are met.

C. Height Limits:

- 1. The underlying zone requirements for heights of structures may be adjusted in terms of alternative designs, approved in the Master Plan, but shall not conflict with the safety requirements for airspace in the vicinity of approved airports.
- 2. No structure shall intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.

1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. Lot Coverage or intensity of Use:

1. Coverage and intensity of use may be adjusted in terms of alternative designs approved in the Master Plan, which result in the same average density of use.

E. Minimum width of Parcel:

1. Minimum width of parcels may be adjusted in terms of alternative designs approved in the Master Plan, which result in the same average density of use.

F. Maximum Lot Length to Width:

1. Maximum lot length to width of parcels may be adjusted in terms of alternative designs approved in the Master Plan, which result in the same average density of use.

617.07 PARKING AND LOADING REQUIREMENTS:

Parking and loading requirements shall be specifically addressed in the Master Plan and may be different than the requirements of the underlying zone in terms of location, but shall not result in fewer parking spaces than required in the underlying zone.

617.08 SIGN REQUIREMENTS:

Sign requirements shall be specifically designed and approved in the

Master Plan and shall provide for a coordinated community visual theme. The sign portion of the approved Master Plan shall address style, colors, materials, dimensions, number, and location of signs, and thereafter all signs in the Master Planned area shall be painted, made, placed and allowed only in terms of the approved sign requirement in the approved Master Plan. The design of public street signs shall be approved by the La Paz County Department of Public Works.

617.09 FENCE AND WALL REQUIREMENTS:

Fence and wall requirements shall be specifically designed and approved in the Master Plan and shall provide for a coordinated community visual and functional theme. The fence and wall portion of the approved Master Plan shall address height and other dimensions, style, color materials, gates, and location(s) of fences and walls, and thereafter all fences and walls in the Master Planned area shall be placed and constructed only in terms of the approved fence and wall requirements in the Master Plan.

617.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

617.11 LAND DIVISIONS:

- A. All land divisions shall comply with section 403.00 Land Division.

617.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water systems shall be approved by the La Paz County Health Department in terms of the requirements of the Arizona Department of Environmental Quality.
- B. Waste water reclamation and reuse is encouraged.

618.00 PD: PLANNED DEVELOPMENT ZONING DISTRICT

618.01 PURPOSE:

- A. The purpose of the PD zoning district is to enable and encourage the development of large areas under unified ownership to promote coordinated land development, which will maintain and enhance the physical, social, and economic values of these areas.
- B. A purpose of the PD zoning district is to provide an alternative to conventional land use regulations, substituting procedural protections for the requirements in other districts in this ordinance and allowing flexibility in requirements.
- C. La Paz County recognizes that in certain instances the objectives of the Comprehensive Plan and the Land Use Regulations may be best achieved by the creation of Planned Development Districts, which may not conform in all respects to existing zoning districts. La Paz County has determined that specific planned development districts can provide better alternatives for some land development than the conventional zoning districts. A purpose of the PD district is to encourage imaginative and innovative design, including but not limited to, spacing, heights, density, open space, circulation, and preservation of natural features, and innovative development that results in the availability of a variety residential/ commercial/ industrial opportunities. A purpose of the Planned Development District is to create a mechanism for development of unique neighborhoods while ensuring that the citizens of La Paz County obtain benefits in exchange for the regulatory and design flexibility.
- D. Each of the three types of Planned Development; Residential, Commercial, and Industrial, have specific purposes:
 - 1. Residential Planned Development is intended to facilitate development of areas designated for residential use in the County Comprehensive Plan by permitting greater flexibility with more creative and imaginative designs than generally is possible under conventional zoning and subdivision regulations.
 - a. This district is intended to promote economical and efficient use of the land while providing a harmonious variety of housing types and densities, a higher level of rural amenities and preservation of natural and scenic qualities of open spaces, including parks and playgrounds.

2. Commercial – a Commercial Planned Development District is intended to facilitate development of areas designated for commercial or employment use in the County Comprehensive Plan.
 - a. The Commercial Planned Development District allows for a mix of uses, including residential uses that are complementary to and a component of the commercial uses (example- workforce housing). While an appropriate amount of residential land use can be considered in a Commercial Planned Development, the primary focus of the development must remain commercial.
 - b. Commercial uses must be developed at the same time or before residential uses.
 - c. A major benefit to using the Commercial Planned Development District is that specific uses shall be allowed while other unapproved non-desirable or unwanted commercial uses may be excluded from the district.
3. Industrial – An Industrial Planned Development District is intended to facilitate development of areas designated for industrial use in the County Comprehensive Plan, including related agricultural industries otherwise allowed by conditional use permits.
 - a. A major benefit to using the Industrial Planned Development District is that specific uses shall be allowed while other unapproved, non-desirable or unwanted industrial uses may be excluded from the district.
 - b. Residential uses (excluding watchman's quarters) are not compatible with industrial uses and therefore not allowed.

618.02 APPLICATION REQUIREMENTS:

Application for the PD district is a rezoning request and subject to associated state and local provisions and shall be submitted and attached to the official application form provided by the Community Development Department. In addition, each application for approval of a PD district shall

be accompanied by appropriate fees as set by resolution of the Board of Supervisors, and by such information and representations required by this ordinance and deemed necessary by the Director, and shall include at least the following:

A. DEVELOPEMENT PLAN

The rezoning application shall be accompanied by a Development Plan which shall consist of:

1. The proposed development drawn at appropriate scale to be readable, but so that sheet size does not exceed twenty-four (24) inches by thirty-six (36) inches. Lettering shall be of sufficient size to be reasonably legible when reduced to eight and one-half (8.5) inches by eleven (11) inches.
2. Title of the project, such as "Name of" Planned Development in bold-faced letters.
3. Name, address and phone number of the owner, developer, applicant and firm or person who prepared the plan.
4. North arrow, scale (written and graphic), and dates of preparation and subsequent revision.
5. Inset vicinity map showing the relationship of the proposed project to existing area development and surrounding zoning, including named roads, rivers, washes and railroads within 0.5 miles.
6. Legal description of the entire property to be rezoned (outer boundary). Adjacent lands not separated by dedicated rights-of-way but under the same ownership must be included within the Planned District.
7. Boundaries of the planned area by bearing and distance.
8. Existing perimeter streets, including center lines, names, dimensions of existing and proposed dedications.
9. Scheme of proposed arterial and collector streets with proposed right-of-way widths and all points of ingress and egress to the site.
10. The location of proposed residential areas including housing types proposed for each area, local and general commercial areas, light and heavy industrial areas, open space, public areas, drainage areas and any proposed facilities such as golf courses, parks, recreation centers, sewage treatment facilities, accessory structures and uses, school or church sites, etc.
11. Proposed ownership and method of control and maintenance, and locations of landscaping, open areas, streets, recreational facilities, refuse disposal and utilities.

12. Typical layout of lots including those on cul-de-sacs, corners, clusters and other unusual locations. Layout shall include building pad or envelope, minimum setbacks, minimum lot dimensions and restrictions on height or material for individual fences or walls.
13. Location and width of all existing roadway or utility easements or rights-of-way on or adjacent to the property, including proposed street names.
14. Preliminary drainage plan showing existing and proposed contours, existing drainage pattern, and proposed plan for handling both on-site and off-site storm water runoff.
15. Location and height of all walls, fences and screen plantings, including a plan for the landscaping of the development and the method by which such landscaping is to be accomplished. A table indicating the scientific name, height at planting and maturity, common name, caliper range for trees and gallon size for shrubs shall be included for all proposed plantings.
16. A sign plan for the proposed development, including sign dimensions, height, type, and purpose and sign description.
17. Proposed phases and/or subdivision lines, including phasing plans and development schedule.
18. Location and proposed improvement of interior roads, paved walkways and bike paths, including ADA approved access/parking plan.
19. A Subdivision Development Plan (aka – sketch map) shall be submitted with the Planned Development when new lots are anticipated. This plan shall comply with the current definition as found in the La Paz County Subdivision Regulations. The applicant may choose to submit a Tentative Map for review concurrently with the Planned Development. Depiction of lots on the Planned Development does not constitute the creation of new lots for the purpose of sale or lease, a final plat or land division map is required to create lots within the County. Planned Development applicants shall refer to the current County requirements for tentative maps, final plats and land divisions.

B. DEVELOPMENT DATA

The development plan shall be accompanied by a Land Use Table or tables to include the following data:

1. Total gross acreage, net area in streets, net area in public open spaces, net area in private open space and net area of all intended uses.

2. Total number of each type of dwelling unit and the total number of all dwelling units proposed, and overall density proposed.
3. Comparison of requirements of existing zoning and variations proposed under the PD, including lot area, setbacks, lot widths, building heights, parking, signage, lot coverage, floor area ratio and fencing.
4. A preliminary report and overall plan describing proposed provisions for storm drainage, sewage disposal, water supply, telephone, cable television, solid waste disposal, police, fire and rescue and such other public improvements and utilities as the County Engineer may require.
5. Proposed rights-of-way, pedestrian walkways, and pavement widths for each type of street proposed (arterial, collector, local, etc.) including both interior and perimeter roadways with proposed cross sections and design standards.
6. Traffic Impact Analysis for developments over 20 residential units or any commercial/industrial development, or as otherwise required in the Subdivision Regulations.

618 NARRATIVE REPORT

The following information should be included in a supporting narrative report:

1. Title Page. The title page should clearly indicate:
Example: "Name of" Planned Development
A (residential/commercial/industrial/mixed use
Development
The name of the applicant and the date.
2. Purpose of Request. The first section of the report should explain why the project has been proposed. It is often helpful to discuss why the site has been chosen. The applicant shall state the advantages and benefits of the proposed development to the County in detail.
3. Description of Proposals. The character and type of development proposed should be thoroughly explained. The provisions for the maintenance of the common area, public area, landscaping and private streets should be identified and discussed. All of the proposed non-residential buildings and structures and their intended uses should be described. (It is recommended that deed restrictions and Bylaws of a Homeowner Association be prepared and submitted at an early state of processing.)
4. Relationship to Surrounding Properties. Surrounding land use and zoning should be described. The impact of the proposal on surrounding properties in each direction should

be discussed. The impact on schools should also be explained.

5. Location and Accessibility. The advantages of the proposed location should be explained. The means of access, distance from major streets and surrounding road conditions should be described. Any proposed interior streets, sidewalks, drives or parking areas and proposed improvements should also be described.
6. Timing of Development. A section of the report should contain a schedule of development phasing.
7. Public Utilities and Services. The availability and adequacy of proposed utilities and services must be thoroughly discussed.
8. Appendix. When appropriate, attach copies of correspondence with federal, state, local, semi-private or private agencies or organizations.
9. Traffic Impact Study. A traffic impact study shall be required in accordance with La Paz County Public Works Standards and design manuals.

619 COVENANTS:

Copies of proposed restrictive covenants pertaining to each area or use in the PD shall be filed with the proposal. CC&R's shall be recorded separately and shall be enforced by the Home Owners Association or Architectural Control Committee of the neighborhood.

E. OTHER PERMITTED USES:

Uses otherwise allowed in residential zoned areas according to the Arizona Revised Statutes.

618.03 PUBLIC HEARINGS

After proper application has been made for a PD, the Planning Commission and Board of Supervisors shall hold public hearings as provided for rezoning applications.

618.04 PLAN CRITERIA

The plan may be approved as submitted, be adjusted or be amended in such a manner and to such extent as it may be deemed appropriate to the public interest, or be disapproved. The plan shall conform to the following general criteria:

- A. That the location, design, and size are such that the development can be well integrated with the surroundings, is planned and developed with the intention to harmonize with any existing or proposed development in the adjacent neighborhood, or in the case of a departure of character from surrounding uses, that the location and design will adequately reduce the impact of the development so that the project will not be detrimental to the adjacent property.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby and that proper provision for the maintenance of such streets has been provided.
- C. That the value of the use of the property adjacent to the area included in the plan will not be adversely affected to a significant extent and to this end, in the absence of an appropriate physical barrier, the uses of least intensity be arranged along the boundaries of the project. As further protection to adjacent properties, either or both of the following requirements may be imposed:
 - 1. Structures located on the perimeter of the planned development shall be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses.
 - 2. Structures located on the perimeter of the planned development be permanently screened in a manner sufficient to protect the privacy and amenity of the adjacent existing uses.
- D. That every structure containing residential, commercial or industrial units shall have access to a public street directly or via a court, walkway or other common area, dedicated to the public use or owned and maintained as common ground.
- E. That height of all structures shall be appropriate for the use and location of the development. Any buildings exceeding in height the limit normally permitted in the district shall be so located on the parcel so as to obviate the casting of unbroken shadows on adjoining parcels.
- F. That suitable retention and drainage areas have been provided to protect the property and adjoining properties from hazards resulting from water falling or flowing across the site, and that proper provision for maintenance of such retention and drainage areas has been provided. Identification of floodplain and

floodway areas and a description of how the development deals with those areas.

- G. That the location, design, size and uses are such that traffic generated by the development can be accommodated safely.
- H. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned public facilities and services.
- I. That the location, design, size and uses are such that adequate open space and greenways can be accommodated.

618.05 BUILDING PERMITS:

- A. For the purpose of implementing a Planned Development, building permits may be issued for buildings or structures in the area covered by the approved development plan, if they are in conformity with the plan and with all other applicable ordinances and regulations not specifically modified by the Board of Supervisors approval of the plan.
- B. Once a plan has been approved by the Board of Supervisors, it can be amended, changed or modified only through the procedure prescribed herein for the initial application for approval, except as provided in 618.06, herein.
- C. A development schedule shall be submitted as part of the project plan and the construction and provision of all the common open spaces and public and recreational facilities which are shown on the Development Plan must proceed at the same rate as the construction of buildings or structures. If the Zoning Inspector should find that the rate of construction is greater than the rate at which common open areas and public and recreational facilities are being constructed or provided, he shall notify the developer that no new permits for construction will be issued until the rate of construction conforms to the development schedule.
- D. The development schedule shall provide for staged construction of the Development Plan. Building permits will not be issued for any stage of the Plan unless the common open space, streets and other public facilities allocated to that stage by the development schedule has been conveyed to the appropriate parties, all requirements of any development agreement are

met, required conditions and stipulations are met, and impact fees and development fees are paid in full.

- E. All other requirements related to the issuance of building permits shall be met.

618.06

REGULATION OF PLANNED DEVELOPMENTS:

When the project has been completed, the use of the land and the construction, modification or alteration of any buildings or structures within the development will be governed by the approved Development Plan rather than by any other provisions of the Zoning Ordinance.

- A. Any minor extensions, alterations or modifications of existing buildings, structures of the plan may be authorized by the Director if they are consistent with the purposes and intent of the plan. Minor amendments shall include facade, roof materials, windows, front elevation changes, phase boundaries and other items to be determined by the Community Development Director. Any minor amendment may be challenged through the appeal of administrative decision process as outlined in the Zoning Regulations.
- B. Major Amendments include all other changes in the Development Plan, including use of commercial buildings, residential density, must be approved under the procedures authorized by this ordinance for a zoning amendment. No changes may be made in the Development Plan unless they are required for the continued successful functioning of the planned development, or unless they are required by changes in conditions that have occurred since the plan was approved or by changes in the construction development policy of the County. The addition of a lot or lots, increase in density or intensity and additional uses shall be considered a major amendment to any Planned Development.
- C. Any building or structure that is damaged or destroyed may be reconstructed only in compliance with the Development Plan unless an amendment to the plan is approved under Paragraph 618.06.B.
- D. Changes in the use of designated areas must be authorized by an amendment to the plan under Paragraph 618.06.B.

618.07**FINDINGS:**

- A. As a condition necessary for the granting of a PD Zone request, the following findings shall be made:
1. That the development at the location proposed is consistent with and conforms to the goals, objectives and policies of the Comprehensive Plan or specific plan for the area.
 2. That the development and proposed location is consistent with the objectives and standards of the Planned Development District Zone and the Subdivision Ordinance.
 3. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 4. That the development will promote or preserve environmental qualities and conserve energy usage and energy resources including the protection of adequate sunlight for use of solar energy systems.
 5. That the development will promote any design standards established by the Commission for the community in which the project is to be established.
 6. That the Planned Development District is consistent with the floodplain/floodway regulations and will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

619.00 PU: PUBLIC UTILITIES ZONING DISTRICT

619.01 PURPOSE:

The purpose of the PU Zoning District is to enable and encourage the development of alternative energy resources, and permits light industrial uses that are enclosed or mostly enclosed and related uses that require large tracts of land.

619.02 PERMITTED USES:

- A. Electrical generating plants including solar, photovoltaic, windmills, helical mirrors, convection air, steam or other Alternative electrical generating facilities.
- B. Natural gas, propane or other non-petroleum based gas manufacturing plant.
- C. Electrical transfer stations.
- D. One (1) single-family dwelling in a site-built or manufactured/ modular or park home, occupied by the owner/ manager/ caretaker of that principal permitted use on that site. Providing the requirements for water and waste water disposal can be met.
- E. Outdoor storage of related materials or equipment within sight obscuring fences or walls.
- F. Parking areas for related parking.
- G. Storage structures, including shipping containers used as storage structures, however, no industrial, commercial or storage structure shall be used for dwelling purposes.
- H. All uses allowed in LI zoning districts.

619.03 ACCESSORY USES:

- A. Uses and structures associated with PU facilities.
- B. No accessory structure shall be used for dwelling purposes.
- C. Storage of materials that are not utilized by the main use.

619.04 USES PERMITTED WITH A CONDITIONAL USE PERMIT:

- A. Any uses not listed in Sections 621.02 and 621.03 above.
- B. Placement, disposal, processing, or storage of sewer sludge or any other solid, liquid, or gaseous waste material.
- C. Outdoor storage of junk, wrecked or dismantled vehicle(s), vehicle parts or waste materials.

619.05 USES SPECIFICALLY PROHIBITED:

- A. Petroleum or other oil refineries.
- B. Bio-solid or Bio-gas manufacturing, processing or refining.

619.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

- 1. Not Applicable

B. MINIMUM YARD SETBACK REQUIREMENTS:

ALL PU ZONES		
FRONT	SIDES	REAR
20'	20'	20'

- 1. Front yard setback shall be increased to thirty (30) feet if parking is provided within the required front yard.
- 2. Side yard setbacks shall be increased to fifty (50) feet when abutting a residential zoning.
- 3. Rear yard setbacks shall be increased to fifty (50) feet when abutting a residential zone.
- 4. Residential uses allowed in PU shall have a minimum front setback of twenty (20) feet, side setbacks of ten (10) feet and rear setback of twenty (20) feet.
- 5. All detached structures shall be placed so as to maintain a minimum of ten (10) feet from property/space/lot lines and six (6) feet between

structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET
OR HIGHWAY:

ALL PU ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. PU structures may be erected to any safe and lawful height but shall be so situated that, should it fall, no part of such structure could fall on an adjoining lot or parcel of land.
2. Forty five (45) feet for Light Industrial Structures and accessory buildings.
3. Twenty five (25) feet for any allowed residential structures.
4. No structure shall intrude into airspace required by the FAA.

D. MAXIMUM LOT COVERAGE:

1. Area covered by enclosed structures shall not exceed seventy (70) percent.
2. Area covered by roofed structures shall not exceed eighty five (85) percent.

E. MINIMUM WIDTH OF LOT OR PARCEL:

1. One hundred eighty (180) feet at the right-of-way point of access.

F. MAXIMUM LOT LENGTH TO WIDTH:

N/A

619.07 PARKING AND LOADING REQUIREMENTS

- A. See section 417.00 Parking
- B. No parking space shall require backing into a public street.
- C. All parking areas of more than twenty (20) vehicles shall have a minimum three (3) foot high fence, wall, or landscaped buffer at the conjunction of the parking area with a public right-of-way or residentially zoned property.
- D. One (1) space, surfaced with concrete, asphalt or other dust controlling material, per each three (3) employees on any one shift OR one space for each one thousand (1,000) square feet of floor space, and one (1) space for each truck and other company vehicle kept on the site.

619.08 SIGN REQUIREMENTS

- A. Business identification signs.
- B. One (1) or more wall or free-standing signs provided the aggregate area of all signs does not exceed one hundred and fifty (150) square feet. Such signs may be illuminated.
- C. Industrial off-premise signs

619.09 FENCE AND WALL REQUIREMENTS

- A. No tires, or other scrap or junk may be used to construct a fence. No used material may be used to construct a fence or wall without approval by the Director.
- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- D. An eight (8) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to the existing PU uses occurs and shall be the responsibility of the PU property owner.

619.10 SWIMMING POOLS

- A. Swimming pools prohibited in PU zoning districts.

619.11 LAND DIVISIONS

- A. All land divisions shall comply with section 403.00 Land Division.

619.12 WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.
- .

700.00 REFERENCES

800.0 RESERVED FOR FUTURE AMENDMENTS

APPENDIX A - RESIDENTIAL ZONE USE TABLES

The following listed, and similar uses, are permitted on parcels in the indicated zones, subject to the general provisions, special requirements, and additional restrictions, and exceptions stated in these Regulations. The abbreviations used in this schedule have the following meanings:

- P - Use permitted
- CU - Use permitted with prior approval of a Conditional Use Permit
- NP - Use not permitted

The major headings for the classification of uses are based on the Standard Industrial Code and include:

- I. Agricultural and natural resources
- II. Antennas and Towers
- III. Educational and religious uses
- IV. Public and semi-public uses
- V. Recreation, entertainment, public assembly
- VI. Residential
- VII. Transportation

The residential zones are:

SR, Suburban Ranch Residential	TR, Transitional
R-1, Low Density (Single Family) Residential Subdivision	MHS, Manufactured Home
R-2, Intermediate Density Residential Park	MHP, Mobile Home
R-3, High Density Residential, Site-Built Subdivision	RVS, Recreational Vehicle
R-4, High Density Residential, High Rise Park	RVP, Recreational Vehicle

[illegible]

[illegible]

[illegible]

[illegible]

iii. have the face of the screen located a minimum of seven hundred (700) feet from the front property line, if visible from the contiguous r-o-w	CU	NP	NP	NP	NP	NP	NP	NP	NP	NP
VI. RESIDENTIAL										
SINGLE FAMILY RESIDENCE:										
Single family site-built detached or modular dwellings, one per lot, used as a principal permanent residence provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal.	P	P	P	P	NP	P	P	NP	P	P
Manufactured homes, one per lot, used as a principal permanent residence provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal.	P	NP	NP	NP	NP	NP	P	P	P	P
Recreational vehicles, including park models, one per lot, used as a principal permanent residence for a property owner/ renter, provided that the vehicle remains licensed and operative and provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and otherwise in accordance with approved development plans.	P	NP	NP	NP	NP	NP	P	P	P	P
Second dwelling: single family site-built detached or modular dwellings, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is not exceeded, and subject to site plan approval.	P	CU	P	P	NP	CU	P 1 ACRE MIN	NP	CU	NP

Second dwelling: manufactured homes, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is not exceeded, and subject to site plan approval.	P	NP	NP	NP	NP	CU	P 1 ACRE MIN	NP	CU	NP
Second dwelling: park models, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is not exceeded, and subject to site plan approval.	P	NP	NP	NP	NP	NP	P 1 ACRE MIN	NP	CU	NP
Second dwelling: manufactured homes for specific purpose, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is exceeded, and subject to site plan approval.	P	NP	NP	NP	NP	CU	P 1 ACRE MIN	NP	CU	NP
Second dwelling: recreational vehicles, including park models, for specific purposes, provided that the vehicle remains licensed and operative and provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is exceeded, and subject to site plan approval.	P	NP	NP	NP	NP	NP	P 1 ACRE MIN	NP	CU	NP
Where a principal and second dwelling unit is permitted and either principal or second dwelling unit (not both) is a recreation vehicle: Incidental residential use of one additional recreational vehicle, for 180 days annually. RV's must be occupied by the owner of the lot and immediate family.	P	NP	NP	NP	NP	P	P	P	P	P

[illegible]

Day Care Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Jails and detention facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
MISCELLANEOUS RESIDENTIAL RENTAL SITUATIONS:										
Hotels, motels, Inns	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Rooming houses, boarding houses	NP	NP	NP	NP	P	NP	NP	NP	NP	NP
Bed and Breakfast	NP	NP	NP	NP	P	NP	NP	NP	NP	NP
Resorts and group camps, including dude ranches, health resorts, hunting and fishing clubs, and organized camps	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Accessory dwelling for caretaker or servant	NP	NP	NP	NP	P	NP	NP	NP	NP	NP
VII. TRANSPORTATION										
Airport, heliport	CU	CU	CU	CU	NP	NP	NP	NP	NP	NP

The following listed, and similar uses, are permitted on parcels in the indicated zones, subject to the general provisions, special requirements, and additional restrictions, and exceptions stated in these Regulations. The abbreviations used in this schedule have the following meanings:

- P - Use permitted
- CU - Use permitted with prior approval of a Conditional Use Permit
- NP - Use not permitted

The major headings for the classification of uses are based on the Standard Industrial Code and include:

- III. Agricultural and natural resources
- IV. Antennas and Towers
- III. Educational and religious uses
- IV. Public and semi-public uses
- V. Recreation, entertainment, public assembly
- VI. Residential
- VII. Transportation

The residential zones are:

SBR-40, Site Built Residential District Minimum 1 acre

SBR-20, Site Built Residential District Minimum 20,000 sq. ft.

SBR-12, Site Built Residential District Minimum 12,000 sq. ft.

SBR-8, Site Built Residential District Minimum 8,000 sq. ft.

SBR-6, Site Built Residential District Minimum 6,000 sq. ft.

<u>USE</u>			ZONE		
	SBR40	SBR20	SBR12	SBR8	SBR6
<u>I. AGRICULTURAL AND NATURAL RESOURCES</u>					
Roadside stands selling farm products produced on the premises	P	P	NP	NP	NP
Crop production generally, farming of five(5)acres or less	P	P	P	P	P
A roadside stand of 200 square feet or less in area for the sale of farm products grown or produced on the premises except that no such stand is permitted within 20 feet of any side or rear	NP	NP	P	P	P

property line					
Plant nurseries and greenhouses	P	P	NP	NP	NP
Bulk sales of landscape construction materials and rock products	NP	NP	NP	NP	NP
<u>SERVICES AND ENTERPRISES RELATED TO ANIMALS:</u>					
Raising of animals, livestock, and grazing for agricultural purposes	NP	NP	NP	NP	NP
Keeping up to two(2) large animals except horses which may be unlimited	P	P	P	P	P
Kennels, catteries, either private or commercial, and animal boarding	NP	NP	NP	NP	NP
Animal Arenas, commercial stables, equestrian center - provided all buildings used to house animals are at least 100 feet from any property line	NP	NP	NP	NP	NP
Incidental raising of poultry, rabbits, and animals for domestic use, and up to two large animals - provided no animals other than those raised on the premises are slaughtered on the premises; and provided that buildings and enclosures for such animals are not located in any front yard and that they meet the same side and rear yard setback requirements as the principal structure	NP	NP	NP	NP	NP
Animal husbandry services including veterinarians, animal hospitals, poultry, and	NP	NP	NP	NP	NP

ratite production.					
<u>II. ANTENNAS AND TOWERS</u>					
Public and commercial communication towers, and transmitters	NP	NP	NP	NP	NP
Private antennas over 85' in height	NP	NP	NP	NP	NP
<u>III. EDUCATIONAL AND RELIGIOUS USES</u>					
Private schools	NP	NP	NP	NP	NP
Colleges, universities, community colleges (including associated facilities like dorms, offices, athletic fields, stadiums, research facilities)	NP	NP	NP	NP	NP
Churches, synagogues, and temples (includes associated grounds, facilities, and administrative offices)	CU	CU	CU	CU	CU
Churches, synagogues, and temples not including associated grounds, facilities, or administrative offices	CU	CU	CU	CU	CU
Art studios, galleries, and centers, fine arts conservatories, music schools, dance studios, and similar cultural and instructional activities	NP	NP	NP	NP	NP
Libraries, art galleries, museums, community centers, and public recreation fields	NP	NP	NP	NP	NP
<u>IV. PUBLIC AND SEMI-PUBLIC USES</u>					
Emergency services (e.g. police and fire stations, ambulance and rescue services)	NP	NP	NP	NP	NP
Government offices	CU	CU	CU	CU	CU

Neighborhood utilities including pump stations, electric substations less than 5,000 sq. ft. in area and all local utility lines	P	P	P	P	P
Regional/community utilities including treatment plants, major power generation plants, and major storage facilities	NP	NP	NP	NP	NP
Public utility buildings and facilities needed to serve surrounding territory, not including public business offices, repair and storage facilities	P	P	P	P	P
Temporary staging areas for public works construction projects in excess of 6 months duration	NP	NP	NP	NP	NP
Private solid waste disposal or transfer facilities	NP	NP	NP	NP	NP
Publicly owned solid waste disposal or transfer facilities	NP	NP	NP	NP	NP
Cemeteries and mausoleums	NP	NP	NP	NP	NP
<u>X. RECREATION, ENTERTAINMENT, PUBLIC ASSEMBLY</u>					
<u>ACTIVITIES CONDUCTED PRIMARILY WITHIN ENCLOSED STRUCTURES:</u>					
Bowling alleys, skating rinks, pool halls	NP	NP	NP	NP	NP
Indoor racquet sports clubs, spas, athletic, exercise and health clubs, and similar facilities not constructed as part of planned developments	NP	NP	NP	NP	NP
Theaters	NP	NP	NP	NP	NP
Games, Amusements, arcades	NP	NP	NP	NP	NP

Facilities for public entertainment including auditoria, exhibition halls, amphitheaters, and motion picture theaters.	NP	NP	NP	NP	NP
Indoor gun clubs	NP	NP	NP	NP	NP
Convention centers	NP	NP	NP	NP	NP
Adult Uses provided that it is not located within five-hundred (500) feet of a residential zoning district, a church, a school, a park, a public governmental building or daycare center nor within one thousand (1,000) feet of another adult use.	NP	NP	NP	NP	NP
<u>ACTIVITIES CONDUCTED PRIMARILY OUTSIDE ENCLOSED BUILDINGS</u>					
Outdoor recreational facilities (e.g. golf and country clubs, driving ranges, swimming and tennis clubs, etc.), not constructed as part of a planned development	NP	NP	NP	NP	NP
Facilities for public entertainment including auditoria, exhibition halls, amphitheaters, motion picture theaters, and sports facilities including stadium, arenas, field houses, race tracks not constructed as part of planned developments	NP	NP	NP	NP	NP
Miniature golf courses, skateboard parks, water slides, and similar uses	NP	NP	NP	NP	NP
Fairgrounds, sports arenas not constructed as part of planned developments	NP	NP	NP	NP	NP
Public parks, forest and wildlife reservations or refuges	CU	CU	CU	CU	CU

Recreational facilities located in public parks, including eating and drinking sales outlets that are at least 300 feet from any residential property; public and private zoo	NP	NP	NP	NP	NP
Private club, fraternal club, lodges, or union hall	NP	NP	NP	NP	NP
Drive-in theater - such facilities must: I. include a minimum of ten (10) acres II. Be located at least three hundred (300) feet from any residentially zoned property III. Have the face of the screen located a minimum of seven hundred (700) feet from the property line, if visible from the contiguous r-o-w	NP	NP	NP	NP	NP
<u>VI. RESIDENTIAL</u>					
<u>SINGLE FAMILY RESIDENCE:</u>					
Single family site-built detached or modular dwellings, one per lot, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal.	P	P	P	P	P
Manufactured homes, one per lot, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal.	NP	NP	NP	NP	NP
Mobile homes, one per lot, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal.	NP	NP	NP	NP	NP

Recreational vehicles, including park trailers, one per lot, used as a principal permanent residence for a property owner/ renter, provided that the vehicle remains licensed and operative and provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and otherwise in accordance with approved development plans.	NP	NP	NP	NP	NP
Up to two recreational vehicles for guests of a property owner which may be used as temporary residences for a period not to exceed 30 continuous days, provided that no rent is charged and proof of adequacy of on-site individual wastewater disposal system is filed with the Department.	NP	NP	NP	NP	NP
Second dwelling: single family site-built detached or modular dwellings, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is not exceeded, and subject to site plan approval.	P	P	P	P	P

Second dwelling: manufactured homes, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is not exceeded, and subject to site plan approval.	NP	NP	NP	NP	NP
Second dwelling: manufactured homes for specific purpose, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is exceeded, and subject to site plan approval.	NP	NP	NP	NP	NP
Second dwelling: recreational vehicles, including park trailers, for specific purposes, provided that the vehicle remains licensed and operative and provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is exceeded, and subject to site plan approval.	CU	NP	NP	NP	NP
Incidental residential use of a recreational vehicle for less than 30 cumulative days annually	NP	NP	NP	NP	NP
Professional offices/studio of those residing in a principal structure	NP	NP	NP	NP	NP
Home occupation	P	P	P	P	P

<u>TWO FAMILY RESIDENCES:</u>					
Duplexes, and townhouses or condominiums as part of a planned development	NP	NP	NP	NP	NP
Primary residence with accessory apartment	NP	NP	NP	NP	NP
<u>MULTIPLE FAMILY RESIDENCES:</u>					
All other multiple family (>2 dwelling units) dwellings, subject to density limitations	NP	NP	NP	NP	NP
Mobile home parks	NP	NP	NP	NP	NP
Recreational vehicle parks	NP	NP	NP	NP	NP
<u>HOMES AND INSTITUTIONS PROVIDING SPECIAL SERVICES, TREATMENTS, OR SUPERVISION:</u>					
Residential Treatment Center, shelter, halfway house	NP	NP	NP	NP	NP
Hospital not constructed as part of planned developments	NP	NP	NP	NP	NP
Day Care Center	NP	NP	NP	NP	NP
Jails and detention facilities	NP	NP	NP	NP	NP
<u>MISCELLANEOUS RESIDENTIAL RENTAL SITUATIONS:</u>					
Rooming houses, boarding houses	NP	NP	NP	NP	NP
Bed and breakfast	P	P	P	P	P
Resorts and group camps, including dude ranches, health resorts, hunting and fishing clubs, and organized camps	NP	NP	NP	NP	NP
VII. TRANSPORTATION					
Airport, heliport	NP	NP	NP	NP	NP

APPENDIX B - AGRICULTURAL, INDUSTRIAL AND COMMERCIAL ZONE USE TABLES

The following listed, and similar uses, are permitted in the indicated zones, subject to the general provisions, Special requirements, and additional restrictions, and exceptions stated in these Regulations. The abbreviations used in this schedule have the following meanings:

- P - Use permitted
- CU - Use permitted with prior approval of a Conditional Use Permit
- NP - Use not permitted

The major headings for the classification of uses are based on the Standard Industrial Code and include:

- I. Accessory Uses and Structures
- II. Agriculture and Natural Resources
- III. Antennas and Towers
- IV. Manufacturing, Assembling, Processing, Analyzing, Packaging, Creating, Treating, and Renovating Goods, Merchandise, Food, Products, and Equipment
- V. Eating and Drinking Establishments
- VI. Educational and Religious Uses
- VII. Offices, Services and Research NOT Primarily Related to on-site Retail Sales or Manufacture of Goods or Merchandise
- VIII. Parking Lots
Related to on-site Retail Sales or Manufacture of Goods or Merchandise
- IX. Public and Semi-Public
- X. Recreation, Entertainment, Public Assembly
- XI. Recycling, Salvage, Junkyard
- XII. Residential
- XIII. Sales, Rental, and Servicing of Goods, Merchandise, and Equipment
- XIV. Warehousing or Storage of Goods NOT including Sale or Use of
Those Goods on the Same Property Where they are Stored
Except
as an Accessory Use Activity
- XV. Transportation

The agriculture, industrial and commercial zones are:

RA, Rural Area

C-1, Local Commercial

C-2, General Commercial

LI, Light Industrial

HI, Heavy Industrial

PU- Public Utilities

<u>USE</u>	<u>ZONE</u>					
<u>I. ACCESSORY USES AND STRUCTURES</u>	RA	C-1	C-2	LI	HI	PU
Processing, assembly, or storage of products and materials which are clearly incidental and essential to the retail or other permitted sales activities taking place on the property, such as a bakery, optical shop, jewelry store, photo shop, etc. and provi	NP	P	P	NP	NP	NP
Caretaker or watchperson residence employed on the premises on a property occupied by some other permitted principal use provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and resident	P	P	P	P	P	P
Sidewalk sales and promotional events which are temporary and clearly incidental to a permitted principal use provided the operator issues a written certification to the County noting the ending date, and provided the activity does not displace any parki	NP	P	P	NP	NP	NP
Dwelling not required for a caretaker or watchperson on a property occupied by some other permitted principal use provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential den	P	CU	CU	CU	CU	CU
<u>II. AGRICULTURAL AND NATURAL RESOURCES</u>						
Crop production generally	P	NP	NP	NP	NP	NP
Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, orchards, apiaries	P	NP	NP	NP	NP	NP
Roadside stands selling farm products produced on the premises	P	NP	NP	NP	NP	NP

On-site retail sales of site-produced seasonal goods exceeding 30 days duration	P	NP	NP	NP	NP	NP
Plant nurseries and greenhouses	P	P	P	NP	NP	NP
Mining, quarrying, oil and gas extraction and asphalt-concrete batch plants including on-site sales of products	CU	NP	NP	NP	CU	CU
Temporary staging areas for public works construction projects in excess of 6 months duration	CU	NP	CU	P	P	P
Commercial firewood sales lots	P	NP	P	P	NP	NP
<u>II.AGRICULTURAL AND NATURAL RESOURCES</u>						
Agricultural operations conducted partially or wholly outside of enclosed buildings including agricultural processing; including cotton ginning and compressing, grist milling services, corn shelling, hay baling and threshing services, contract sorting, gr	P	NP	NP	NP	P	NP
<u>SERVICES AND ENTERPRISES RELATED TO ANIMALS</u>						
Raising of animals, livestock, and grazing for agricultural purposes, poultry hatching and ratite production	P	NP	NP	NP	NP	NP
Kennels, catteries and animal boarding provided all buildings used to house animals are at least 100 feet from any property line	P	NP	CU	NP	NP	NP
Animal arenas, commercial stables, equestrian center provided all buildings used to house animals are at least 100 feet from any property line	P	NP	P	NP	NP	NP
Animal husbandry services, including veterinarians and animal hospitals	P	CU	P	NP	NP	NP
<u>III. ANTENNAS AND TOWERS</u>						
Public and commercial communication towers, and transmitters	CU	CU	CU	P	P	P
Private antennas over 85' in height	CU	CU	P	P	P	P
<u>OPERATIONS AND RELATED STORAGE CONDUCTED ENTIRELY WITHIN ENCLOSED BUILDINGS (EXCEPT SHIPPING AND LOADING); EXCEPT THOSE LISTED UNDER "OTHER"</u>						
Majority of dollar volume of business done with walk-in trade	CU	CU	P	P	P	NP
Majority of business not done with walk-in trade	P	NP	P	P	P	NP

Operations conducted partially or wholly outside of enclosed buildings: except those listed under "OTHER" below	CU	NP	CU	P	P	NP
OTHER						
Including manufacture of acid, ammonia, bleaching powder, chlorine, explosives, gas, oilcloth, oiled rubber goods, paint, oil, shellac, turpentine, varnish; manufacture or storage of acetylene gas, chemicals; arsenals; manufacture or refining of asphalt;	CU	NP	NP	CU	CU	CU
dumping or reduction of garbage, offal, or dead animals; ore reduction; refining or wholesale storage of petroleum or petroleum products; rock crushers; rolling mills; smelting of tin, copper, zinc, or iron ores; stockyard feed pens, dairy farms or slaught	CU	NP	NP	CU	CU	CU
<u>V. EATING AND DRINKING ESTABLISHMENTS</u>						
No substantial carry out or delivery service and no drive through service	CU	P	P	NP	NP	NP
Delicatessen, bake shop and sales of other prepared food products where substantial consumption is expected to occur off-premises and not involving drive-up or delivery se	CU	P	P	NP	NP	NP
Food establishments with drive-up windows	CU	P	P	NP	NP	NP
All other restaurants and eating establishments	CU	P	P	NP	NP	NP
Taverns, bars, nightclubs	CU	NP	P	NP	NP	NP
<u>VI. EDUCATIONAL AND RELIGIOUS USES</u>						
Trade or vocational schools	CU	NP	P	P	NP	P
Colleges, universities, community colleges (including associated facilities like dorms, offices, athletic fields, stadium, research facilities)	CU	NP	P	NP	NP	P
Libraries, museums, community centers, and public recreation fields	CU	CU	P	NP	NP	NP
Private club, fraternal club, lodges, or union hall	CU	P	P	NP	NP	NP
Private schools or public primary, elementary and secondary school (includes associated grounds, facilities, and administrative offices)	CU	CU	P	NP	NP	NP
Churches, synagogues, and temples (including associated grounds, facilities, and administrative offices)	CU	P	P	NP	NP	NP
Art studios, galleries, and centers, fine arts conservatories, music schools, dance studios and similar cultural and instructional activities	CU	P	P	NP	NP	NP

<u>VII. OFFICES, SERVICES AND RESEARCH NOT PRIMARILY RELATED TO ON-SITE RETAIL SALES OR MANUFACTURE OF GOODS OR MERCHANDISE</u>						
Offices intended to attract and serve customers or clients on premises (e.g. attorneys, physicians, counselors, financial institutions, insurance, travel agents, investment services, advertising agencies, real estate, mortuaries)	CU	P	P	NP	NP	NP
Offices with limited customer or client traffic (e.g. corporate offices, newspaper, radio and television offices and studios, engineers, answering or dispatch service)	CU	P	P	NP	NP	NP
<u>VIII. PARKING LOTS</u>						
<u>VEHICLE AND EQUIPMENT PARKING NOT INCIDENTAL OR ACCESSORY TO ANOTHER USE LOCATED ON THE SAME PROPERTY:</u>						
Overnight or long-term vehicle or equipment storage lots (e.g. RV storage, contractor equipment yard)	NP	NP	P	P	P	P
Off-site parking lots for commercial, educational, religious, and institutional uses	CU	NP	P	P	P	P
All other on-site parking lots for approved or permitted uses subject to Section V-4	P	P	P	P	P	P
<u>IX. PUBLIC AND SEMI-PUBLIC</u>						
Emergency services (e.g. police and fire stations, ambulance and rescue services)	CU	CU	P	P	NP	NP
Government offices	P	P	P	P	P	P
Neighborhood utilities including pump stations, electric substations less than 5,000 sq. ft. in area and all local utility lines	P	P	P	P	P	P
Regional/community utilities including treatment plants, major power generation plants, major storage facilities, regional transmission facilities, major overhead power lines requiring tower support structures	CU	NP	CU	CU	P	P
Public and commercial utility buildings and facilities needed to serve surrounding territory, except public business offices, repair and storage facilities	CU	P	P	P	P	P
Cemeteries and mausoleums	CU	CU	P	NP	NP	NP
Public or private solid waste disposal or transfer facilities	CU	CU	CU	CU	CU	CU
<u>X. RECREATION, ENTERTAINMENT, PUBLIC ASSEMBLY</u>						

<u>ACTIVITIES CONDUCTED PRIMARILY WITHIN ENCLOSED STRUCTURES:</u>						
Bowling alleys, skating rinks, pool halls	CU	NP	P	NP	NP	NP
Theaters	CU	NP	P	NP	NP	NP
<u>X. RECREATION, ENTERTAINMENT, PUBLIC ASSEMBLY</u>						
Indoor racquet sports clubs, spas, athletic, exercise and health clubs, and similar facilities not constructed as part of planned developments	CU	NP	P	NP	NP	NP
Youth clubs, senior centers, community centers	CU	P	P	NP	NP	NP
Indoor gun clubs	CU	P	P	NP	NP	NP
Convention centers	CU	NP	P	NP	NP	NP
Adult Uses provided that it is not located within five-hundred (500) feet of a residential zoning district, a church, a school, a park, a public governmental building or daycare center nor within one thousand (1,000) feet of another adult use.	NP	NP	P	P	NP	NP
Facilities for public entertainment including auditoria, exhibition halls, amphitheaters, motion picture theaters, and sports facilities	CU	NP	P	NP	NP	NP
<u>ACTIVITIES CONDUCTED PRIMARILY OUTSIDE ENCLOSED BUILDINGS</u>						
Outdoor recreational facilities (e.g. golf and country clubs, driving ranges, swimming and tennis clubs, etc., not constructed as part of a planned development)	CU	NP	P	NP	NP	NP
Facilities for larger scale public entertainment including amphitheaters, and sports facilities including stadium, arenas, field houses, race tracks	CU	NP	CU	NP	NP	NP
Miniature golf courses, skateboard parks, water slides, and similar uses	CU	NP	P	NP	NP	NP
Drive-in theater - such facilities must:						
i. include a minimum of ten (10) acres ii. be located at least three hundred (300) feet from any residentially zoned property	CU	NP	P	P	NP	NP
Fair grounds, sports arenas	CU	NP	P	P	NP	NP
Outdoor music facilities	CU	NP	C	NP	NP	NP
Public parks and recreational facilities located therein, public and private zoo	CU	NP	P	NP	NP	NP
<u>XI. RECYCLING, SALVAGE, JUNKYARD</u>						

Processing and sorting operations conducted entirely within enclosed structures and containing a total building area of less than 5,000 sq. ft.	CU	NP	P	P	P	P
All other material recycling operations excluding metal salvage yards and junkyard	CU	NP	CU	P	P	NP
<u>XII. RESIDENTIAL</u>						
Single family site-built detached or modular, manufactured or park model dwelling, one per lot, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal.	P	CU	CU	NP	NP	NP
Recreational vehicles, including park trailers, one per lot, used as a principal residence for a property owner/ renter, provided that the vehicle remains licensed and operative and provided all applicable development standards can be met, including those	P	P	P	NP	NP	NP
Second dwelling: single family site-built detached or modular dwellings, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size	P	NP	NP	NP	NP	NP
Second dwelling: modular/manufactured home, provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density requirement per equivalent lot size is not exceeded, and subject	P	NP	NP	NP	P	NP
Second dwelling: recreational vehicles, including park trailers, for specific purposes, provided that the vehicle remains licensed and operative and provided all applicable development standards can be met, including those relating to wastewater and waste	P	NP	NP	NP	NP	NP
Where a principal and second dwelling unit is permitted and either principal or second dwelling unit (not both) is a recreation vehicle: Incidental residential use of one additional recreational vehicle for 180 days annually. RV's must be occupied by the	P	NP	NP	NP	NP	NP
Single family dwelling for an owner/manager accessory to a principal permitted or approved business use	P	P	P	P	P	P

Accessory dwelling for a caretaker on the site of a permitted principal use, in addition to manager/owner provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and residential density req	P	P	P	P	P	P
Home occupations	P	NP	NP	NP	NP	NP
Recreational vehicle park	CU	NP	CU	NP	NP	NP
All other multiple facility dwellings	NP	NP	NP	NP	NP	NP
<u>HOMES AND INSTITUTIONS PROVIDING SPECIAL SERVICES, TREATMENTS, OR SUPERVISION:</u>						
Residential Treatment Center, shelter, halfway house	CU	NP	P	NP	NP	NP
Day Care Center	CU	P	P	NP	NP	NP
Jails and detention facilities	CU	NP	P	NP	NP	NP
<u>MISCELLANEOUS RESIDENTIAL RENTAL SITUATIONS:</u>						
Rooming houses, boarding houses	NP	NP	P	NP	NP	NP
Bed and breakfast	P	P	P	NP	NP	NP
Hotels and motels	NP	P	P	NP	NP	NP
Resorts and group camps, dude ranches, health resorts, hunting, fishing clubs, and organized camps	P	NP	P	NP	NP	NP
Temporary residence with active building permit in conjunction with new construction, emergency repair, or night watchmen use provided all applicable development standards can be met, including those relating to wastewater and wastewater disposal, and res	P	P	P	P	P	P
<u>XIII. SALES, RENTAL, AND SERVICING OF GOODS, MERCHANDISE, AND EQUIPMENT</u>						
<u>AUTOMOTIVE, MARINE, TRUCKS, RV'S, AGRICULTURAL MACHINERY</u>						
Sales and rentals, including servicing	CU	NP	P	NP	NP	NP
Parts and accessories sales which may include installation services	CU	P	P	NP	NP	NP
Service, minor repair and detail shops	CU	P	P	NP	NP	NP
Paint and body work and major repair (e.g. frame straightening, engine rebuilding)	CU	NP	P	NP	NP	NP
Automobile oriented fuel sales with or without accessory service bays or accessory convenience sales	CU	NP	P	NP	NP	NP

Retail sales of motor fuels in conjunction with another permitted retail activity, and limited to facilities to fuel a maximum of four vehicles at any one time; no gasoline pumps to be closer than 25' to any r-o-w, or 100' to a residential zone	CU	P	P	NP	NP	NP
Car washes	CU	C	P	P	NP	NP
Truck fuel sales, truck servicing, overnight trucking facilities and related services	CU	NP	P	NP	P	NP
<u>HIGH VOLUME TRAFFIC GENERATORS, CONDUCTED WITHIN ENCLOSED BUILDINGS NOT RELATED TO AUTOMOTIVE, MARINE, TRUCKS, RV'S, AGRICULTURAL MACHINERY</u>						
Retail sales serving frequent neighborhood needs (e.g. grocery, small hardware and garden supply, pharmacy, video rental, stationery, flowers, etc.)	CU	P	P	NP	NP	NP
Other retail sales	CU	P	P	NP	NP	NP
Miscellaneous rental merchandise and equipment	CU	NP	P	NP	NP	NP
Servicing of goods, merchandise, equipment (e.g. Laundromat, small appliance repair, shoe repair, tailoring)	CU	P	P	NP	NP	NP
Personal services (e.g. barber and beauty shops, therapeutic massage, tanning salons)	CU	P	P	NP	NP	NP
<u>MISCELLANEOUS RESIDENTIAL RENTAL SITUATIONS:</u>						
Distributorships and wholesaling facilities, provided that products or materials wholesaled are equally available for retail to the general public	C	NP	P	P	NP	NP
Wholesale sales	CU	NP	P	P	P	NP
Adult uses provided that it is not located within five-hundred (500) feet of a residential zoning district, a church, a school, a park, a public governmental building or daycare center or within one thousand (1,000) feet of another adult use.	NP	NP	P	P	NP	NP
<u>HIGH VOLUME TRAFFIC GENERATORS INVOLVING STORAGE OR DISPLAY OUTSIDE FULLY ENCLOSED BUILDINGS NOT RELATED TO AUTOMOTIVE, MARINE, TRUCKS, RV'S, AGRICULTURAL MACHINERY</u>						
Retail sales (e.g. lawn and garden variety stores with regularly maintained outdoor sales, building supplies)	CU	NP	P	P	NP	NP
Servicing merchandise and equipment	CU	NP	P	P	NP	NP

Wholesale sales	CU	NP	P	P	NP	NP
<u>LOW VOLUME TRAFFIC GENERATORS INVOLVING STORAGE OR DISPLAY OUTSIDE FULLY ENCLOSED BUILDINGS NOT RELATED TO AUTOMOTIVE, MARINE, TRUCKS, RV'S, AGRICULTURAL MACHINERY</u>						
Retail sales and related services	CU	NP	P	P	NP	NP
Miscellaneous goods and equipment rental	CU	NP	P	P	NP	NP
On-site servicing of appliances, furniture, lawn and garden, heating and cooling, industrial, mechanical, and other bulky equipment or merchandise	CU	NP	P	P	NP	NP
Services offered primarily off-site	CU	NP	P	P	NP	NP
Wholesale sales	CU	NP	P	P	P	NP
<u>XIV. WAREHOUSING OR STORAGE OF GOODS NOT INCLUDING SALE OR USE OF THOSE GOODS ON THE SAME PROPERTY WHERE THEY ARE STORED EXCEPT AS AN ACCESSORY USE ACTIVITY:</u>						
All storage within completely enclosed structures	CU	NP	P	P	P	NP
Outside storage or combination of inside and outside storage	CU	NP	NP	P	P	NP
Mini-warehouses/self-service storage facilities intended for domestic storage	CU	NP	P	P	NP	NP
<u>XV. TRANSPORTATION</u>						
Bus and train stations	CU	NP	P	P	P	NP
Taxi Business	CU	P	P	P	NP	NP
Heliport, airport	CU	NP	CU	CU	CU	NP

The following listed, and similar uses, are permitted in the indicated zones, subject to the general provisions, special requirements, and additional restrictions, and exceptions stated in these

Regulations. The abbreviations used in this schedule have the following meanings:

P - Use permitted **CU** - Use permitted with prior approval of a Conditional Use Permit
UA - Use permitted on appeal from the Board of Adjustment **NP** - Use not permitted

The agriculture, industrial and commercial zones are:

SBR-40, Site Built Residential District Minimum 1 acre

SBR-20, Site Built Residential District Minimum 20,000 sq. ft.

SBR-12, Site Built Residential District Minimum 12,000 sq. ft.

SBR-8, Site Built Residential District Minimum 8,000 sq. ft.

SBR-6, Site Built Residential District Minimum 6,000 sq. ft.

USE	ZONE	ZONE	ZONE	ZONE	ZONE
	SBR40	SBR20	SBR12	SBR8	SBR6
Churches, synagogues, and temples (including associated grounds, facilities, and administrative offices)	CU	CU	CU	CU	CU
Day Care Center	CU	CU	CU	CU	CU
Public parks, open lands and wildlife reservations or refuges	CU	CU	CU	CU	CU
Hospital not constructed as part of a planned development	CU	CU	CU	CU	CU
Government Offices	CU	CU	CU	CU	CU