

ARTICLE IV
(Ord. 11-04, Ord. 21-06)

**ESTABLISHMENT OF ZONING DISTRICTS, ZONING MAP AND INTERPRETATION
OF DISTRICT BOUNDARIES.**

SECTION 1 ZONING DISTRICTS

Paragraph 1 RA5 - Rural Area Five

This district is intended for very low-density residential development and limited agricultural usage. This district is further intended to constitute a “holding” district to retain land in less intensive use until the time is appropriate for more intensive development so as to prevent scattered development and the premature and costly extension of utility mains and services, and to regulate development of the Town so that it occurs in stages according to market need and progresses contiguously outward from the developed urban area. Regulations are designed to preserve the open space characteristic of the district and to insure the compatibility of limited agricultural uses with residential uses. Access to a public roadway will be required but not public water or sewer or other utilities or services.

Paragraph 2 SR43 - Suburban Residential

This district is intended to promote and preserve residential development limited to conventional framed homes, site-built single – family homes and limited agriculture uses. Access to a public roadway and public water or sewer will be required unless otherwise approved by the Town. Other utilities or services are not required. Regulations are designed to stabilize and protect the single-family residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is composed primarily of individual homes, together with required recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards, which assure their compatibility with the character of the district.

Paragraph 3 SR - Suburban Ranch

This district is intended for low density residential development consisting of all types of residential dwelling units including permanent, temporary, conventional, mobile, modular, manufactured, recreational vehicle, campers and tents and limited agricultural and equestrian usage. Access to a public roadway, public water or sewer, and other utilities or services will be required. Regulations are designed to preserve the safety and open space characteristic of the district and to insure the compatibility of limited agricultural uses with residential uses.

Regulations are designed to stabilize and protect the residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is also composed of recreation, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district.

Paragraph 4 MHS – Mobile Home Subdivision

This district is intended to promote and preserve residential development consisting of one (1) single-family residence per parcel; the single-family residence shall be limited to a recreational vehicle, manufactured home, park model or site-built home. Regulations are designed to stabilize and protect the single-family residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is composed primarily of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required.

Paragraph 5 R1 - Low Density Residential

This district is intended to promote and preserve residential development consisting of conventional single-family dwelling units. Regulations are designed to stabilize and protect the single-family residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is composed primarily of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required.

Paragraph 6 R2-M-R - Medium Density Residential

This district is intended for low to medium density residential development consisting of all types of residential dwelling units including permanent, temporary, conventional, mobile, modular, manufactured, park models and recreational vehicles. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required. Regulations are designed to preserve the safety and open space characteristic of the district. Regulations are designed to stabilize and protect the residential

character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is also composed of recreation, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district.

Paragraph 7 R-3 - High Density Residential

This district is intended to promote and preserve residential development consisting of conventional single family, two-family and multi-family dwelling units. Regulations are designed to stabilize and protect the residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is also composed of recreation, religious and educational facilities as the basic element of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required.

Paragraph 8 C1 - Neighborhood Commercial

This district is intended to promote and preserve a full range of neighborhood commercial uses, generating moderate traffic flows and intended to serve the daily needs of the immediate neighborhood.

Paragraph 9 C2 – General Commercial

This district is intended to promote and preserve a full range of business and commercial use, generating heavy traffic flows and intended to serve the total shopping and service needs of the entire community.

Paragraph 10 C3 – Heavy Commercial

This district is intended to promote a wider range of business activities that can allow their operations to occasionally occur outside and must take steps to limit offensive noises or other impacts that are considered incompatible with residential uses.

Paragraph 11 PAD – Planned Area Development

This district is intended 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.

Paragraph 12 LI - Light Industrial

This district is intended to promote light industrial uses which may be considered incompatible with residential districts, generating moderate levels of noise and traffic flows.

Paragraph 13 HI - Heavy Industrial

This district is intended to promote heavy industrial uses in locations which are suitable and appropriate taking into consideration surrounding districts and generating heavy traffic flows or other conditions which may create an offensive noise, vibration, smoke, dust, odor, heat or glare.

SECTION 2 ZONING MAP

Paragraph 1 The zoning districts are shown on the map entitled “The Zoning Map of the Town of Quartzsite, Arizona” and maintained and updated in the office of the Town Department of Planning and Zoning is hereby incorporated into this ordinance by reference. In addition, one original zoning map shall be stored in the office of the Town Clerk.

SECTION 3 INTERPRETATIONS OF DISTRICT BOUNDARIES

Paragraph 1 Where the location of any zoning district boundaries are not clear, the following rules shall apply:

- A. District boundaries follow street lines, alley lines, highway or railroad dedicated right-of-way lines and lot lines.
- B. Dimensions are either shown on the zoning map or shall be determined by the use of the scale shown on the zoning map.
- C. Where the application of the above rules does not clarify the zoning district boundary location, the Zoning Administrator shall determine the location.

SECTION 4 ANNEXATION

Paragraph 1 Territory annexed to the Town shall be zoned as “RA5-Rural Area Five Acres” unless and until such time that the Town Council approves a change of zone request.

That if any section, subsection, sentence, clause or phase of this ordinance is, for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this ordinance. The Town of Quartzsite Common Council hereby declares that it would have passes this ordinance, and each section, subsection, clause or phase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phases be declared unconstitutional.

ARTICLE V

(Ord. 11-05, Ord. 20-09, Ord. 21-02, Ord. 21-06, Ord. 21-12, Ord. 23-02, Ord. 23-03)

USES PERMITTED IN EACH ZONING DISTRICT AND ADDITIONAL REQUIREMENTS AND CLARIFICATIONS FOR USES PERMITTED IN EACH ZONING DISTRICT.

SECTION 1 USES PERMITTED IN EACH ZONING DISTRICT.

The table below shows which uses (listed in the left-hand column) are allowed in which zoning district(s) (columns labeled RA5 through HI). If there is an X in the column it means the use is allowed as a matter of right. If there is a C in the column it means the use may be considered as an allowed use subject to the provisions of the conditional use article (ARTICLE X) of this ordinance. If there is a number in the column there are additional provisions and/or clarifications that apply to that use in that zoning district which will be found in the appropriately numbered paragraphs listed under Section 2 of this Article:

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	C3	PAD	LI	HI
Residential													
Dwelling Unit	X	X	X	X	X	X	X	X1	X1	X1	X1	X1	X1
Boarding House							X	X	X				
Manufactured Home	X	X	X	X	X	X							
Mobile Home	X	X	X	X		X							
Mobile Home Park			C2			C2		X2	X2				
Modular Home	X	X	X	X	X	X							
Multi-Family Dwelling							X						
One-Family Dwelling	X	X	X	X	X	X							
Temporary Dwelling		X9	X9		X8	X8							
Recreational Vehicle Park			C3			C3		X3	X3				
Two-Family Dwelling						X	X						
Agriculture													
General Agriculture	X4		X4										
Roadside Stands	X5		X5					X5					
Stables	C6		C6										
Other													
Accessory Uses	X7	X7	X7	X7	X7	X7	X7	X10	X10	X10	X10	X10	X10
Airport	C										C	C	C

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	C3	PAD	LI	HI
Cemetery Human/Pet	X	X	X	C	X	C							
Church	X	X	X	X	X	X	X	X	X				
Commercial													
Commercial, General									X12	X12			
Commercial Neighborhood								X24	X24	X24	X24	X24	
Commercial Heavy										X28	X28	X28	X28
Congregate Care								C	X			X	
Day Care Center	C	C	C	C	C	C	C	X	X				
Domestic Animal	X13	X13	X13	X13	X13	X13	X13						
Group Home	X14	X14	X14	X14	X14	X14	X14						
Hospital							C	C	C				
Industrial Heavy													X15
Kennel / Boarding	C		C									C	C
Planned Area Development									X29	X29	X29	X29	
Indoor Storage								X30	X30	X30	X30	X30	
Light Industrial										X16	X16	X16	X16
Outdoor Storage	X9	X9	X9	X8	X8	X8			X25	X25	X25	X25	X25
Public Use	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17
Public Utility	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18
Radio/TV Studio								X19	X19	X19	X19	X19	X19
Radio/TV Towers								C	C	C	C	C	C
Recycle Yard												C	C
Sales Office Subdivision	C20	C20	C20	C20	C20	C20	C20				C20		
Schools, Private	X21	X21	X21	X21	X21	X21	X21	X21	X21				
Shelter Care							C	X	X				
Signs	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22
Swap Meet	C							X23	X23	X23	X23		
Medical Marijuana Dispensaries									X26	X26	X26	X26	

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	C3	PAD	LI	HI
Medical Marijuana Dispensaries offsite Cultivation										X26	X26	X26	
Marijuana Establishment									X27	X27	X27	X27	
Wireless Facilities & Transmitting Towers under 35 ft.								C	C	C	C	C	C
Wireless Facilities & Transmitting Towers over 35 ft.										C	C	C	C

SECTION 2 THE FOLLOWING ARE ADDITIONAL REQUIREMENTS AND/OR CLARIFICATIONS FOR USES PERMITTED IN EACH ZONING DISTRICT.

Paragraph 1 Dwelling Unit

A. A dwelling unit in a commercial or industrial zoning district shall be limited to one single-family dwelling unit occupied exclusively by the operator or caretaker of the business on the site only as an accessory use to the principle permitted use and only if located in the rear yard or on the second floor. The type of dwelling unit is limited to conventional, manufactured, modular or mobile. Recreational vehicles, tent trailers and tents are not allowed.

Paragraph 2 Mobile Home Park may be permitted subject to the requirements for mobile home parks in Article VIII, of this ordinance.

Paragraph 3 Recreational Vehicle Park may be permitted subject to the requirements for recreational vehicle parks in Article IX of this ordinance.

Paragraph 4 General Agriculture includes:

A. The production, keeping or maintenance for sale, lease, or personal use of plants or farm animals useful to humans, including but not limited to forages and sod crops, grains and seed crops, poultry and poultry products, farm animals, including beef cattle, sheep, horses, ponies, mules or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals, bees and apiary products, fur animals, trees and forest products, fruits of all

kinds, including grapes, nuts and berries, vegetables, nursery, floral, ornamental and greenhouse products or lands devoted to a soil conservation or forestry management program.

B. Farm animals may be kept in a manner that does not create or cause a nuisance pursuant to town code sections 6-1-3 and 6-1-5 according to the following:

1. Lots of one-half acre to one acre may maintain farm animals listed in Section B(2) below totaling up to 12 points except no pigs, cattle, horses, mules, donkeys or ponies or any mutations or hybrids thereof shall be allowed on less than one acre and require a conditional use permit.
2. Lots of one acre or greater may maintain any of the farm animals listed below at the rate of 24 points for first acre and 12 points per each additional acre and require a conditional use permit.

Sheep, goats	4 points
Llamas	6 points
Pig less than 1 yr.	6 points (maximum of 2 per property regardless of acreage)
Miniature horses	6 points
Ponies	6 points
Donkeys	6 points
Horses	12 points
Mules	12 points
Calf	12 points

Exception:

- a. Young nursing animals are not counted.
- b. Fowl (chickens, ducks, geese, turkeys, and rabbits), which are cared for by the property owner or occupant are limited to a maximum number of 20 Animals.

C. **TEMPORARY YOUTH ORGANIZATION USE PERMIT:** The community development director may issue a temporary use permit allowing the following livestock under the following conditions and using reasonable discretion:

- a. Supervised youth livestock market project of one market animal conducted on property less than one-half acre, or for one pig on less than one acre, for a period specified by a start and stop date not to exceed eight months in duration. A market animal is any farm animal bred and raised for food consumption.
 - 1) Pigs will be restricted to one market pig project per youth organization member.
 - 2) The restriction of animals in Section B(2) will not apply to the approved

market animal under this permit.

- b. Supervised youth livestock market project that exceeds the number of animals allowed according to the animal points on property greater than one-half-acre in size.
- c. An application for the temporary use permit shall be submitted to the community development director, or designee, who shall determine that the application meets the criteria set forth in this zoning ordinance. There will be no charge for the permit.
- d. An application shall bear the signature of the local livestock youth advisor acknowledging that the project is a valid youth project, and the signature of at least one parent or guardian, as well as the signature of the youth acknowledging and accepting complete responsibility for the project.
- e. If the youth advisor agrees in writing to accept all enforcement responsibility for his/her members, no review will be required by the community development director.
 - 1) In September the youth advisor must register with the community development department agreeing to this commitment.
 - 2) The youth advisor will provide the following documentation to the Community Development department by November 1st.
 - i. A roster with the name, address and project type for all active members under their supervision.
 - ii. Property owner's permission to conduct livestock activity on the subject Parcel.
 - iii. Parent's statement of responsibility.
 - iv. Contact information for the youth advisor.
 - 3) A sign must be posted on the property where the livestock activity will be conducted, indicating membership in the youth livestock organization, the year in which the project is conducted, and number of livestock.
 - 4) If complaints are received and compliance cannot be met, the youth advisor will notify the code enforcement official and will support any action taken by the town.
 - 5) The ultimate decision on whether the activity is in compliance with the current town code will be made by the community development director or designee.

D. TEMPORARY USE PERMIT FOR CAMELS: Camels are an integral contributor to the history of Quartzsite. Ord. 23-02

1. The Community Development Director may issue a temporary use permit allowing camels under the following conditions and using reasonable discretion:

- a. Camels boarded on commercial property for a period specified by a start and stop date not to exceed six months in duration.
 - b. Shall be kept in a manner that does not create or cause a nuisance pursuant to Town Code Sections 90.5 and 90.7
 - c. The number of camels on a parcel shall be limited according to the provisions of Zoning Article V, Paragraph 4(b).
 - d. An application for the temporary use permit shall be submitted to the community development director, or designee, who shall determine that the application meets the criteria set forth in this zoning ordinance. There will be a charge of \$100.00 for the permit.
 - e. An application shall bear the signature of the camel owner and or operator stating the purpose, time period, contact information and accepting complete responsibility for the care of the camel(s).
 - f. If complaints are received and code compliance cannot be met by the permit holder, the community development director will notify the code enforcement official, and the town will rescind the permit in writing.
2. No person shall keep or maintain any poisonous reptile or dangerous, carnivorous, wild exotic animal without having approval from the Arizona Game and Fish Department and meeting all county and town animal control regulations. The animals or reptiles shall be safely penned or caged.

An exotic animal will not constitute a threat to public health or safety.

Paragraph 5 Retail sales structures of less than one thousand (1,000) square feet which are located on the premises where the products are raised or produced and offered for sale.

Paragraph 6 Horse riding, training and boarding stables on a minimum lot size of ten (10) acres.

Paragraph 7 Fences and walls (as described below), garage, enclosed storage, barn, satellite earth station, swimming pool, a mature radio tower, game court (unlighted), home occupation (described below), yard sales limited to not longer than seventy-two (72) hours at a time and held no more frequently than one (1) time every thirty (30) days, and household pets.

a. Fences and walls that are no higher than six feet six inches (6'6"). Fences or walls in the front yards that are higher than three feet (3') shall be see through for that portion of fencing that exceeds three feet (3') above grade. Open wire fences exceeding the above heights are allowed around schools and other public or quasi-public uses when necessary for the safety or restraint of the occupants thereof.

b. No fence may contain barbed wire, electrical current, broken glass or other hazardous material; except storage areas in

industrial zoning districts may use barbed wire provided the barbs are a minimum of six (6) foot above grade.

c. In the commercial and industrial zones, a six (6) foot high approved solid wall or fence shall be constructed and maintained along the property lines adjoining a residential zone.

A. Home occupations are limited to occupations or professions customarily conducted within a dwelling unit and carried on only by a member of the family residing therein meeting the following criteria:

1. the home occupation is clearly incidental and subordinate to the use of the dwelling unit for dwelling purposes,
2. the home occupation is conducted entirely within the dwelling unit or other allowed accessory building(s),
3. the home occupation does not change the character of the dwelling unit or zoning district,
4. the home occupation has no employees other than an immediate member of the family residing in the dwelling unit, and
5. the home occupation has no mechanical equipment except for that which is customarily used for domestic, hobby, or household purposes.

Paragraph 8 All Items listed in paragraph 7 plus one (1) additional recreational vehicle provided the following standards are met:

- A. Maximum number of permanent principal uses per parcel or lot cannot exceed one (1).
- B. Minimum lot area per dwelling unit including permanent and temporary must meet or exceed 6,000 square feet.
- C. All lots or parcels must front on a public dedicated road or other dedication which provides legal access for occupants, visitors and emergency personnel.
- D. Sewer, water, and electricity shall be provided for the permanent principal use. Any sewer, water or electrical hookup shall require a permit be approved by the Town and/or other required agencies. In addition, each dwelling unit must meet installation requirements of the Town.
- E. One temporary dwelling unit may be stored on site as long as the unit is unoccupied and shall have the water and sewer utilities disconnected.

F. All driveways, parking areas and access ways on the site shall be clearly marked and maintained.

G. All Temporary Dwelling units including stored units, shall be set back according to the density schedule identified under the appropriate zoning district listed in article vi, section 1 of the zoning code.

H. All Temporary Dwelling units shall be located no closer than fourteen (14) feet to any other dwelling unit on or adjacent to the site.

I. Each dwelling unit shall have its own individual outlet of electricity to be used. No extension cords for the purpose of sharing outlet boxes is allowed.

J. Sewer and water hook ups for Temporary Dwelling units are allowed. The source of water and sewage disposal methods shall be noted and approved by the Town.

Paragraph 9 All Items listed in paragraph 7 plus two (2) additional Temporary Dwelling units provided the following standards are met:

A. Maximum number of permanent principal uses is one (1) and two (2) Temporary Dwelling units per parcel or lot. The total number cannot exceed three (3).

B. Minimum lot area per permanent principal use must meet or exceed one-third (1/3) acre (14,520 square feet).

C. All lots or parcels must front on a public dedicated road or other dedication which provides legal access for occupants, visitors and emergency personnel.

D. Sewer, water, electricity shall be provided for each permanent principal use. Any sewer, water or electrical hookup if applicable shall require a permit be approved by the Town and/or other required agencies. In addition, each dwelling unit must meet installation requirements of the Town.

E. All dwelling units that are not permanent principal uses. One Temporary Dwelling unit may be stored on site as long as the unit is unoccupied and shall have the water and sewer utilities disconnected.

F. All driveways, parking areas and access ways on the site shall be clearly marked and maintained.

G. All Temporary Dwelling units including Stored Units shall be set back from all property lines according to the Density Schedule identified under the appropriate zoning district listed in Article VI, Section 1 of the Zoning Code.

H. All permanent or Temporary Dwelling units shall be located no closer than fourteen (14) feet to any other dwelling unit on or adjacent to the site.

I. Each dwelling unit shall have its own individual outlet of electricity to be used. No extension cords for the purpose of sharing outlet boxes is allowed.

J. Sewer and water hook ups for Temporary Dwelling units are allowed. The source of water and sewage disposal methods shall be noted and approved by the Town.

K. There shall be a minimum lot area per Temporary Dwelling unit of no less than fifteen hundred (1,500) square feet.

Paragraph 10 Limited to uses customary and incidental to the principal use of the property.

~~**Paragraph 11** Churches and church schools (but not dormitories) provided that all buildings are located not less than thirty (30) feet from any lot line. Ord. 23-03~~

Paragraph 12 Commercial, General zoning district includes indoor and other business uses serving the daily needs of the immediate neighborhood as well as community level needs including the following and similar uses:

- A. Appliance, furniture and household equipment rentals.
- B. Public Assembly including assembly halls, ballrooms and theaters.
- C. Automobile service station.
- D. Automotive services including automobile service station, commercial parking lot, automotive repair but, except body or radiator.
- E. Bank and other financial institutions such as credit unions, loan companies and savings and loan associations.
- F. Bars, taverns or other on-premises alcoholic beverage sale provided it is not within five hundred (500) feet of any residential district, a church or school and limited to the serving of food or beverages inside a building, live entertainment including music or dancing, but no adult entertainment.
- G. Billiard parlors.
- H. Bowling alleys.
- I. Business schools.
- J. Charitable organizations.

- K. Churches.
- L. Day care center.
- M. Emergency medical care facility.
- N. Golf driving range.
- O. Governmental services, public utility offices and exchanges, excluding storage or repair services.
- P. Hotels and motels.
- Q. Indoor recreation facilities such as gymnasiums and health clubs.
- R. Live entertainment including music or dancing, but no adult entertainment.
- S. Lodges or fraternal associations.
- T. Miniature golf course.
- U. Office including: accounting, administrative, blueprint, business, clerical, dental, executive, medical, newspaper, professional, real estate, stenographic, stock brokerage firms, veterinarians, writing.
- V. Personal services including: appliance repair shop, barber shop and beauty parlor, custom dressmaker, dry cleaning outlet, interior decorator, laundry establishments, locksmith, milliner, minor household appliance repair, mortuaries, photographer, self-service laundry, shoe repair shop tailor.
- W. Plant nursery, including wholesale and retail sales.
- X. Recreational vehicle storage facilities.
- Y. Restaurant.
- Z. Retail Propane Sales
- AA. Retail store including: apparel, appliance sales and rentals, bakery, books, clothes, confections, drugs, dry goods, florist shop, food, furniture sales and rentals, garden supplies, gift shop, glass, graphic art, grocery store, hardware store, hobby supplies, home and office furnishings, household equipment rental, household supplies, jewelry, liquor, magazines, music supplies, novelties, office supplies, paint, pawn shop, rummage sales, second hand stores, shoes, specialty store, sporting goods, stationery, thrift stores, tobacco, toys, used furniture store, variety store, wallpaper.

BB. Self-storage warehouse.

CC. Shelter care facilities.

DD. Skating rinks.

EE. Slenderizing Salons.

FF. Theaters

GG. Vehicle sales including automobile, OHV, truck, trailer and recreational vehicle sales and/or leasing facilities where all vehicles are displayed and stored within an enclosed building.

HH. Vehicle sales where including: automobile service station, commercial parking lot, vehicle repair; new or used automobile, motorcycle, boat, OHV, truck and recreation vehicle sales and repair; vehicle repair garage provided the storage or parking of wrecked motor vehicle shall be within an enclosed building or a compound yard enclosed by a six (6) foot high solid wall, except for driveway openings.

II. Y.M.C.A.

JJ. Y.W.C.A.

All uses shall be operated entirely within an enclosed building unless screened from view from any residential zoning district by a solid six-foot (6') screen, wall or fence.

Paragraph 13 Provided that such animals are household pets and that kennels are not maintained.

Paragraph 14 Group homes and supervisory care facilities are permitted provided that no exterior change altering the residential character shall be made to the exterior of the building(s) and the grounds except those require to meet the requirements of the Americans Disability Act.

Paragraph 15 Heavy Industrial uses including any kind of scientific research, manufacturing, compounding, assembling, processing, treatment, provided that:

A. All uses shall be operated entirely within an enclosed building, unless screened from view from any residential or commercial zoning district and/or any public right of way by a solid six (6) foot screen wall or fence, except that a recycle yard operation shall be completely enclosed with a solid masonry wall and not material or other storage items are stacked higher than the height of the wall.

B. Dust, fumes, odors, refuse matter, smoke, vapor, noise, lights and vibrations shall be confined to the heavy industrial zone or otherwise controlled in accordance with Town, county, state and federal environmental laws.

Paragraph 16 Light industrial uses as listed below including any kind of scientific research, manufacturing, compounding, assembling, processing, treatment, provided that all uses shall be operated entirely within an enclosed building unless screened from view from any residential or commercial zoning district and/or any public right of way by a solid six (6) foot screen wall or fence; and dust, fumes, odors, refuse matter, smoke, vapor, noise, lights and vibrations shall be confined to the premises or otherwise controlled in accordance with Town, county, state and federal environmental laws; and travel and parking portions of the lot shall be dust proof.

- A. Auction yard.
- B. Bakery for the wholesale distribution of baked goods such as breads and other dough or pastry items.
- C. Printing and newspaper office.
- D. Blacksmith shop.
- E. Bottling works.
- F. Carpenter shop.
- G. Commercial dairy.
- H. Commercial laundry.
- I. Dairy processing and distribution plant.
- J. Dry cleaning plant.
- K. Electric shop.
- L. Frozen food locker (no slaughtering on the premises).
- M. Heavy equipment sales and service.
- N. Ice and cold storage plants.
- O. Wholesale Propane storage and sales.
- P. Public utility facilities.
- Q. Publishing plant.

- R. Roofing shops.
- S. Sheet metal shops.
- U. Tire vulcanizing where existing tires are re-treaded and sold for reuse.
- V. Transportation depots.
- W. Veterinary clinic including kennels and boarding.
- X. Veterinary hospitals.
- Y. Warehouse but not including storage of explosive, corrosive or noxious materials that could be dangerous to man or property.

Paragraph 17 Limited to:

- A. Public schools (limited to elementary, junior high and high school – other public schools are a conditional use).
- B. Public parks and playgrounds.
- C. Public golf courses including clubhouses and practice driving tees.
- D. Other publicly owned and operated buildings or properties require a conditional use in all zoning districts other than the commercial and industrial zoning districts.
- E. All publicly owned and operated buildings or properties are allowed as a use by right in the commercial and industrial zoning districts provided all outdoor storage or operations are screened from all residential zoning districts and public rights of way.

Paragraph 18 Public utility facilities required for local service, provided that there are no offices, repair or storage facilities, outdoor storage or full-time employees related to the site.

Paragraph 19 Radio and TV studios, provided that no mast or towers used for transmission or broadcasting purposes are erected on the premises.

Paragraph 20 Including model home(s), temporary sales office and construction trailer.

Paragraph 21 Limited to elementary, junior high and high school but not dormitories. Other private schools are a conditional use.

Paragraph 22 Signs are subject to the sign article, Article XIII, of this ordinance.

Paragraph 23 Swap meets are allowed subject to review and approval by the Town consistent with administrative rules and procedures adopted by the Town Council.

Paragraph 24 Commercial, Neighborhood includes indoor and other business uses serving the daily needs of the immediate neighborhood including the following and similar uses.

- A. Appliance, furniture, and household equipment rentals.
- B. Automobile service station.
- C. Bank and other financial institutions such as credit unions, loan companies and loan associations.
- D. Charitable organizations.
- E. Churches.
- F. Day care center.
- G. Governmental services, public utility offices and exchanges, excluding storage and repair services.
- H. Indoor recreation facilities such as gymnasiums and health clubs.
- I. Lodges or fraternal associations.
- J. Miniature golf courses.
- K. Office including accounting, administrative, blue printer, business, clerical, dental, executive, medical, newspapers, professional, real estate, stenographic, stock brokerage firms, veterinarians, writing.
- L. Personal services including appliance repair shop, barber shop and beauty parlor, custom dressmaker, dry cleaning outlet, dry cleaning, interior decorator, laundry establishments, locksmith, milliner, minor household appliance repair, mortuaries, photographer, self-service laundry, shoe repair shop, tailor.
- M. Restaurant.

N. Retail store containing a maximum of one thousand two hundred fifty square feet (1,250 sq. ft.) including: apparel, appliance sales and rentals, bakery,

books, clothes, confections, drugs, dry goods, florist shop, food, furniture sales and rentals, garden supplies, gift shop, glass, graphic art, grocery store, hardware store, hobby supplies, home and office furnishings, household equipment rental, household supplies, jewelry, liquor, magazines, music supplies, novelties, office supplies, paint, pawn shop, rummage sales, second hand stores, shoes, specialty store, sporting foods, stationary, thrift stores, tobacco, toys, used furniture store, variety store, wallpaper.

O. Y.M.C.A.

P. Y.W.C.A.

All uses shall be operated entirely with an enclosed building unless screened from view from any residential zoning district by a solid six (6) foot high wall or fence.

Paragraph 25 Outdoor storage of boats, recreational vehicles, motor homes and other items shall be screened from any adjacent residential zoning district with a masonry wall or adequate planting or solid material fence of six (6) feet in height.

Paragraph 26 Medical Marijuana dispensary and nonprofit medical marijuana dispensary offsite cultivation location subject to the requirements of the Medical Marijuana, Article XVII of the Quartzsite Town Zoning Code.

Paragraph 27 Marijuana Establishments subject to Arizona State Licensure requirements and the requirements of Article XX Adult-Use Marijuana Regulations, of the Quartzsite Town Zoning Code.

Paragraph 28 **Commercial, Heavy** zoning district is to promote freeway-oriented services and products while avoiding the disruption of less intensive commercial activities. This zone district can allow their operations to occur outside and must take steps to limit offensive noises and is most appropriate along major arterial streets or near freeways. The district includes but is not limited to business activities such as the following:

A. Assembly of products that occurs in an enclosed building from parts manufactured off-site.

B. Cabinet making shop.

C. Furniture upholstery where the cover of existing furniture is removed and/or replaced with a new cover.

D. Greenhouses and plant nurseries for wholesale and retail distribution of plants grown on the premises.

E. Lumber Yards

F. Machine shop

- G. Major Automotive services including automobile service station, commercial parking lot, including body or radiator repairs.
- H. Parking Lots
- I. Truck Stops
- J. Vehicle sales including automobile, truck, trailer, Off-Highway Vehicle (OHV) and recreational vehicle sales and/or leasing facilities where vehicles may be displayed and stored outside.
- K. Vehicle sales where including automobile service station, commercial parking lot, vehicle repair; new or used automobile, motorcycle, boat, Off-Highway Vehicle (OHV), truck and recreation vehicle sales and repair; vehicle repair garage provided the storage or parking of wrecked motor vehicle shall be within a compound yard enclosed by a six (6) foot high solid wall, except for driveway openings.

All uses may be operated inside an enclosed building and shall be screened from view from any residential zoning district by a solid six (6) foot high masonry or wood wall, or other appropriate buffering setbacks as approved by the Zoning Administrator.

Paragraph 29 **Planned Area Development** District is intended to promote the development of mixed- use developments and/or residential subdivisions that include residential or commercial development according to an overall plan. It is the intent of the PAD District to:

- 6) Encourage creative and innovative planning principles by providing greater flexibility in design.
- 7) Establish mixed-use developments or residential neighborhoods that have a distinct character and an established sense of place.
- 8) Create commercial and residential areas with a mix of lot sizes and complementary uses.
- 9) Provide a process that relates the architecture, urban design and scale of the project to the unique characteristics of the site.
- 10) Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage and open spaces to serve the development and to minimize impact on existing or future adjacent development.
- 11) Encourage the provision of open space within the development.
- 12) Encourage development that is consistent with the policies and the guidelines established in applicable specific plans and the General Plan.

Paragraph 30 Indoor Storage facilities that charge rent requires that storage of any item shall occur entirely within an enclosed building.

- A. Indoor Storage facilities in a C-1 Zone shall be restricted to a minimum lot area of 1-acre.