CITY OF

Page

ARIZONA

ZONING CODE



2026

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GENERAL PROVISIONS

§ 152.001 AUTHORITY.

This zoning chapter is enacted based on the authority granted by this city code and the laws of the State of Arizona, including but not limited to A.R.S. § 9-461 and § 9-462, which provide for the regulation of land use and structures by municipalities in Arizona.
(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.002 TITLE.

This zoning chapter shall be known as the City of Page Zoning Chapter and is referred to throughout this document as "this chapter," “this Zoning Code” or "this code."
(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.003 PURPOSE.

The purpose of this chapter is to:
(A) Promote the health, safety, convenience and general welfare of the citizens of the city;
(B) Facilitate the orderly growth of the city and to ensure the adequate provision of transportation, water, sewerage, electricity, schools, parks, trails, recreation and other public facilities;
(C) Prevent the overcrowding of land and undue concentration of population;
(D) Secure safety from fire, flood and other dangers;
2023 S-18
(E) Lessen or avoid congestion in the neighborhoods, commercial districts and on local streets;
(F) Secure adequate light, air and privacy;
(G) Protect the character and the social and economic stability of all parts of the community;
(H) Continuously promote and enhance the aesthetics and character of the community; and
(I) Promote development in accordance with the city’s general plan.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.004 CONSISTENCY WITH THE GENERAL PLAN AND OTHER REGULATIONS.

This chapter is intended to implement the planning goals and objectives of the city's general plan and other applicable adopted regulations. Any Amendments to, or actions pursuant to, this code shall be consistent with the general plan and all applicable adopted regulations.
(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ **152.005 APPLICABILITY.**

The provisions of this zoning code apply to all uses and development of properties within the municipal limits of the city, except for exempted government-owned property as provided by state or federal law or as otherwise expressly stated in this zoning code.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.006 CONFLICTING PROVISIONS.

(A) Provisions interpreted as minimum requirements. The standards and regulations established by this chapter shall be construed to be the minimum requirements necessary for the promotion of public health, safety, or other general welfare. Minimum values are not intended to be target values. In some instances, conditions may create the need to exceed stated minimum standards.

(B) Relation to other regulations. The regulations of this chapter and requirements or conditions imposed pursuant to this chapter shall not supersede any other regulations or requirements adopted or imposed by the State of Arizona, or any federal agency that has jurisdiction by law over uses and development
authorized by this chapter. All uses and development authorized by this chapter shall comply with all other such regulations and requirements. Where conflict occurs within this chapter or between the provisions of this chapter and any other city ordinance, chapter, resolution, guideline or regulation, (such as, but not limited to, fire codes, building codes, or engineering standards), the more restrictive provisions shall control, as determined by the Director, unless otherwise specified herein.

(C) Relation to private agreements. The provisions of this chapter shall apply regardless of any private agreements if the provisions of this chapter are more restrictive. Otherwise, this chapter shall not interfere with, affect, or annul any recorded easement, covenant, or other private agreement now in effect, unless a development agreement has been authorized by the City Council and executed by recording the development agreement with the County Recorder's office, pursuant to A.R.S § 9-500.05.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.007 TRANSITIONAL PROVISIONS.

The following rules shall apply to all properties in the city on or after April 22, 2023, the effective date of this code:

(A) Violations continue. Any violation of the zoning code previously in effect (12-28-2018 Zoning Ordinance No. 648-18) will continue to be a violation under this code and shall be subject to the penalties and enforcement provisions provided in §§ 152.105 through 152.112, unless the use, development, construction, or other activity complies with the provisions of this code.

(B) Uses rendered nonconforming under prior ordinance. Any legal nonconformity under the previous zoning ordinance will also be a legal nonconformity under this chapter, so long as the situation that resulted in the legal nonconforming status under the previous chapter continues to exist. If a legal nonconformity under the previous chapter becomes conforming due to the adoption of this chapter, then it is conforming.

(C) Uses rendered nonconforming under this chapter.

(1) When a building, structure, or lot is used for a purpose that was a permitted use before the effective date of this zoning chapter, and this zoning chapter no longer classifies such use as a permitted use, such use shall be considered legal nonconforming and shall be controlled by §§ 152.120 through 152.125.

(2) Where any building, structure, or lot that legally existed on the effective date of this zoning chapter does not meet all standards set forth in this zoning chapter, such building, structure, or lot shall be considered legal nonconforming and shall be controlled by §§ 152.120 through 152.125.

(D) Applications filed prior to the effective date.

(1) Pending applications filed prior to the effective date.

(a) Complete applications for new developments or amendments including, but not limited to site plan review and approval, conditional use permits, and rezones filed prior to the effective date of this code may be approved under the provisions of the zoning code previously in effect (12-28-2018 Zoning Ordinance No. 648-18).

(b) Applicants with a complete application that has been submitted for approval, but upon which no final action has been taken prior to the effective date of this zoning chapter, may request review under this zoning chapter by a written request to the Director.

(c) If the applicant fails to comply with any applicable required period for submittal or other procedural requirements in accordance with the zoning chapter in effect on the date the application was deemed complete, the application shall expire, and subsequent applications shall be subject to the requirements of this zoning chapter.

(2) Planning applications filed after the effective date. All applications for new developments including, but not limited to, site plan review and approval, conditional use permits, and zone changes, filed on or after the effective date of this zoning chapter, including modifications and amendments, shall conform to the provisions of this zoning chapter.

(E) Developments and permits approved prior to the effective date of April 22, 2023, with approvals.

(1) Conditional use permits and final site plans approved prior to the effective date. An applicant who has received approval for a conditional use permit or a final site plan prior to the effective date of this chapter may file an application for a building permit, even if the use or site plan does not fully comply with the provisions of this chapter. If a building permit application is not filed within one year of the date of approval, it shall expire. No time extensions shall be permitted. Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.

(2) Preliminary subdivision plat approved prior to effective date. A preliminary plat approved prior to the effective date of this chapter may file an application for a final subdivision plat and improvement plan approval, even if the subdivision does not fully comply with the provisions of this chapter, within 18 months as provided by the general development and subdivision regulations, from the date of preliminary plat approval, or the preliminary plat shall expire. No time extensions shall be permitted. Subsequent preliminary plat applications shall comply with this zoning chapter and the city general development and subdivision regulations.

(3) Building permit issued prior to effective date. Any building, structure, or sign for which a building permit has been issued or for which a complete building permit or sign permit application has been filed prior to the effective date of this chapter, may be constructed and completed in conformance with the permit and other applicable approvals, permits and conditions, even if such building, structure or sign does not fully comply with this chapter. If construction is not commenced in compliance with the applicable permit terms, the Building Official may grant an extension in compliance with the provisions of the building code. If the building, structure, or sign has not been completed before the building permit or any extension of the permit expires, then the building, structure, or sign shall be constructed, completed ,or occupied only incompliance with this chapter.

(F) Waiver of requirements.

(1) Properties for which the owner believes the adoption of this chapter has a direct effect upon and has caused a diminution of value. (A.R.S. § 12-1134)

(2) If a property owner has reason to believe the adoption of this chapter and the requirement(s) related to this chapter have directly reduced the fair market value of their property, a waiver of requirements from this chapter, in favor of all requirements of the zoning chapter in effect before April 22, 2023, may be applied. Actions establishing the initiation of this waiver must be made before April 22, 2026.
(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.008 RULES FOR INTERPRETATION.

(A) Zoning land use regulations. Where uncertainty exists regarding the interpretation of any provision of this chapter or its application to a specific site, the Director shall determine the intent of the provision as defined under § 152.074. The determination of the Director may be appealed in accordance with the provisions of § 152.086(K).

(B) Official zoning map. Where uncertainty exists regarding the boundary of a zoning district, the provisions and rules set forth in §1 52.025(C) shall apply.
(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.009 SEVERABILITY.

If any portion of this code is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from this code and in no way affects or diminishes the validity of the remainder of this code.
(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

ZONING DISTRICTS

§ 152.025 ZONING DISTRICTS AND MAP ESTABLISHED.

(A) This chapter establishes the zoning districts applied to property within the city, determines how the zoning districts are applied on the zoning map, and identifies general permitted land uses and development standards for each zoning district.

(B) Zoning Districts established. To classify and separate the uses of land, buildings, and structures for implementing the city zoning chapter, the city is divided into the zoning and overlay districts listed below.

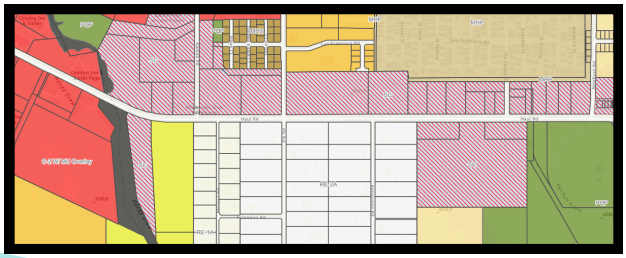


Table 2.1-1: Zoning Districts Established		
Abbreviation	***Zoning District***	***Legacy Zoning***
Residential Districts		
RE-2A	Residential-Estate/Two-Acre	
RE-1A	Residential-Estate/One-Acre	
R1-8	Single-Family Residential 8,000	
R1-7	Single-Family Residential 7,000	
R1-5	Single-Family Residential 5,000	
R-2	Small-Lot Residential 2	
RM	Multi-Family Residential 3	
MHS	Manufactured Home	
MHP	Manufactured Home Park	
Commercial Districts and Mixed-Use Overlay		
C-1	Neighborhood Commercial	
C-2	Community Commercial	
CBD	Central Business District	
MU	Mixed-Use Overlay	
Commercial Districts and Mixed-Use Overlay		
BP	Business Park	
SC	Service Commercial	
IP	Industrial Park	
Planned Area Development District		
PAD	Planned Area Development	
Airport Districts		
AP	Airport Property	
Special Districts		
FL	Federal Lands District	
POS	Parks/Open Space	
ARSD	Airport Residential Special District	
HSRSD	Hillside Residential Special District	
PQP	Public/Quasi-Public District	
UNDV	Undevelopable District	

(C) Map established.

(1) The location and boundaries of the zoning districts established by this code shall be designated upon the official "Zoning Map of the City of Page."
The zoning map, together with all data shown on the map and all amendments hereafter adopted, is by reference made a part of this code.

(2) The official zoning map shall be located in and maintained by the Planning and Zoning Department and made available for inspection at City Hall.

(a) Any changes to the official zoning map shall be considered an amendment to the official zoning map and filed in accordance with 1§5 2.090

(b) The official zoning map may, from time to time, be republished to delineate any change of zoning approved pursuant to §1 52.090 or any other amendments thereto.

(D) Boundary determination. Where uncertainty exists concerning the boundaries of any zoning district shown on the official zoning map, the following rules shall apply:

(1) Where zoning district boundaries are indicated as approximately following street or alley center lines, such center lines shall be construed to be the district boundary.

(2) Where zoning district boundaries are so indicated that they approximately follow property lines, such property lines shall be construed to be the district boundary.

(3) Where zoning district boundaries divide a lot or parcel, the zoning boundary shall be determined by using the scale of the zoning map, unless indicated by legal description with distance and bearing or other dimension.

(4) Where existing development has occurred across zoning lines, zoning for the entire parcel shall be that which is applied to the largest portion of the property.

(5) Where a public street, alley, open space, railroad, or utility right-of-way is officially vacated or abandoned, the property that was formerly in the right-of-way will be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned right-of-way or right-of-way easement, or be considered for public use.

(6) In case of doubt or disagreement concerning the exact location of a district line, determination shall lie with the Director as defined under §1 52.074. The determination of the Director may be appealed in accordance with the provisions of § 152.086(K).

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.026 RESIDENTIAL DISTRICTS.

(A) General purpose. Residential zoning districts are primarily intended to create, maintain and promote the residential character and nature of neighborhoods which are comprised of a range of compatible densities to accommodate the desired physical appearance of the city. These districts primarily accommodate residential uses, however some nonresidential uses are also allowed to provide public facilities necessary to create a healthy and safe environment to live in.

(B) Residential districts.

(1) Residential-Estate/Two-Acre (RE-2A). This district is intended to provide an open, country residential atmosphere on large lots where modular and conventional homes are allowed. Lots are typically larger than in the developed portion of the city and include keeping large livestock. Single-family detached homes in this district shall not include manufactured or mobile homes.

(2) Residential-Estate/One-Acre District (RE-1A). This district is similar in intent and purpose to the Residential-Estate/Two-Acre (RE-2A) District, except the lot sizes are smaller. In general, the intent is to allow conventional and modular single-family detached housing with large livestock. Single-family homes in this district shall not include manufactured or mobile homes.

(3) Single-Family Residential-8/8,000 Sq. Ft. (R1-8). This district is intended to promote and protect the single-family character of a neighborhood where modular and conventional homes are allowed, and to prohibit incompatible activities. Development in this district should afford non-motorized linkages to community and neighborhood services such as schools, parks and shopping areas. All public utilities and facilities must be present. Certain essential and complementary uses are permitted under conditions and standards which ensure their compatibility with the character of the district. Single-family homes in this district shall not include manufactured or mobile homes.

(4) Single-Family Residential-7/7,000 Sq. Ft. (R1-7). This district is intended to provide for a modular and conventional single-family dwelling unit environment while providing a denser urban development. Development in this district should afford non-motorized linkages to community and neighborhood services such as schools, parks and shopping areas. All public utilities and facilities must be present. Certain essential and complementary uses are permitted under conditions and standards which ensure their compatibility with the character of the district. Single-family homes in this district shall not include manufactured or mobile homes.

(5) Single-Family Residential-5/5,000 Sq. Ft. (R1-5). This district is intended to provide smaller lot sizes than other single-family districts while maintaining a single-family neighborhood character. Development in this district should afford non-motorized linkages to community and neighborhood services such as schools, parks and shopping areas. All public utilities and facilities must be present. Certain essential and complementary uses are permitted under conditions and standards which ensure their compatibility with the character of the district. Single-family homes in this district may include existing and future manufactured homes and conventional and modular homes.

(6) Small-Lot Residential-2/3,500 Sq. Ft. Single and 7,000 Sq. Ft. Duplex (R-2). The intent of this district is to provide for neighborhoods comprised of a mixture of conventional and modular single-family detached homes and small-lot residential dwellings such as duplexes, townhomes, or patio homes together with schools, parks, trails and other public facilities. This district may serve as a transition between higher-density multi-family residential districts and low density single-family residential districts. Single-family homes in this district shall not include manufactured or mobile homes.

(7) Multiple Family Residential-3 (RM). This district allows the broadest range of multi-family residential types and is intended for locations closer to primary intensity generators, such as large commercial developments, and to serve as a buffer zone between commercial and lower density residential. The district requires direct connection to higher volume roadways and all public utilities. Provisions for various modes of travel and pedestrian linkages are also critical.

(8) Manufactured Home Subdivision (MHS). The intent of this district is to provide an alternative single-family living style for those families who choose a manufactured home environment. Development in this district consists of subdivisions where residents own individual lots. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present.

(9) Manufactured Home Park (MHP). The intent of this district is to provide an alternative single-family living style for those families who choose a manufactured home environment, but lease or rent spaces rather than own individual lots. Campgrounds/RV Parks developed in a safe and attractive manner may also be located in this district. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present.

(C) Residential use standards. Table 2.1-1. The Table of Allowed Uses for Residential Districts lists land uses permitted by right (P), permitted with approval of a conditional use permit (C) in accordance with § 152.091, or prohibited in each zoning district (NP). The Use Table also includes references to additional use-specific standards that may be applicable to that use. The organization headings and individual abbreviations utilized in the table are explained as follows:

(1) Use category. The "use categories" are intended merely as an organizational tool and are not regulatory. These use categories simply help to organize the list of "specific use types" into common groupings for ease of reference.

(2) Specific use type. The "specific use types" are regulatory and function as the basis for defining present and future land uses that are appropriate in each zoning district. Rather than list every possible individual land use type, this list classifies individual land uses and activities into specific use types based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. Further definitions of each specific use type can be found in §§ 152.035 through 152.037.

(3) Use-specific standards. Section numbers listed in the "Supplemental Use Regulations" column denote the location of additional regulations that are applicable to the specific use type; however, provisions in other sections of this chapter may also apply.

(4) Non-specified uses. When a use cannot be reasonably classified into a specific use type, or appears to fit into multiple specific use types, the Director is authorized to determine the most similar and most appropriate specific use type based on the actual or projected characteristics of the individual use or activity (including but not limited to size, scale, operating characteristics and external impacts) in relationship to the specific use type definitions provided in §§ 152.035 through 152.037. Appeal of the Director's decision may be made to the Board of Adjustment following the procedures under §152.086(K).

P=Permitted Use C=Conditional Use NP=Not Permitted



Table 2.2-1: Table of Allowed Uses for Residential Districts											
Use Category	**Specific Use Type**	***P=Permitted Use C=Conditional Use NP=Not Permitted Residential Zoning District***									
		RE-2A	RE-2A	R-8	R1-7	R1-5	R-2	RM	MHS	MHP	*Supplemental Use Regulations*
Residential Use Category	Assisted Living Center	NP	NP	NP	NP	NP	NP	C	NP	NP	§ 152.045(D)
	Assisted Living hOME	P	P	P	P	P	P	C	NP	NP	§ 152.045(D)(1)
	Child Care, Home	P	P	P	P	P	P	P	P	P	§ 152.045(K)
	Dwelling, Duplex	NP	NP	NP	NP	NP	P	P	NP	NP	
	Dwelling, Manufactured Home	NP	NP	NP	NP	P	NP	NP	P	P	§ 152.045(O)
	Dwelling, Modular Home	P	P	P	P	P	P	NP	P	C	
	Dwelling, Multi-Family	NP	NP	NP	NP	NP	NP	P	NP	NP	
	Dwelling, Principal & Accessory Single-Family Detached	P	P	P	P	P	P	P	P	P	
	Group Care Home	P	P	P	P	P	NP	NP	NP	NP	§ 152.045(N)
	Manufactured Home, Park	NP	NP	NP	NP	NP	NP	NP	NP	P	§ 152.045(P)
	Nursing Home	NP	NP	NP	NP	NP	NP	C	NP	NP	§ 152.045(D)
	Residential Care Home	P	P	P	P	P	P	NP	NP	NP	§ 152.045(W)
	Vacation Home Rentals	P	P	P	P	P	P	P	P	P	§ 152.045(BB)

Table 2.2-1: Table of Allowed Uses for Residential Districts											
Use Category	**Specific Use Type**	***P=Permitted Use C=Conditional Use NP=Not Permitted Residential Zoning District***									
		RE-2A	RE-2A	R-8	R1-7	R1-5	R-2	RM	MHS	MHP	*Supplemental Use Regulations*
Public and Semi-Public Use Category	Assembly Hall/ Auditorium	NP	NP	NP	NP	NP	NP	C	C	C	
	Campground /RV Park	NP	NP	NP	NP	NP	NP	NP	NP	c	§ 152.045(I)
	Child Care, Center	NP	NP	NP	NP	NP	C	C	NP	NP	§ 152.045(J)
	College or University	NP	NP	NP	NP	NP	NP	C	NP	NP	§ 152.045(X)
	Community Playfield and Parks	P	P	P	P	P	P	P	P	P	
	Community Recreation Center	P	P	P	P	P	P	P	P	P	
	Country Club, Private	P	P	P	P	P	P	P	P	P	
	Fraternal or Social Club, Nonprofit	NP	NP	NP	NP	NP	C	C	NP	NP	
	Library	P	P	P	P	P	P	P	NP	NP	
	Public Safety Facility	P	P	P	P	P	P	P	P	P	
	Religious Assembly	P	P	P	P	P	P	P	P	P	§ 152.045(V)
	School, Boarding	C	C	NP	NP	NP	NP	C	NP	NP	§ 152.045(X)
	School Public or Private, K-8	C	C	C	C	C	C	C	NP	NP	§ 152.045(X)
	School Public or Private, 9-12	P	P	P	P	P	P	P	P	P	§ 152.045(X)

Table 2.2-1: Table of Allowed Uses for Residential Districts											
Use Category	***Specific Use Type***	***P=Permitted Use C=Conditional Use NP=Not Permitted Residential Zoning District***									
		RE-2A	RE-2A	R-8	R1-7	R1-5	R-2	RM	MHS	MHP	*Supplemental Use Regulations*
Public and Semi-Public Use Category	Social Services Facility	NP	NP	NP	NP	NP	NP	C	NP	NP	
	Solar Generation Facility	C	NP	NP	NP	NP	NP	NP	NP	NP	
	Utility Facility and Service Yard, Major	C	NP	NP	NP	NP	NP	NP	NP	NP	
	Utility Facility, Minor	P	P	P	P	P	P	P	P	P	
	Wireless Communica-tion Facility (WCF) (including tower and supporting facilities)	C	C	C	C	C	C	C	C	C	§ 152.045(CC)
Agriculture Use Category	Agriculture, General	P	C	NP	NP	NP	NP	NP	NP	NP	
	Market Garden	P	P	C	C	C	C	C	C	NP	
	Ranching, Commercial	P	C	NP	NP	NP	NP	NP	NP	NP	
Commercial Use Category	Farmers Market, Permanent	C	C	NP	NP	NP	NP	NP	NP	NP	
	Food Store	C	NP	NP	NP	NP	NP	NP	NP	NP	
	Golf Course Unlighted	C	C	C	C	C	C	C	C	C	
	Parking Lots and Parking Structure	NP	NP	NP	NP	NP	NP	P	NP	NP	

50 (space)

(D) Residential development standards. The following development standards identified in Table 2.2-2 apply to all principal uses and structures in residential districts, except as otherwise expressly stated in this code. General exceptions to these regulations and rules for measuring compliance can be found in § 152.035 through § 152.037. Regulations governing accessory uses and structures can be found in § 152.046.

Table 2.2-2: Residential Districts Development Standards

	Zoning District		Density, Maximum (dwelling units/gross acre)	Lot Dimensions minimum		Setbacks			Lot Coverage maximum (%)	Building Height maximum (feet)
				Lot size (square feet)	Lot Width (feet)	Front (feet)	Side (feet)	Rear (feet)		
	RE-2A			87,120	200	25	25	25	20	35
	RE-1A			43,560	150	25	25	25	25	35
Single-Family Residential	R1-8			8,000	70	20(2)	5 w/15 aggregate (4)	10	40	30
	R1-7			7,000	60	20(2)	5 w/15 aggregate (4)	10	45	30
	R1-5			5,000	50	15(3)	5(4)	10		30
	MHS		10	3 Acre Site 5,000 lot	40	15(3)	5(4)	10	45	30
Multi-Family Residential	MPH	Manufactured Home Park	10 (spaces/ gross acre)	3 Acre Site 5,000 lot	40	15(3)	5(4)	10	45	30
		Campground/ RV Park	18 (spaces/ gross acre)	3 Acre Site 5,000 lot	40	15(3)	5(4)	10	45	30

Table 2.2-2: Residential Districts Development Standards										
	Zoning District		Density, Maximum (dwelling units/gross acre)	Lot Dimensions minimum		Setbacks			Lot Coverage maximum (%)	Building Height maximum (feet)
				Lot size (square feet)	Lot Width (feet)	Front (feet)	Side (feet)	Rear (feet)		
Multi-Family Residential	R-2	Single-Family Detached	8	3,500	35	15(3)	5(4)	10	50	30
		All other uses	12	7,000 site (6)		20	15(5)	15(5)	50(7)	30
	R-M		12 (min)	7,000 site (6)		20	15(5)	15(5)	50(7)	35

Table 2.2-2: Residential Districts Development Standards (Cont'd)

1. Lot width is measured at front setback.
2. Front setbacks hall be 15 feet for side entry garage and/or covered front porch.
3. Front setback shall be 20 feet for entry garages and carports.
4. For all corner lots adjacent to a public right-of-way, the minimum street side yard setback shall be ten feet.
5. Zero feet for dwelling units with common walls.
6. For Single-Family Attached uses within a common site, the minimum individual lot/dwelling unit size shall be 1,500 square feet.
7. For Single-Family Attached uses within a common site, the maximum individual lot/dwelling unit coverage shall be 95%.

(E) ***Single-family Residential design guidelines.*** The purpose of this section is to help provide a pleasant residential environment for all single-family dwelling units and subdivisions. Multi-family design guidelines are defined under § 152.027 Commercial and Mixed-Use Overlay Districts.

(1) Utilities. All on-site and off-site electric and communication utility lines shall be placed underground. To allow for future connections and extensions, all underground utilities shall be extended a minimum of two feet (2'-0") beyond the farthest property boundary, to prevent damaging existing pavement or landscaping when future utility extensions are made.

(Ord. 648-18, passed 11-28-2018; Ord. 671-20, passed 5-27-2020; Ord. 703-23, passed 3-22-2023)

§ 152.027 COMMERCIAL AND OVERLAY DISTRICTS.

(A) ***General purpose.*** The purpose of the Commercial and Mixed-Use Districts is to provide for a variety of commercial and select residential areas, each suited to specific retail, service, entertainment, and residential uses in order to maintain compatibility with adjacent uses. These districts are intended to provide attractive, well-designed developments that are appropriately located along primary roadways and pedestrian facilities to serve large volumes of customers.

(B) ***Commercial and Mixed-Use Overlay Districts.***

(1) ***Neighborhood Commercial District (C-1).*** This district is intended to provide convenient locations for small-scale retail or service-related establishments. These locations are to provide services and goods primarily for the surrounding neighborhood and are not intended to draw customers from the entire community. The location of uses in this district are limited to the intersection of a collector street and a local street or greater.

(2) ***Community Commercial District (C-2).*** This district is intended to provide a range of general commercial needs, such as: major business groupings; regional size shopping centers; retail sales and personal, professional and business services, excluding business parks, that meet the daily demands of the overall larger community and traveling public. This district may also act as a transition between high-density, centrally located commercial activities customarily found in the Central Business District, and multi-family residential districts. Businesses in this district require high visibility, maintain sufficient parking, are buffered from traditional residential neighborhoods, and are predominantly located in commercial strips or nodes located beside or at intersections of major highways and arterials. This district does allow a Mixed-Use Overlay as a Conditional Use, as shown in Table 2.3-1, and in accordance with § 152.027(B)(5).

(3) ***Central Business District (CBD).*** This district provides an office, retail and business services area that serves the entire community. Uses are allowed which complement the central downtown area and are suited to high vehicular and pedestrian traffic areas. The CBD should also be a focal point for meeting the needs of tourists visiting the community and provide a strong community identity through design standards and main street activities. This district does allow a Mixed-Use Overlay as a Conditional Use, as shown in Table 2.3-1, and in accordance with § 152.027(B)(5).

(4) ***Mixed-Use Overlay District (MU).***

(a) This overlay district is intended to require both residential and non-residential uses, either vertically or horizontally, and to promote site and building design that accommodates multimodal travel that creates opportunities to live and work within the central downtown area.

(b) The mixed-use overlay district shall be utilized as an overlay zone. Land classified in the mixed-use overlay district shall be limited to those areas located within the CBD, C-2, and SC zoning districts. Property so classified shall be identified on the zoning map by both the underlying CBD, C-2, or SC district and the mixed-use overlay designation. The mixed-use regulations set forth in this section shall be in addition to those regulations set forth in the underlying CBD, C-2, and SC districts. In the event of a conflict between the provisions of the mixed-use overlay district and the provisions of the CBD, C-2, or SC district, the provisions of the mixed-use overlay district shall prevail. If the mixed-use overlay district is silent in relation to any development standard, the development standard identified in the underlying CBD, C-2, or SC zone shall prevail.

(C) Commercial use and mixed-use overlay standards. Table 2.3-1: Table of Allowed Uses for Commercial and Mixed-Use Overlay Districts, lists land uses permitted by right (P), permitted with approval of a conditional use permit (C) in accordance with § 152.091, or prohibited in each zoning district (NP). The Use Table also includes references to additional use-specific standards that may be applicable to that use. The organization headings and individual abbreviations utilized in the table are explained as follows:

(1) Use category. The "use categories" are intended merely as an organizational tool and are not regulatory. These use categories simply help to organize the list of "specific use types" into common groupings for ease of reference.

(2) Specific use type. The "specific use types" are regulatory and function as the basis for defining present and future land uses that are appropriate in each zoning district. Rather than list every possible individual land use type, this list classifies individual land uses and activities into specific use types based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions. Further definitions of each specific use type can be found in §§ 152.035 through 152.037.

(3) ***Use-specific standards.*** Section numbers listed in the "Supplemental Use Regulations" column denote the location of additional regulations that are applicable to the specific use type; however, provisions in other sections of this chapter may also apply.

(4) ***Non-specified uses.*** When a use cannot be reasonably classified into a specific use type, or appears to fit into multiple specific use types, the Director is authorized to determine the most similar and thus most appropriate specific use type based on the actual or projected characteristics of the individual use or activity (including but not limited to size, scale, operating characteristics and external impacts) in relationship to the specific use type definitions provided in §§ 152.035 through 152.037. Appeal of the Director's decision may be made to the Board of Adjustment following the procedures under § 152.086(K).

Table 2.3-1: Table of Allowed Uses for Commercial and Mixed-Use Overlay Districts						
Use Category	***Specific Use Type***	***P = Permitted Use C = Conditional Use NP = Not Permitted***				
		Commercial and Mixed-Use Zoning Districts				
		C-1	***C-2***	***CBD***	***MU***	***Supplemental Use Regulations***
Residential Use Category	Assisted Living Center	P	P	C	P	§ 152.045(D)
	Boarding/Shelter Care	NP	P	NP	NP	
	Dwelling, Live/Work	P	P	C	P	
	Mixed-Use Overlay	NP	C	C		§ 152.027(B)(5)
	Dwelling, Multi-Family	NP	C	C	P	
	Nursing Home	P	P	C	P	§ 152.045(D)
	Vacation Home Rentals	NP	NP	C	P	§ 152.045(BB)
Public and Semi-Public Use Category	Arboretum or Botanical Garden	NP	P	P	P	
	Assembly Hall / Auditorium	NP	P	P	P	
	Bus Terminal	NP	C	C	C	
	Campground/RV Park	NP	P	NP	NP	§ 152.045(I)
	Cemetery	NP	C	NP	NP	
	Child Care, Center	C	P	P	P	§ 152.045(J)
	College or University	NP	P	P	P	§ 152.045(X)
	Community Playfields and Parks	NP	P	P	P	
	Community Recreation Center	P	P	P	P	
	Cremation or Funeral Parlor	P	P	NP	NP	
	Fraternal or Social Club, Nonprofit	C	P	P	P	
	Government Offices and Civic Buildings	P	P	P	P	
	Health Care/Medical Facility or Clinic	NP	P	P	P	
	Hospitals	NP	P	P	P	
	Library	P	P	P	P	
	Museum, Cultural Facility	NP	P	P	P	

Table 2.3-1: Table of Allowed Uses for Commercial and Mixed-Use Overlay Districts						
Use Category	**Specific Use Type**	**P = Permitted Use C = Conditional Use NP = Not Permitted**				
		Commercial and Mixed-Use Zoning Districts				
		C-1	**C-2**	**CBD**	**MU**	**Supplemental Use Regulations**
Public and Semi-Public Use Category	Public Safety Facility	P	P	P	P	
	Religious Assembly	P	P	P	P	§ 152.045(V)
	School, Boarding	C	C	C	C	§ 152.045(X)
	School, Public or Private, K-8	C	C	C	C	§ 152.045(X)
	School, Public or Private, 9-12	C	C	C	C	§ 152.045(X)
	Social Service Facility	C	C	C	C	
	Utility Facility and Service Yard, Major	C	C	C	C	
	Utility Facility, Minor	P	P	P	P	
	Wireless Communication Facility (WCF) (including Tower and Supporting Facilities)	C	C	C	C	§ 152.045(CC)
Commercial Use Category	Alcoholic Beverages. Retail Sale	NP	P	P	P	
	Animal Kennel/Shelter	NP	P	NP	NP	§ 152.045(C)
	Animal, Hospital/Veterinarian	NP	C	C	NP	§ 152.045(C)
	Automobile/Boat, Rentals	NP	P	NP	NP	§ 152.045(C)
	Automobile/Boat, Repair Minor	NP	P	NP	NP	§ 152.045(F)
	Automobile/Boat, Sales, and Leasing	NP	P	NP	NP	§ 152.045(G)
	Bar, Lounge, or Tavern	NP	P	P	P	
	Business Services	C	P	P	P	
	Car Wash	NP	P	NP	NP	
	Coffee Shop/Cafe	P	P	P	P	
	Coffee Shop/Cafe with Drive Through	NP	P	C	C	§ 152.045(M)

Table 2.3-1: Table of Allowed Uses for Commercial and Mixed-Use Overlay Districts						
Use Category	***Specific Use Type***	***P = Permitted Use C = Conditional Use NP = Not Permitted***				
		Commercial and Mixed-Use Zoning Districts				
		C-1	***C-2***	***CBD***	***MU***	***Supplemental Use Regulations***
Commercial Use Category	Commercial Entertainment, Indoor	NP	P	C	C	
	Commercial Entertainment, Outdoor	NP	C	C	C	
	Convenience Store	P	P	P	P	§ 152.045(L)
	Farmers Market, Permanent	C	P	P	P	
	Feed Store	C	P	NP	NP	
	Financial Institution	C	P	P	P	
	Financial Institution, with Drive Through	NP	P	C	P	§ 152.045(M)
	Fitness and Sports Center	C	P	P	P	
	General Personal Services	P	P	P	P	
	General Personal Services with Drive Through	NP	P	C	P	§ 152.045(M)
	General Recreation, Indoor	NP	P	P	P	
	Hotel or Motel	NP	P	P	P	
	Instructional Services or Trade Schools	NP	P	C	C	
	Microbrewery, Craft Distillery or Tasting Room	NP	P	P	P	§ 152.045(R)
	Movie Theater	NP	P	P	P	
	Nightclub	NP	C	C	C	
	Non-Chartered Financial Institution (Check Cashing)	NP	P	C	C	
	Nursery, Commercial	NP	C	NP	NP	
	Office Business or Professional	NP	P	P	P	

Table 2.3-1: Table of Allowed Uses for Commercial and Mixed-Use Overlay Districts						
Use Category	***Specific Use Type***	***P = Permitted Use C = Conditional Use NP = Not Permitted***				
		Commercial and Mixed-Use Zoning Districts				
		C-1	***C-2***	***CBD***	***MU***	***Supplemental Use Regulations***
Commercial Use Category	Parking Lots and Parking Structures	NP	P	P	P	
	Restaurant	C	P	P	P	
	Restaurant, with Drive Through	NP	P	C	C	§ 152.045(M)
	Retail, General	P	P	P	P	
	Retail, General with Drive Through	NP	P	C	C	§ 152.045(M)
	Retail, Large	NP	P	C	C	
	Retail, Smoke/Vape Shop	NP	P	P	P	
	Self-Storage, Indoor	NP	P	NP	NP	§ 152.045(Y)
	Service Station	NP	P	P	P	§ 152.045(Z)
	Service Station with Car Wash	NP	P	C	C	§ 152.045(Z)
	Tour Services	NP	P	P	P	§ 152.045(AA)
Industrial Use Category	Building Materials Sales, Indoor Retail	NP	P	C	C	
	Building Materials Sales, Outdoor or Wholesale	NP	C	NP	NP	
	Heavy Rental, Outdoor	NP	C	NP	NP	

(D) Commercial and mixed-use development standards. The following development standards identified in Table 2.3-2 apply to all principal uses and structures in commercial and mixed-use overlay districts, except as otherwise expressly stated in this code.

Table 2.3-2: Commercial and Mixed-Use Overlay Districts Development Standars					
Zoning District		***C-1***	***C-2***	***CBD***	***MU***
Lot Dimensions, maximum	**Size of Use or User (Square Feet)**	25,000			7,000 (min)
Residential Density, Minium		**X**	**X**	**w/CUP**	
Setbacks, minimum	**Front, (feet)**	**15**	**20[1]**	**15[2]**	**0[1]**
	Side, (feet)	**10[2]**	**15[2]**	**15[2]**	**0[1]**
	Side, (feet) Adjacent to Residential	**20[1]**	**30[1]**	**30[1]**	**30[1][3]**
	Rear, (feet)	**10**	**20**	**10[4]**	**10[4]**
	Rear, (feet) Adjacent to Residential	**20**	**30**	**30**	**30[3]**
Lot Coverage, Maximum (%)		**35**	**50**		
Building Height, Maximum (feet)		**30**	**35**	**30**	**35[5]**

[1] Front and side setback for street facing parking areas shall be a minimum of 15 feet
[2] Zero setbacks are permitted for structures if adjacent structures also have zero setbacks and regulations of the building code in force at the time of the review are met.
[3] Fifteen foot setbacks are permitted if adjacent parcel is zoned RM.
[4] Rear setback can be reduced to five feet if adjacent to a public alley.
[5] Building height may be increased to 45 feet for development that contains vertical mixed-use with residential above ground floor commercial uses.

(E) Commercial, mixed-use and multi-family site and architectural design guidelines. The commercial, mixed-use and multi-family design guidelines contained in this section have been established to: create an attractive and functional setting along primary gateway roadway corridors; create and maintain an efficient, functional, safe and pleasant built environment for residents and visitors; and promote attractive, high quality development that will support and enhance the greater community.

(1) Applicability.

(a) These requirements shall apply to development or renovation of buildings within any Commercial, Mixed-Use Overlay, and Multi-Family Zoning District. In the case of mixed-use buildings, the standards of this section and the standards of § 152.045(E), shall both apply.

(b) These guidelines will be used as a framework for evaluating development proposals and for commenting on the design aspects of those proposed projects. The city subdivision regulations should also be referenced for additional site design standards specifically applicable to multi-family and commercial subdivision developments.

(2) Prohibited uses. The following uses are prohibited within any Commercial and Mixed-Use Overlay Zoning District that has frontage along U.S. Highway 89, Lake Powell Boulevard, Coppermine Road, and State Route 98:

(a) Adult entertainment businesses; and

(b) Heavy rental, outdoor.

(3) Architectural guidelines.

(a) Natural materials and deep earthtone colors are preferred, and design elements should not consist primarily of metal, glass, plastic, highly reflective materials and bright colors. Such materials may have limited application in trim or accent areas but should not be predominant visual elements of the building(s) or site improvements.

(b) Large, bland monolithic facades or rooflines and repetition of very simple details, which become monotonous in character, should be avoided. Building elevations should create a unique character, which is emphasized through interesting architectural details or facade articulation in each component. For example, windows may be arched or rectangular, bayed out or recessed, have raised borders, awnings, planter boxes or shutters.

(c) All building facades should be designed with architecturally finished materials, with the following recommended primary facade building materials:

1. Modular masonry materials such as brick, block, and stone;
2. Precast concrete or aggregate panels with a decorative finish;
3. Stucco or stucco-like materials;
4. Wood, provided surfaces are finished for exterior use or wood of proven exterior durability; or
5. Other materials as determined by the Director.

(4) Site design/orientation guidelines.

(a) Buildings, structures, open space areas, and other features shall be oriented to protect and/or enhance major vistas and panoramas that give special emphasis to mountains, mesas, lake views, and special man-made or natural landmarks.

(b) On-site pedestrian walks shall be provided to connect street sidewalks to primary commercial and mixed-use building entries by the most direct route practicable. Multi-building developments shall minimize auto/pedestrian conflicts and maximize convenient pedestrian access between buildings.

(c) Openings for vehicular uses, such as garage door bays used to access vehicles into and out of a building for repair or storage, must be located on facades that do not face the primary street.

(5) Circulation.

(a) The primary vehicular access into a multi-family project shall be through an entry drive rather than a parking lot drive.

(b) Developments along ADOT controlled roadways shall complete a traffic study analysis, including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. ADOT approval will be required as part of the development plan approval process.

(c) Access points along primary gateway roadways shall be placed and designed in accordance with ADOT and/or city requirements.

(6) Utilities. All on and off-site electric and communication utility lines shall be placed underground. To allow for future connections and extensions, all underground utilities shall be extended a minimum of two feet (2'-0") beyond the farthest property boundary, to prevent damaging existing pavement or landscaping when future utility extensions are made.

(F) Additional development standards.

(1) *Setback and height exceptions.* See §§ 152.035 through 152.037 for additional development and design regulations.

(2) *Parking and loading requirements.* See § 152.056 for additional development and design regulations.

(3) *Landscaping and screening requirements.* See § 152.057 for additional development and design regulations.

(4) *Signage requirements.* See § 152.058 for additional development design regulations.

(5) *Exterior lighting requirements.* See § 152.059 for additional development design regulations.

(6) Further reference, as appropriate, should be given to the city International Building Codes (IBC), Fire Codes, Subdivision Regulations, and the Floodplain Management ordinance.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.028 BUSINESS AND INDUSTRIAL DISTRICTS.

(A) General purpose. The purpose of the Business and Industrial Districts is to provide areas that promote employment opportunities while also protecting desired or established residential and commercial areas from the potential objectionable influences these uses may create.

(B) Business and Industrial Districts.

(1) Business Park District (BP). This district is intended to provide sites for a range of business research and business park uses, including office and administrative uses, designed to be conducted wholly within enclosed buildings. Light manufacturing uses conducted wholly indoors that complement the business or research park use that are free from nuisance factors may be permitted if pertinent to the primary use. This district encourages the development of attractive buildings in a campus type setting on landscaped sites which may be close to residential areas.

(2) Service Commercial District (SC). This district is intended to allow more intense outdoor light manufacturing and business uses which are compatible with the developed local economy. These uses generally require unique services such as truck delivery, outdoor storage, major motor vehicle or boat repair, or other activities or operations conducted outside an enclosed building or structure. Because of the character and intensity of these uses, this district requires public services and should be appropriately located on primary roadways or near major highways. This district does allow a Mixed-Use Overlay as a Conditional Use, as shown in Table 2.4-1, and in accordance with § 152.027(B)(5).

(3) Industrial Park District (IP). The intent of this district is to provide for heavier or more intense industrial uses in areas which do not encroach on the community's residential environment. Uses in this district generally include manufacturing and industrial activities that may generate nuisances that cannot be adequately mitigated on site. The IP district is not appropriate adjacent to any residential district.

(C) Business and industrial use standards. Table 2.4-1: Table of Allowed Uses for Business and Industrial Districts, lists land uses permitted by right (P), permitted with approval of a conditional use permit (C) in accordance with § 152.091, or prohibited in each zoning district (NP). The Use Table also includes references to additional use-specific standards that may be applicable to that use. The organization headings and individual abbreviations utilized in the table are explained as follows:

(1) Use category. The "use categories" are intended merely as an organizational tool and are not regulatory. These use categories simply help to organize the list of "specific use types" into common groupings for ease of reference.

(2) Specific use type. The "specific use types" are regulatory and function as the basis for defining present and future land uses that are appropriate in each zoning district. Rather than list every possible individual land use type, this list classifies individual land uses and activities into specific use types based on common functional, product or physical characteristics; such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions. Further definitions of each specific use type can be found in §§ 152.035 through 152.037.

(3) Use-specific standards. Section numbers listed in the "Supplemental Use Regulations" column denote the location of additional regulations that are applicable to the specific use type; however, provisions in other sections of this chapter may also apply.

(4) Non-specified uses. When a use cannot be reasonably classified into a specific use type, or appears to fit into multiple specific use types, the Director is authorized to determine the most similar and thus most appropriate specific use type based on the actual or projected characteristics of the individual use or activity (including but not limited to size, scale, operating characteristics and external impacts) in relationship to the specific use type definitions provided in §§ 152.035 through 152.037. Appeal of the Director's decision may be made to the Board of Adjustment following the procedures under § 152.086(K).

Table 2.4-1: Table of Allowed Uses for Business and Industrial Districts

Use Category	***Specific Use Type***	***P = Permitted Use C = Conditional Use NP = Not Permitted***			
		Business and Industrial Zoning Districts			
		BP	***SC***	***IP***	***Supplemental Use Regulations***
Residential Use Category	Dwelling, Live/Work	NP	C	NP	
	Mixed-Use Overlay	NP	C	NP	§ 152.027(B)(5)
Public and Semi Public Use Category	Bus Terminal	P	P	P	
	Campground/RV Park	NP	C	NP	§ 152.045(I)
	Cemetery	P	P	NP	
	Crematorium or Funeral Parlor	P	P	NP	
	Government Offices and Civic Buildings	P	P	P	
	Hospitals	P	P	NP	
	Public Safety Facility	P	P	P	
	Religious Assembly	P	P	P	§ 152.045(V)
	Solar Generation Facility	P	P	P	
	Utility Facility and Service Yard, Major	C	C	P	
	Utility Facility, Minor	P	P	P	
	Wireless Communication Facility (WCF) (including Tower and Supporting Facilities)	P	P	P	§ 152.045(CC)
Commercial Use Category	Adult Entertainment Business	NP	NP	P	§ 152.045(B)
	Animal Training	NP	P	P	§ 152.045(C)
	Animal Kennel/Shelter	NP	P	P	§ 152.045(C)
	Animal Hospital/Veterinarian	C	P	P	§ 152.045(C)
	Automobile/Boat Rentals	P	P	NP	§ 152.045(C)

Table 2.4-1: Table of Allowed Uses for Business and Industrial Districts					
Use Category	**Specific Use Type**	**P = Permitted Use C = Conditional Use NP = Not Permitted**			
		Business and Industrial Zoning Districts			
		BP	**SC**	**IP**	**Supplemental Use Regulations**
Commercial Use Category	Automobile/Boat Repair, Major	NP	P	P	§ 152.045(E)
	Automobile/Boat Repair, Minor	P	P	P	§ 152.045(F)
	Automobile/Boat Repair, Sales and Leasing	P	P	NP	§ 152.045(G)
	Bar, Lounge, or Tavern	P	P	C	
	Business Services	P	P	C	
	Car Wash	P	P	NP	
	Commercial Entertainment, Indoor	P	P	NP	
	Commercial Entertainment, Outdoor	C	C	P	
	Convenience Store	P	P	P	§ 152.045(L)
	Farmers Market, Permanent	P	P	P	
	Feed Store	P	P	P	
	Fitness and Sports Center	P	P	NP	
	Flea Market	P	P	P	
	General Personal Services	C	P	NP	
	General Recreational, Indoor	P	P	C	
	General Recreational, Outdoor	NP	C	P	
	Hotel or Motel	NP	P	NP	
	Instructional Services or Trade Schools	P	P	P	
	Medical Marijuana Dispensary, Operation or Cultivation	NP	C	NP	
	Microbrewery or Craft Distillery	NP	P	C	§ 152.045(R)
	Non-Chartered Financial Institution (Check Cashing)	NP	P	NP	
	Nursery, Commercial	NP	P	P	
	Office Business or Professional	P	P	P	
	Parking Lots and Structure	P	P	P	
	Restaurant	P	P	P	
	Restaurant, with Drive Through	P	P	P	§ 152.045(M)
	Retail, General	NP	P	C	
	Retail, General with Drive Through	NP	P	C	§ 152.045(M)
	Retail, Large	C	P	NP	
	Retail, Smoke/Vape Shop	NP	P	NP	
	Retail, Pawn Shop	NP	P	NP	
	Self-Storage, Indoor	P	P	P	§ 152.045(Y)
	Service Station with Car Wash	P	P	NP	§ 152.045(Z)
	Tour Services	P	P	P	§ 152.045(AA)
	Wholesale Establishment	P	P	P	
Industrial Use Category	Assembly, Light	P	P	P	
	Auctions, Indoor	P	P	P	
	Auto Wrecking and Salvage Yard	NP	NP	P	
	Building Materials Sales, Indoor Retail	P	P	P	
	Building Materials Sales, Outdoor or Wholesale	NP	P	P	
	Distribution Yard, Outdoor	NP	NP	P	
	Distribution/Warehouse Center, Indoor	C	NP	P	
	Heavy Rental, Outdoor	NP	P	P	
	Indoor Storage (Boat, RV)	P	P	P	§ 152.045(F)(3)

Table 2.4-1: Table of Allowed Uses for Business and Industrial Districts					
Use Category	*Specific Use Type*	*P = Permitted Use C = Conditional Use NP = Not Permitted*			
		Business and Industrial Zoning Districts			
		BP	*SC*	*IP*	*Supplemental Use Regulations*
Industrial Use Category	Manufacturing, Heavy	NP	NP	P	
	Manufacturing, Light	P	P	P	
	Outside Storage (Boat, RV)	NP	C	P	§ 152.045(T)
	Recycle Center	NP	NP	P	
	Research Laboratory	P	P	P	
	Resource Extraction	NP	NP	C	
	Truck Stop	NP	P	P	
	Waste Facility, Landfill	NP	NP	C	
	Waste Facility, Transfer Station	NP	NP	C	
	Wholesale Establishment	P	P	P	

(D) Business and industrial development standards. The following development standards identified in Table 2.4-2 apply to all principal uses and structures in Business and Industrial Districts, except as otherwise expressly stated in this code. General exceptions to these regulations and rules for measuring compliance can be found in §§ 152.035 through 152.037. Regulations governing accessory uses and structures can be found in § 152.046.

Table 2.4-2: Business and Industrial Districts Development Standards				
Zoning District		*BP*	*SC*	*IP*
Lot Dimensions, Minimum	**Lot width (feet)**	**60**		**75**
Setbacks, minimum	**Front, (feet)**	**20[1]**	**20[1]**	**30[1]**
	Side, (feet)	**15[1]**	**15[1]**	**20[1][2]**
	Side, (feet) ***Adjacent to Residential***	**30[1]**	**50[1]**	**NP**
	Rear, (feet)	**15**	**15**	**20**
	Rear, (feet) ***Adjacent to Residential***	**30**	**50**	**75**
Lot Coverage, maximum (%)		**50**	**60**	
Building Height, maximum (feet)		**30**	**40**	**50**

[1] Front and side setback for street facing parking areas shall be a minimum of 15 feet

[2] Zero setbacks are permitted for structure if adjacent structures also have zero setbacks and regulations of the bulding code in force at the time of the review are met.

(E) Business and industrial site and architectural design guidelines. The business and industrial design guidelines contained in this section have been established to: recognize the unique needs and characteristics of development in business and industrial use settings; protect and promote long-term economic vitality through the promotion of high quality development; and minimize adverse impacts to existing neighborhoods and anticipated growth area.

(1) Applicability.

(a) These requirements shall apply to development or renovation of buildings within any Business and Industrial Zoning District, unless otherwise specified within this section.

(b) These guidelines will be used as a framework for evaluating development proposals and for commenting on the design aspects of those proposed projects. The city general development and subdivision regulations should also be referenced for additional site design standards specifically applicable to industrial developments.

(2) Service Commercial (SC) Zoning District development guidelines. The Service Commercial Zoning District allows for the placement of a wide range of business and employment type uses. Given its service-related function, this district is often found in close proximity to established residential neighborhoods. For these reasons, there is a greater degree of attention given to how this district relates to adjacent uses. The following concepts shall serve as a framework to guide development within the Service Commercial Zoning District.

(a) Screening adjacent to residential. Any uses in an SC Zoning District which abuts or is across a street, alley or open space from a residential use or zone shall provide a landscape buffer at least 15 feet in width. The landscape buffer shall include a minimum of one spreading tree per 30 linear feet. A fence or wall having the opacity of a solid wall shall also be installed on the residential side of the landscape buffer along all common parcel boundaries. Cyclone or chain link fence shall not satisfy this requirement.

(3) Industrial Park (IP) Zoning District developments adjacent to a residential development or zoning district are prohibited.

(4) Properties with frontage along primary gateway roadway corridors. Development or renovation of buildings within any Business and Industrial Zoning District fronting onto U.S. Highway 89, Lake Powell Boulevard, Coppermine Road, or State Route 98 shall adhere to these guidelines:

(a) Prohibited uses. The following uses are prohibited within any Business and Industrial Zoning District fronting onto U.S. Highway 89, Lake Powell Boulevard, Coppermine Road, and State Route 98:

1. Adult entertainment business;
2. Auto wrecking and salvage yard; and
3. Heavy rental, outdoor.

(b) Architectural guidelines.

1. Natural materials and deep tone colors are preferred, and design elements should not consist primarily of metal, glass, plastic, highly reflective materials and bright colors. Such materials may have limited application in trim or accent areas but should not be predominant visual elements of the building(s) or site improvements.

2. Large bland monolithic facades or rooflines and repetition of very simple details which become monotonous in character should be avoided.
Building elevations should create a unique character which is emphasized through interesting architectural details or facade articulation in each component. For example, windows may be arched or rectangular, bayed out or recessed, have raised borders, awnings, planter boxes or shutters.

3. All building facades should be designed with architecturally finished materials, with the following recommended primary facade building materials:

a. Modular masonry materials such as brick, block, and stone;

b. Precast concrete or aggregate panels with a decorative finish;

c. Stucco or stucco-like materials;

d. Wood, provided surfaces are finished for exterior use or proven for exterior durability; or

e. Other materials as determined by the Director.

(c) Site design/orientation guidelines.

1. Buildings, structures, open space areas and other features shall be oriented to protect and/or enhance major vistas and panoramas that give special emphasis to mountains, mesas, lake views, and special man-made or natural landmarks.

2. Multi-building developments shall minimize auto/pedestrian conflicts and maximize convenient pedestrian access between buildings.

3. Openings for vehicular uses, such as garage door bays used to access vehicles into and out of a building for repair or storage, must be located on facades that do not face the primary street.

(d) Circulation.

1. Developments along ADOT controlled roadways shall complete a traffic study analysis, including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. ADOT approval will be required as part of the development plan approval process.

2. Access points along primary gateway roadways shall be placed and designed in accordance with ADOT and/or city requirements.

(F) Additional development standards.

(1) *Setback and height exceptions.* See §§ 152.035 through 152.037 for additional development and design regulations.

(2) *Parking and loading requirements.* See § 152.056 for additional development and design regulations.

(3) *Landscaping and screening requirements.* See § 152.057 for additional development and design regulations.

(4) *Signage requirements.* See § 152.058 for additional development and design regulations.

(5) *Exterior lighting requirements.* See § 152.059 for additional development and design regulations.

(6) *Utilities.* All on-site and off-site electric and communication utility lines shall be placed underground. To allow for future connections and extensions, all underground utilities shall be extended a minimum of two feet (2'-0") beyond the farthest property boundary, to prevent damaging existing pavement or landscaping when future utility extensions are made.

(7) Further reference, as appropriate, should be given to the city International Building Codes (IBC), Fire Codes, Subdivision Regulations, and the Floodplain Management ordinance.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023; Ord. 713-23, passed 9-27-2023)

§ 152.029 PLANNED DEVELOPMENT (PD) DISTRICTS

On or after April 22, 2023, any request for a Planned Development (PD) zoning district type or for modification or change in an approved PD zoning district type shall be made pursuant to § 152.030.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.030 PLANNED AREA DEVELOPMENT (PAD) DISTRICT.

(A) Any request for a Planned Area Development (PAD) zoning district or for modification or change in an approved PD zoning district shall be made pursuant to this section.

(B) General purpose. A Planned Area Development (PAD) is intended to allow an applicant maximum flexibility in exchange for a more creative approach to land planning and building design that could not be achieved through strict adherence to the terms of this code. PADs may be approved pursuant to the procedure and approval criteria in § 152.090.

(C) Applicability.

(1) A PAD District shall conform to the general plan, all regulations pertaining to land development within this code, the subdivision regulations and a other rules, regulations, specifications and standards set forth in all other applicable city codes, unless specific deviations are approved by the City Council during the PAD approval process.

(2) The area for a PAD shall consist of a single parcel of land or a contiguous group of parcels with a combined minimum size of five acres.

(D) Standards eligible for modification. Unless otherwise expressly modified as part of the PAD approval process, PADs shall utilize the base zoning districts and all applicable standards established in this code to regulate all proposed uses and development. The City Council is authorized to approve PADs that deviate from strict compliance with specified standards if they determine that the resulting development satisfies the approval criteria of division (E) below. The PAD standards may be more or less restrictive than those in the code. PAD zoning may be used to:

(1) Specify the location of base zoning districts and define standards for the modification of these locations within the specified PAD area.

(2) Define which uses permitted by right or by conditional use permit within a base zoning district (as specified in Tables 2.2-1, 2.3-1, 2.4-1, and 2.5-1) will be permitted within said PAD zoning districts. PAD zoning districts may not include uses that are not permitted within a base zoning district but may modify or define standards for the operation and performance of permitted uses within PAD zoning districts.

(3) Define development standards pertaining to the size, dimensions, height, lot coverage, placement, or setback of uses. However, the total number of dwelling units in a PAD plan shall not exceed the maximum number permitted by the general plan density for the total area of the PAD designated for residential use.

(4) Specify the location, extent, and design standards for open space, landscaping, amenities, screening, buffers, and signage.

(5) Specify the location and design of public/private streets, drives, parking, pedestrian, and bikeways.

(6) Specify the timing, sequencing, and phasing of development, including coordinating the type, location, and intensity of development permitted with the construction and availability of public facilities and services.

(7) Provide for the construction of public improvements and facilities onsite or within public easements and rights-of-way abutting the site as required to serve and benefit development within the PAD area or as may be required to mitigate impacts resulting from the development on other properties and uses outside of the PAD area.

(E) Approval criteria.

(1) Before approving a preliminary PAD, the Commission will ensure that the application meets the following standards:

(a) Conformance to the general plan. The development must conform with the objectives of the general plan.

(b) Balance and integration with the neighborhood. The design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties.

(c) Adequacy of street network. The proposed streets are suitable and adequate to carry anticipated traffic and that the density will not generate traffic in such amounts to overload the street network outside of the PAD area.

(d) Adequacy of infrastructure. The impact created by the development can be accommodated by the existing infrastructure system (police and fire protection, parks, schools, water supply, sanitary sewer, solid waste disposal, etc.)

(e) Relationship to physical features. The location of buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of views and vistas.

(f) Environmental impacts. Management of environmental impacts, including drainage, soils, and archaeological.

(g) Upon approval through § 152.090, the preliminary PAD shall be placed on file in the Planning Department pending approval of the final PAD.

(2) (a) Application for final PAD approval shall follow the requirements of § 152.090 process and contain the following:

1. Final legal documents specifying control of common areas;

2. If applicable, a plat of the property as required by the general development and subdivision regulations of the city and plan of require documents; and

3. If applicable, assurance of construction and completion of required public and private improvements in the form as specified in § 413 of the General Development and Subdivision Regulations of the city.

(b) The final development plan shall include any changes, alterations, additions or deletions requested by the Planning Commission and/or City Council in its grant of Preliminary PAD approval. Except for these modifications, the final PAD shall not deviate from the approved Preliminary PAD.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.031 AIRPORT DISTRICTS.

(A) General purpose. The purpose of the airport districts is to promote and develop compatibility between airport activity and the surrounding area in the vicinity of the city municipal airport. These districts are designed to prohibit potential hazards and maintain public health and safety in the vicinity of the airport by minimizing exposure to crash hazards, electronic interference that could deleteriously affect aircraft electronics, and high noise levels generated by airport operations and to encourage future development which is compatible with the continued operations of the airport.

(B) Airport Districts and overlay zones.

(1) Airport Property District (AP). It is the intent of this district to encourage utilization patterns which promote viable and long-term growth of the city municipal airport and of airport-related business and industry. Utilization and development patterns must be amenable to regulations, purposes and directions of the city Airport Master Plan plus all applicable federal, state and local laws, ordinances and regulations.

(C) Airport use standards.

(1) The following airport related uses shall be permitted within the AP zoning district:

(a) Airport structures and facilities that are necessary for the operation of the airport and for the control of air traffic therefrom;

(b) Fixed base operators (FBOs);

(c) Heliports, tourism operators, and ground school training;

(d) Balloon and associated gondola launching, landing and base of operations; and

(e) Space-oriented operations, including research, development, launching and landing.

(2) All other uses in the AP district shall require a conditional use permit, special event permit or a temporary use permit that are consistent with the Airport Master Plan. As part of the approval process, the Planning and Zoning Commission shall give strong consideration to the recommendations and conditions forwarded to it by the Airport Manager and Economic Development Advisory Board (EDAB).

(3) Notwithstanding any other provisions of this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and others; result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport or otherwise in any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft, intending to use the airport.

(D) Airport development standards.

(1) Site plan review and approval, as outlined in § 152.095 of this code, shall be required for all development and construction within the specific boundaries of the airport districts and zones. All development standards such as setbacks, heights, and lot coverage shall be shown on the approved site plan, unless otherwise stated herein. It is required that the Airport Manager and EDAB review all site plans and conditional use permit requests and advise the Planning and Zoning Commission of any known or potential impacts or conditions that might be caused by the proposed development or the conditional use permit.

(2) Building heights within the boundaries of the airport districts and zones shall be as set forth in the federal aviation regulations (FAR) part 77 airspace plan, the city Airport Master Plan, and the underlying zoning district, with no allowances for exceptions to the building height. The most restrictive guidelines shall apply.

(3) Except as otherwise provided in this chapter, no vegetation or tree shall be planted or allowed to grow, or be maintained in any airport district created by this chapter to a height in excess of the applicable height limit herein established.
(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.032 SPECIAL DISTRICTS.

(A) General purpose. The purpose of the special districts is to recognize there are unique areas within the city that require special treatment to provide for their continuance or preservation. Unlike residential, commercial or industrial zoning districts that exist to regulate development, special districts provide mechanisms for the protection of undeveloped areas, federal lands, or recreational resources that are located within the city.

(B) Special Districts.

(1) Federal Lands District (FL). The intent and purpose of the Federal Lands District is to conserve natural resources, protect scenic vistas, and provide recreational opportunities for undeveloped federal lands that are administered by the National Park Service and Bureau of Land Management. Land within this district shall preclude future development, unless a significant change in conditions occurs, and only if a change to another district is approved pursuant to the provisions of this chapter or as directed by and pursuant to applicable federal law and jurisdiction. This district shall in no way diminish, modify, amend, interfere with, or change the rights, duties and privileges of the federal land's ownership and enjoyment as property of the United States.

(2) Parks/Open Space District (POS). The intent and purpose of this district is to promote the public health, safety and general welfare of the community by protecting and preserving open space as a limited and valuable resource which conserves natural resources, protects scenic vistas, provides recreational opportunities, and contributes to the overall quality of life in the city. These properties or parcels have been set-aside and designated by the city for these purposes.

(3) Airport Residential Special District (ARSD). The intent of this special district is to allow very low density single-family residential developments, with conventional site-built homes, with attached or detached airplane hangars, next to the Page Municipal Airport, while protecting scenic vistas.

(a) Development in this district shall comply with all Federal Aviation Administration (FAA) Regulations and Standards, all development requirements listed in this code, the subdivision regulations, the International Residential Codes (IRC), and any other relevant and applicable city codes.

(b) Development in this district shall adhere to the minimum development standards assigned to the Residential Estate/One-Acre District (RE-1A), which are as follows:

1. Minimum Lot : 43,560 Sq. Ft. (1-Acre)
2. Minimum Lot Width: 150 Ft.
3. Minimum : 25 Ft. Front; 25 Ft. Sides; and 25 Ft. Rear
4. Maximum Lot Coverage: 20%
5. Maximum Building Height: 35 Ft.

(c) Due to the special nature and scenic views afforded to these properties, the approval process for any developments in the ARSD Zone shall be in accordance with the requirements defined in the Planned Area Development (PAD) zoning district § 152.030.

(d) The applicant shall secure all FAA required approvals and permits before making application with the city to begin the PAD review and approval process.

(4) Hillside Residential Special District (HSRSD). The intent of this very high-profile special district is to allow very low density single-family residential developments, with conventional site-built homes, along one of the most prominent hillsides in the city, where aesthetics is the highest priority.

(a) Development in this district shall comply with all development requirements listed in this code, the subdivision regulations, the International Residential Codes (IRC), and any other relevant and applicable city codes.

(b) Development in this district shall adhere to the minimum development standards assigned to the Residential Estate/One-Acre District (RE-1A), which are as follows:

1. Minimum Lot Size: 43,560 Sq. Ft. (1 -Acre)
2. Minimum Lot : 150 Ft.
3. Minimum Setbacks: 25 Ft. Front; 25 Ft. Sides; and 25 Ft. Rear
4. Maximum Lot Coverage: 20%
5. Maximum Building Height: 35 Ft

(c) Due to the high visibility of this district, the architectural cartoons and features showing the home styles shall be required to accompany the development plan through the Planned Area Development approval process as defined in § 152.030, to ensure that what is planned to be built meets with the approval of the Planning and Zoning Commission and City Council.

(5) Public Quasi-Public District (PQP). The purpose and intent of this special district is to show those properties or parcels within the city limits that are owned, occupied, used, and maintained by governmental entities, to include federal, state, county or city facilities or services, such as: governmental offices, schools, recreational facilities, utilities and other such uses.

(6) Undevelopable District (UNDV). The intent of this special district is to define and show the areas of the city that are undevelopable due to steep escarpments, flood zones, or other specific areas designated by the city as undevelopable.

(C) Parks/open space use standards.

Table 2.5-1: Table of Allowed Uses for Parks/Open Spaces			
Use Category	***Specific Use Type***	***P = Permitted Use C = Conditional Use NP = Not Permitted***	
		Park/Open Space Zoning District	
		POS	***Supplemental Use Regulations***
Public and Semi Public Use Category	Arboretum or Botanical Garden	P	
	Campground/RV Park	P	§ 152.045(I)
	Cemetery	C	
	Community Playfields and Parks	P	
	Community Recreation Center	C	
	Indoor and Outdoor Gun Club and Shooting Range	C	
	Museum, Culture Facility (Public)	C	
	Nature Preserves, Trails, and Trailheads	P	
	Public Safety Facility	C	
	Wireless Communications Facility (WCF) (including Tower and Supporting Facilities)	C	§ 152.045(CC)
Agriculture Use Category	Agribusiness, Entertainment Farming	C	
	Agriculture, General	C	
Commercial Use Category	Golf Course, Unlighted	C	
	Resort, Cabins, Lodges	C	

(D) Park/open space development standards

Table 2.5-1: Table of Allowed Uses for Parks/Open Spaces		
Zoning District		***POS***
Lot Dimensions, Maximum	Size of Use or User (square feet	
Setbacks, minimum	Front (feet)	25
	Side (feet)	25
	Rear (feet)	25
Lot Coverage, Maximum (%)		
Building Height, Maximum (feet)		40

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023

§ 152.033 MEASUREMENTS AND EXCEPTIONS.

(A) General purpose. The purpose of this section is to provide uniform measures for interpretation and enforcement of this code.

(B) Setback regulations. This section establishes setback standards to ensure the provision of open areas for access to and around structures, maintain natural light and ventilation for individual properties, separation of incompatible land uses, and space for landscaping, privacy, traffic safety, and visibility.

(1) Setback requirements. All structures shall conform to the setback requirements as provided within this chapter, unless otherwise provided in division (B)(3) below.

(2) Setback measurement. Setbacks shall be measured as follows:

(a) Front setback. The front setback shall be measured at right angles from the nearest point on the front property line to the nearest wall of the structure.

(b) Side and street side setback. The side and street side setbacks shall be measured at right angles from the nearest point on the side property line to the nearest wall of the structure, establishing a setback line parallel to the side property line, that extends between the front and rear yards.

(c) Rear setback. The rear setback shall be measured at right angles from the nearest point on the rear property line to the nearest wall of the structure, establishing a setback line parallel to the rear property line that extends between the side yards.

(3) Setback encroachment. Every part of a required yard shall be unobstructed from ground level to the sky, except as follows:

(a) Setback restrictions do not apply to: slabs, uncovered patios, walks, steps, fences, hedges, or freestanding walls. Freestanding walls are subject to any sight triangle regulations; or

(b) Certain architectural features and improvements may encroach into required setbacks as follows:

1. Ordinary projections of window sills, cornices, eaves and other ornamental features may project a distance not exceeding two feet into an required yard.

2. Patio covers and ornamental features may project into any required side yard, provided such features shall be a minimum of three feet from any lot or setback line whichever is most restrictive.

3. Air conditioning units, pool pumps or similar mechanical equipment may project into any required side yard, provided such features shall be a distance of at least three feet from any lot line or setback line whichever is most restrictive. Any mechanical equipment located in a required side yard, based on the minimum requirements above, should be placed within a side yard with no gate access to front yard.

4. Vestibules, bay windows, nooks, chimneys or similar wall projections with or without footings may encroach not more than three feet into any required front or rear yard and not more than three feet into any required side yard, provided the aggregate width of all such projections adjacent to any yard does not exceed ten feet.

5. Uncovered open decks, patios and terraces less than 30 inches in height may encroach into any required yard by not more than three feet.

(C) Height regulations. This section establishes height standards to promote compatible transitions between differing land uses, ensure adequate light and air to individual properties, and to accommodate equipment height capabilities, and good design.

(1) Maximum height. All structures and appurtenances shall conform to the height requirements as provided within this chapter, unless otherwise provided in division (C)(3) below.

(2) Height measurement. The maximum allowable height shall be measured as follows:

(a) The vertical distance measured from the average finished grade at the perimeter of the base of a building and/or structure to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof.

(b) For lots with slopes of 5% or more, the height of a building and/or structure is measured as the vertical distance from the bottom of the floor slab
or joists to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof.

(3) Height exceptions for appurtenances. Notwithstanding specific regulations provided elsewhere in this chapter, the following appurtenances are permitted to exceed the height limits within any district where the use is allowed, subject to the following requirements:

(a) Parapet walls or cornices may extend to a maximum of three feet above the building height limit;

(b) Private communication, radio and television antennas, or satellite dishes attached to principal structure may only extend five feet above the allowed maximum height of the base zoning district;

(c) Cupolas, chimneys may project up to five feet above the allowed maximum height of the underlying base zoning district or as required to meet applicable building code requirements;

(d) Heating and ventilation equipment and all other mechanical equipment may extend up to five feet above the maximum height limit provided the equipment complies with screening requirements set forth in § 152.057;

(e) Church spires or belfries may be up to 25% or ten feet greater than the maximum allowed height provided they are designed without provision for occupancy and plans receive prior approval of the city;

(f) Flagpoles and alternative energy generating systems in residential zoning districts may extend to a maximum of ten feet above the allowed maximum height of the underlying base zoning district, and in commercial and industrial zoning districts they may extend as high as permitted by the flagpole manufacturer, upon approval by the city;

(g) Wind generating systems and solar panels attached to a building may extend up to five feet above the allowed maximum height of the underlying base zoning district;

(h) Commercial telecommunication and cell tower facilities shall be developed in accordance with the provisions of §1 52.045(CC), but the support structure and antennae shall not exceed 90 feet; and

(i) No appurtenances shall be constructed for the purpose of providing additional floor area in the building.

(D) Limited Modifications to Requirements. Where, in the opinion of the Director, and as approved by City Council, there exists extraordinary conditions of topography, rock outcroppings, soil conditions, land ownership, adjacent development, or other circumstances not provided for in these regulations, City Council may modify the provisions of this Code in such a manner, and to such extent as it may deem appropriate to the public interest. The burden of proof for City Council determination of a modification rests with the applicant. The written request for modification shall be made to the City and shall be submitted to the Planning and Zoning Commission and City Council after said modifications have been sufficiently reviewed by the Site Plan Review Committee.

A recommendation of said modification(s) by the Planning and Zoning Commission shall then be sent to City Council for a final decision. Modifications are specific to each case and do not set a precedent due to the extraordinary and specific circumstances involved with each case.

(1) In modifying the standards and/or requirements of these provisions, as outlined above, City Council may make such additional requirements as deemed necessary to be in the best interest of the public, and without creating an undue hardship upon the applicant, to secure substantially the objectives and general intent of the standards or requirements so modified.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

SUPPLEMENTARY USE STANDARDS

A vibrant, dynamic community needs a variety of land use activities to satisfy the needs of its inhabitants. Because of their particular dynamics, a number of uses require special standards to mitigate their potential adverse impacts on adjacent properties. It is the intent of this section to identify those land uses and to provide specific criterion and conditions to ensure that, if permitted, they will contribute to the health, safety, and general welfare of the city. The requirements specified herein are in addition to those specified in the corresponding zoning district. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply.

Any lawful use in existence prior to the effective date of this chapter that could not be permitted or rebuilt thereafter because of zoning district requirements shall be considered a legal nonconforming use and, accordingly, shall not be subject to this section, unless the facility is proposed to be expanded beyond the building or facility use footprint, whichever is greater, in which case it shall be required to be brought into compliance with all current, applicable zoning ordinance provisions.

(A) Purpose. This section details additional site planning, development standards, and performance standards for specific land uses listed within § 152.025 through 152.033.

(B) Adult entertainment business. In addition to the requirements of § 152.091, no conditional use permit shall be issued for an adult entertainment business, which is allowed in the IP zone, unless it meets the following additional conditions:

(1) The adult entertainment business is located no closer than 1,200 feet from: the exterior boundaries of a Residential Zoning District or use; the exterior property lines of any public or private school having a pre-school or kindergarten through grade 12; the exterior boundaries of any park or playground; any church or non-commercial establishment owned or operated by a bona fide

religious organization; and no closer than 2,000 feet from any other adult entertainment business.

(2) The adult entertainment business displays no sign visible from the exterior of the business except for a sign identifying the business as an adult entertainment business.

(3) The adult entertainment business excludes persons less than 18 years of age or 21 years of age if alcohol is served.

(4) No materials depicting specific sexual activities or specific anatomical areas shall be visible from the exterior of the adult entertainment business.

(5) All distances specified in this section shall be measured in a straight line, without regard to intervening structures or objects, from the property line or any adult entertainment business to the nearest property line of any other adult entertainment business, school, church, public facility, residential district or other land use specified in this section.

(C) ***Animal kennel/shelter, hospital/veterinarian clinic, training school.***

(1) No animals under care may be boarded outside, except for facilities located in the IP district. Those areas in which animals are boarded shall be fully enclosed structures and shall be sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

(2) All boarded animals shall be kept within a totally enclosed part of a structure between the hours of 9:00 p.m. and 6:00 a.m., unless further limited by the approval process, except with direct supervision associated with non-exercise or training related activities. All outside exercise or training of animals shall be prohibited during these hours. This provision shall not apply in the IP district.

(3) Outdoor dog runs, exercise, or training activity areas shall not be located within 200 feet from a residentially zoned property or use.

(4) Outdoor runs and exercise areas shall be enclosed by a minimum six-foot fence.

(5) Suitable control and maintenance shall be exercised over the use, structure and animals so that a nuisance condition is not created in terms of excessive noise, dirt, or odor.

(6) In association with a required conditional use permit, the city may establish other conditions and requirements necessary to prevent possible nuisances (i.e., location and/or size of activity areas, fencing height and/or material, screening, soundproofing, sanitary requirements, or limits on the number of animals serviced or boarded).

(7) Special events such as shows, exhibitions, and contests shall only be permitted when a temporary use permit has been secured.

(D) ***Assisted living center and nursing home.***

(1) All facilities shall comply with all applicable federal, state and local requirements for the location and operation of such facilities and the provision of safe outdoor recreation areas and gross floor areas for every person that the facility is licensed to accommodate.

(2) The facility shall have direct access from an arterial or collector street.

(3) Facilities within any residential district shall not be located within 1,200 feet (as measured from the property lines) of a childcare facility, a nursing home, a resident care home or a group care home facility that are also located within any residential district.

(4) Notwithstanding the foregoing, if the state has adopted laws or rules for the regulation of an assisted living center, then any such state law or rule shall apply in addition to the conditions listed herein and shall preempt any conflicting condition listed herein.

(E) Automobile/boat repair, major.

(1) All major repair facilities shall be subject to the site plan review and/or CUP process. In addition to standard site plan information, the applicant shall provide a plan which shows an ability to control onsite and prevent off-site nuisance conditions such as noise, dust, odors, vectors and wind-blown debris.

(2) Accessory uses may include assembly and repair buildings, machine shops, paint facilities, fueling and supply facilities, parking areas, automobile/boat lifts and incidental retail sales associated with the principal uses.

(3) A use may combine major repair with automobile/boat sales, outside storage or service stations only if these uses are permitted or conditionally permitted and approved in that district. If combined with said uses, major repair facilities shall additionally comply with the provisions of divisions (G), (T), and/or (Z) of this section.

(4) Major repair facilities shall be located with direct access to paved roadways that are suitable in size to allow for the efficient delivery of automobile and boats for repair. This provision shall not apply in the IP district.

(5) Outdoor repair areas shall be paved with concrete, asphalt, pavers, or gravel. This provision shall not apply in the IP district.

(6) Major repair facilities must be fully screened from view by a 100% opaque fence or engineered concrete/masonry block wall that is no less than six feet, but no more than eight feet in height.

(7) As part of the conditional use permit process within the BP District, a landscaped screen of plantings may be required in combination with a required fence or wall to further buffer and/or shield repair activities from public view or adjacent residential districts. See § 152.057(C) for additional screening regulations. This provision shall not apply in the IP district.

(8) No temporary or long-term repair parking, outdoor repair activities, or outdoor supply/material storage that exceed the height of the screen wall may occur within the required setback areas of the zoning district in which the major repair facility is located. This provision shall not apply in the IP district.

(9) Outdoor repair related activities shall be limited to 6:00 a.m. to 9:00 p.m. within the SC district, unless modified through the CUP process.

(10) No pending, under repair, or repaired automobile/boat shall be utilized for overnight sleeping or as living accommodations.

(11) All exterior lighting shall comply with the lighting standards provided within § 152.059.

(F) Automobile/boat repair, minor.

(1) A use may combine a minor repair facility with a service station only if the uses are permitted or conditionally permitted and approved in that district If combined with said uses, minor repair facilities shall additionally comply with the provisions of division (Z) of this section.

(2) Service bay doors for minor repair facilities may not face Highway 89, Lake Powell Boulevard, or residential neighborhoods.

(3) Service and repair of boats onsite that exceed nine feet in width by 30 feet in length is prohibited.

(G) Automobile/boat, sales and leasing; automobile/boat, rentals.

(1) A use may combine automobile/boat sales and leasing with automobile/boat repair major, automobile/boat minor or outside storage only if these uses are permitted or conditionally permitted and approved in that district. If combined with said uses, sales and leasing facilities shall additionally comply with the provisions of divisions (E), (F), and (T) of this section.

(2) The sale and/or leasing of automobiles or boats physically onsite that exceed nine feet in width by 30 feet in length is prohibited within the C-2 District.

(3) The maneuvering, placement, display or storage of automobiles or boats for sale or lease within the public right-of-way, required setback or landscaped areas is prohibited.

(4) Sale and/or leasing areas shall be paved in compliance with city engineering standards. This provision shall not apply in the IP district.

(5) Facilities that sell and/or lease, physically onsite, vehicles or boats that exceed nine feet in width by 30 feet in length shall be required to adhere to the provisions of division (T), except any part of the use fronting on a public street shall not be required to meet the screening requirements of said section.

(6) No pending, under repair, or repaired automobile/boat shall be utilized for overnight sleeping or as living accommodations.

(H) [Reserved].

(I) Campground/RV Park. These regulations apply to campgrounds and RV Parks where campsites are rented for the placement and occupancy of tents recreational vehicles, or camping cabins on a temporary or seasonal basis, and permanent sites containing manufactured, modular or conventional homes permanently attached to a concrete slab and utilities for long-term rentals and for that of the owner, manager, or permanent maintenance personnel. The installation or development of any campground shall comply with the following minimum criteria:

(1) All campground/RV parks shall be designed in accordance with the provisions of this chapter and administered through the conditional use permit, Planned Area Development (PAD) District zoning, and/or site plan review process.

(2) In conditionally allowed districts and PAD Districts, campgrounds/RV parks with frontage on U.S. Highway 89 or Coppermine Road shall not be required to obtain a conditional use permit provided the use adheres to the guidelines of this division and completes the site plan review process.

(3) Campground/RV parks shall not be used as permanent residences. Manufactured, modular and conventional homes permanently attached to a concrete slab and utilities may be used for long-term rentals and permanent residences for the owner, manager or permanent maintenance personnel. In establishing the temporary or seasonal nature of the campground, no single camping site shall be occupied by the same party for a period of time longer than nine continuous months in any 12-month period. Long-term residences shall be constructed in accordance with the current International Residential Codes (IRC) Codes.

(4) Only one RV or camping cabin shall be permitted on each allowed camp site. Camping cabins shall be designed for use as a temporary dwelling as a temporary shelter for recreational camping and vacation use by visitors, tourists, or campers.

(5) The minimum lot or parcel size for a campground/RV park shall be a minimum of five gross acres.

(6) The maximum number of individual temporary camping sites allowed shall be ten per gross acre.

(7) The maximum number of individual permanent residences shall not exceed five per gross acre.

(8) The maximum number of permanent sites shall not exceed 20% of the total number of all temporary and permanent sites available on the site.

(9) Each temporary or permanent site shall be clearly marked with an alpha or numeric symbol on a sign which is clearly visible from internal access roads. All camp sites shall be labeled on a map, which shall be provided to each campground occupant; local police, fire, and emergency service provider; and 911 dispatch center.

(10) All private roads located within a campground shall be well-drained, all-weather, graveled or paved, and maintained in good condition by the park
owner. One-way roads shall be a minimum of 14 feet in width, all other roads shall have a minimum travel surface of 24 feet, and all turnarounds shall have a minimum of a fifty foot turning radius to accommodate emergency service vehicles and delivery trucks, or as required by the International Fire Code, whichever is greater. Parking shall be prohibited on both sides of all roads within the park.

(11) Each campsite shall be provided with a minimum of two off-street parking spaces.

(12) Each designated temporary camp site for RVs shall have an asphalt or concrete pad a minimum of 16 feet in width by 45 feet in length, centered on the space for the parking of the RV. There shall be no RV parking other than on the paved surface area within the designated space.

(13) A recreation or common area shall be provided at a ratio of 100 square feet for every space. All common areas shall adhere to the provisions outlined in § 152.057.

(14) The minimum distance between RVs or detached structures shall be ten feet.

(15) Campgrounds/RV parks with more than 50 spaces shall provide two separate ingress/egress point to the public street.

(16) There shall be a minimum distance of five feet from the RV and any private street or sidewalk, including any attached projections.

(17) The campground/RV park shall be permanently screened from adjacent properties and public rights-of-way by a solid engineered six foot high wall as approved by the Director.

(18) Street improvements for any public roads bounding the campground shall be made as required by the City or Arizona Department of Transportation (ADOT), as applicable.

(19) Access to all temporary or permanent camp sites shall be from the interior of the campground. There shall be no individual access to any camp site from a public street.

(20) Required setback areas shall be preserved in their natural condition or landscaped to provide a visual buffer to minimize any adverse impact on abutting land uses. All camping, structures, outside storage and motor vehicle parking/storage shall be prohibited from occurring within any required setback areas.

(21) Each campground must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the campground and adequate and appropriately sized parking spaces to accommodate full-length RV's, trucks towing campers, and privately owned vehicles, to accommodate working staff, and people checking in or out, as approved by the Director, shall be provided near the office and registration area.

(22) Recreational amenities or social centers, which may be used for indoor pools, restaurants/cafes, exercise rooms, laundry facilities, restroom and shower facilities, crafts, hobbies, games, meetings, banquets and similar recreational uses shall be of conventional site-built construction, in accordance with the current International Building Codes (IBC).

(23) Service buildings with laundry, toilet, bathing and other sanitation facilities and utilities shall be provided as required by the city.

(24) Provision for on-site storm water retention/drainage and off-site storm water drainage both entering and leaving the property shall be as required by the city and/or ADOT, as applicable.

(25) All utilities shall be placed underground in accordance with and as approved by the city, Page Utility Enterprises, and all other local utility providers, including cable, communication, gas and fiber optics, as applicable.

(26) All lighting shall be in conformance with § 152.059.

(27) Each campground shall provide fire protection facilities as set forth in the International Fire Code.

(28) Designated areas for boat and recreational vehicle storage within the park shall be for the sole use of tenants of the campground.

(29) All refuse collection areas shall be completely enclosed via a solid six-foot wall and view obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be seen from the exterior of the park, the enclosure should be softened with landscaping on the sides visible from the street.

(30) A site plan approval application for a campground shall include the following information.

(a) A written description of the proposed operation, including proposed months of temporary camping operations; the desired number, types, and characteristics of different desired temporary camping sites and permanent residences; all other ancillary uses existing or proposed for the site; operational procedures (e.g., noise and nuisance control, clean-up); and an emergency access plan.

(b) A campground plan map, drawn to scale, showing: the existing and proposed layout; location of all utilities and easements; drainage basins and easements; temporary camp sites and camping units; permanent residences; roads and ingress/egress to public streets; parking areas; refuse collection areas; designated boat and recreational vehicle storage areas; the site boundaries; existing and proposed topography (grading); minimum required yards; existing and proposed buildings and other structures; common recreational and sanitation facilities; water and sewer and stormwater management.

(J) Childcare center, commercial.

(1) A commercial childcare center shall be licensed, certified or approved by the State of Arizona.

(2) A commercial childcare center shall meet Fire Code, Building Code, Zoning Code and any other applicable regulations for a commercial business.

(3) Adequate off-street parking shall be provided in accordance with § 152.056.

(4) All childcare centers shall provide adequate drop-off and waiting space so that parents' cars are not required to stand in a public right-of-way. At least one drop-off space shall be provided for each five children enrolled during peak attendance times. Child drop-off areas shall have direct pedestrian access to the building entrance.

(5) A minimum of 100 square feet of outdoor play area shall be provided per child utilizing the outdoor play area at any given time. The total outdoor play area shall not be less than 1,200 square feet unless a greater amount is required by the state. Outdoor play areas shall be in the rear or side yard, fenced and screened in accordance with § 152.057(C).

(K) Childcare, home.

(1) A childcare home shall be licensed, certified or approved by the State of Arizona.

(2) Childcare home vehicles belonging to employees and residents are required to park onsite, in the garage or on an approved paved driveway.

(3) No signage for advertising or notification of use shall be permitted on or off the site.

(4) A minimum of 600 square feet of open space shall be provided for an outdoor play area, in the rear or side yards only.

(5) All outdoor recreation areas shall be completely screened and enclosed by a six-foot-high solid masonry wall or wood fence with solid self-closing and self-latching gates.

(L) Convenience store.

(1) A use may combine a convenience store and drive-through facility and/or service station only if both uses are permitted or conditionally permitted and approved in that district. If combined with said uses, convenience stores shall also comply with the provisions of division (M) and/or division (Z) of this section.

(M) Drive-through facility. This section shall apply to all principal uses that include a drive-through facility.

(1) Menu boards shall not be placed facing the primary street and every effort shall be made to avoid placing payment and/or pick-up windows adjacent to public streets. Payment and/or pick-up windows shall not face Highway 89, Lake Powell Boulevard or Scenic View Road.

(2) Drive-through aisles that face or are adjacent to public streets shall be screened from public view by a minimum three-foot-tall masonry wall that matches the primary structure.

(3) No drive-through aisles shall exit directly onto a public right-of-way.

(4) Drive through queuing length shall be approved in accordance with § 152.056(K)(6).

(5) Clearly marked and A.D.A. approved pedestrian crosswalks shall be provided for each walk-in customer access point to the facility located adjacent to drive-through lane(s).

(N) Group care home.

(1) A completed registration form shall be submitted to the Planning and Zoning Department on a form established by the Director. Registration shall become effective upon issuance of zoning clearance for the home and shall terminate when the home use ceases. No registration/clearance shall be accepted or approved for a home that does not comply with the conditions listed within this section.

(2) Group care homes shall comply with all applicable federal, state and local requirements for the location, development and operation of such homes and the provision of safe outdoor recreation areas and gross floor areas for every person that the home is licensed to accommodate.

(3) Group care homes shall not be located within 1,200 feet, as measured from the property lines, of another group care home or a residential care home facility.

(4) The group care home shall not involve changes in the exterior appearance of any structure or necessitate equipment that is not related to the primary residential use.

(5) All administrative activities, including staffing, counseling, and other visitations, shall serve only residents of the group care home.

(O) Manufactured home. These regulations apply to all manufactured homes. The installation or construction of any dwelling unit, factory-built or manufactured, shall comply with the following minimum criteria:

(1) A manufactured home is subject to all standards contained in Table 2.2-2, Residential District Development Standards for the zoning district(s) in which the home is situated, unless otherwise stated within this section.

(2) All newly placed manufactured homes shall be required to meet the most current HUD Code standards, be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and comply with State of Arizona Office of Manufactured Housing regulations and all the provisions outlined in this chapter.

(3) The exterior building facade, including trim, doors, windows, roof fascia and the like, shall consist of wood, stucco, horizontal siding, brick, masonry veneer, or other similar building material commonly used in site-built residential construction; provided, however, that metal siding, other than aluminum lap siding, shall be prohibited. Patio covers and detached storage buildings shall be exempt from this requirement.

(4) All manufactured homes placed in a subdivision or on a single tract of land shall be set upon a permanent foundation or footing for the purpose of a permanent installation. Such installation shall render the dwelling no more portable than if it were constructed totally on site.

(5) All manufactured homes placed in a manufactured home park shall utilize a finished building material to surround the entire perimeter of the dwelling and completely enclose the space between the exterior facade of the dwelling and the ground. Such foundation siding shall be properly vented, harmonious, and compatible with the dwelling.

(6) Any device used to transport a manufactured home to the site of installation, including the hitch, wheels, axles, or other devices used primarily for transport other than a chassis, shall be detached from the dwelling as part of the installation procedure in any zoning district.

(7) All manufactured home installations must follow the Arizona Department of Building and Fire Safety Statutes and Rules.

(P) Manufactured home park. These regulations apply to manufactured home parks. The development of any factory-built or manufactured home park shall comply with the below minimum criteria:

(1) The minimum distance between manufactured homes or between accessory structures and manufactured homes shall be ten feet and no structure shall be closer than ten feet to the exterior boundary or five feet to individual space lines of the park.

(2) There shall be a minimum distance of ten feet between the front of the manufactured home and any private street or private sidewalk, including tongue and bay windows or any other attached projection.

(3) A minimum of 10% of the total park area shall be designated as permanent open space. Where phases are proposed for the manufactured home park, the percentage of open space in each phase shall meet or exceed the minimum total for the specified phase area. The open space shall be available through the use of easements to all residents of the development. Streets, driveways, parking areas, buffer areas, recreation vehicle storage, and buildings shall not be included in calculating the size of open space.

(4) A ten-foot landscape area shall be required where the park is adjacent to a public street/sidewalk.

(5) Two paved off-street parking spaces of nine feet by 20 feet shall be required for each manufactured home space.

(6) One nine-foot by 20-foot visitor parking space shall be required for each eight manufactured home spaces. Common lots spaced evenly throughout the park may be employed to provide off-street parking. One 12-foot by 30-foot RV or boat parking space shall be required for every four manufactured home spaces, which are for the sole use of the residents, and be completely screened at outside park boundaries by a six-foot-high wall or fence.

(7) Street improvements for any public roads bounding or within the manufactured home park shall be made as required by the Public Works Director.

(8) All interior drives or roadways shall be a minimum width of 24 feet or as required by the Uniform Fire Code, whichever is greater. Width of roadway is exclusive of curbs and walkways, measured from edge of pavement to edge of pavement. The interior drives or roadways shall be paved in accordance with city engineering standards.

(9) Provision for on-site storm water retention/drainage and off-site storm water drainage both entering and leaving the property shall be as required by the Public Works Director.

(10) Each manufactured home park shall provide fire protection facilities as set forth in the Uniform Fire Code.

(11) The manufactured home park shall be permanently screened from adjacent properties by a solid wall or wood fence, six feet in height.

(12) One manufactured home shall be permitted on each approved space. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home space for living purposes except for that of the owner, manager, or permanent maintenance personnel.

(13) Access to all manufactured home spaces shall be from the interior of the park. There shall be no individual access to any manufactured home space from a public street.

(14) Manufactured home parks with more than 100 lots shall have a minimum of two separate access entry drives connecting the park to public streets. Access to the development shall not be through a residential area to reach a collector route.

(15) All refuse collection areas shall be completely enclosed via a solid six-foot wall and view obstructing gate and located on a concrete surface, and if it can be seen from outside the park, the enclosure shall be softened with landscaping on its most visible sides.

(16) All lighting shall be in conformance with § 152.059.

(17) All utilities shall be placed underground. Placement of utilities, including master meters, shall meet all requirements of the city, as well as the respective utility companies.

(18) The site plan shall provide for a system of pedestrian circulation within the development. The system shall connect with any existing sidewalks adjacent to the property. The pedestrian access may be located either in the street right-of-way or in common open space. The system shall be designed to link residential units with recreation facilities, school bus stops, and existing sidewalks in the neighborhood. Pedestrian ways may take the form of sidewalks or walking paths with a minimum width of five feet.

(Q) Medical marijuana establishment, dispensary, cultivation site.

(1) To obtain a conditional use permit, the medical marijuana ESTABLISHMENT, dispensary, or medical marijuana cultivation location shall not be closer than 1,200 feet from the boundaries of a Residential Zoning District or use, the property lines of any public or private school, public park or playground, or church or non-commercial establishment owned or operated by a religious organization.

(2) The business shall not be located within 2,000 feet of any adult entertainment businesses, or other medical marijuana dispensary or cultivation location and shall display no sign visible from the exterior except for a sign identifying the business as a medical marijuana dispensary or medical marijuana cultivation location. All signage shall also adhere to the requirements of § 152.058. The business shall exclude persons less than 18 years of age from its premises. No materials depicting marijuana plants or marijuana use shall be visible from the exterior of the business.

(3) All distances shall be measured in a straight line, without regard to intervening structures or objects, from the property line of the business to the nearest property line of another adult entertainment business, or other medical marijuana dispensary or cultivation location, school, church, public facility, residential district or use or other use specified in this regulation.

(4) *Medical marijuana cultivation site.* With regard to a medical marijuana cultivation location, applicants seeking a conditional use permit shall provide the name and location of the off-site dispensary, a copy of operating procedures adopted in compliance with A.R.S. § 36-2804(B)(l)(c), procedures for proper

disposal of marijuana remnants or by-products (not to be the facility's exterior refuse container), a security plan, and a plan to prohibit the emission of odors from the facility into the environment. The cultivation location must be a permanent building (not a habitable trailer, cargo container or motor vehicle) with a maximum area not to exceed 2,000 square feet unless otherwise shown by the applicant and approved through the conditional use permit process that additional area is needed to provide necessary medical marijuana to the identified dispensary. The cultivation location shall not be open to the public and retail sales are prohibited. Marijuana shall not be consumed on the premises, including any accessory structures, parking lot or parking areas. Caregivers, as authorized by AZ DHS to cultivate medical marijuana, shall be restricted to cultivation of medical marijuana in the Service Commercial Zoning District.

(5) Medical marijuana dispensary. With regard to a medical marijuana dispensary, on-site and drive-through services are prohibited. Applicants seeking a conditional use permit shall provide the name and location of the off-site cultivation location or source, a copy of operating procedures adopted in compliance with A.R.S. § 36-2804(B)(1)(c), procedures for proper disposal of marijuana remnants or by-products (not to be the facility's exterior refuse container), a security plan, and a plan to prohibit the emission of odors from the facility into the environment. The dispensary must be a permanent building (not a habitable trailer, cargo container or motor vehicle) with a maximum area not to exceed 1,000 square feet. Operating hours shall not be earlier than
8:00 a.m. and not later than 8:00 p.m. Marijuana shall not be consumed on the premises of the dispensary, including any accessory structures, parking lot or parking areas.

(R) Microbrewery, craft distillery, or tasting room.

(1) Must provide evidence of a valid state license before commencing operations or at any time upon the request of the Director and the conditions of any such license shall always be adhered to by the operator of the establishment.

(2) Pure manufacturing and storage uses not associated with a retail or restaurant function are not allowed in the C-2, CBD or MU Districts.

(3) All manufacturing and processing activity shall be conducted within a completely enclosed building.

(4) In the C-2, CBD and MU Districts outdoor storage shall be limited to grain silos designed to be screened from public view or integrated into the design of the principal building using compatible materials and colors. No other materials, including products ready for shipping, or equipment shall be stored outdoors unless approved through a conditional use permit.

(5) Outdoor seating and serving is permitted. The location and placement of outdoor dining and serving facilities shall meet all performance standards in § 152.055.

(6) Shall meet all performance standards in § 152.055, including but not limited to odor standards in § 152.055(G).

(S) Mobile homes. After the effective date of this chapter, the following regulations shall apply to all mobile homes:

(1) Only pre-existing, in place mobile homes shall be allowed for residential or non-residential use on an existing lot or within an existing mobile home park, subject to all applicable A.R.S. The relocation of a pre-existing mobile home from its current location, lot or mobile home park shall be prohibited.

(2) The placement and residential or non-residential use of mobile homes constructed prior to 1976 is prohibited, unless in place and in use on the effective date of this chapter.

(T) Outside storage.

(1) All outside storage facilities shall be subject to the site plan review and/or CUP process. In addition to standard site plan information, the applicant shall provide a plan which shows an ability to control onsite and prevent off-site nuisance conditions such as noise, dust, odors, vectors and wind-blown debris.

(2) A use may combine outside storage with automobile/boat major repair and automobile/boat sales only if both uses are permitted or conditionally permitted and approved in that district. If combined with said uses, outside storage facilities shall additionally comply with the provisions of divisions (E) and/or (G) of this section.

(3) Outside storage facilities shall be located with direct access to paved roadways that are suitable in size to allow for the efficient delivery of automobiles and boats for storage. This provision shall not apply in the IP district.

(4) Outside storage areas shall be paved with concrete, asphalt, pavers, or gravel. This provision shall not apply in the IP district.

(5) Outside storage facilities must be fully screened from view by a 100% opaque fence or engineered concrete/masonry block wall no less than six feet but no more than eight feet in height, as approved by the Director.

(6) As part of the conditional use permit process within the SC District, a landscaped screen of plantings may be required in addition to a required fence or wall to further buffer and/or shield storage activities from public view or adjacent residential districts. See § 152.057(C) for additional screening regulations. This provision shall not apply in the IP district.

(7) No outside storage that exceeds the height of the screen wall may occur within the required setback areas. This provision shall not apply in the IP district.

(8) No stored automobile/boat shall be utilized for overnight sleeping or as living accommodations.

(9) All exterior lighting shall comply with the lighting standards provided within § 152.059.

(U) [Reserved].

(V) Religious assembly.

(1) All vehicular access to the facility shall be onto an arterial or collector road.

(2) Wherever an off-street parking area is adjacent to a residential use, a continuous obscuring wall, fence and/or landscaped area at least six feet in height shall be provided.

(W) Resident care home.

(1) A completed registration form shall be submitted on a form established by the Director. Registration shall become effective upon issuance of zoning clearance for the home and shall terminate when the home use ceases. No registration/clearance shall be accepted or approved for a home that does not comply with the conditions listed herein.

(2) Resident care homes shall comply with all applicable federal, state and local requirements for the location, development and operation of such homes and the provision of safe outdoor recreation areas and gross floor areas for every person that the home is licensed to accommodate.

(3) Resident care homes shall not be located within 1,200 feet, as measured from the property lines, of another resident care home or a group care home facility.

(4) All administrative activities, including staffing, counseling, and other visitations, shall serve only residents of the residential care home.

(5) As a reasonable accommodation for persons with a disability, strict compliance with the standards set out in this section may be waived by the Director in accordance with the requirements stated herein. A request for such a reasonable accommodation waiver must be in writing and filed with the Director. In all cases, the Director, or designee, shall make findings of fact in support of the determination and shall render their decision in writing. The Director may interview the person making the request to ascertain or clarify information sufficiently to make the required findings and/or may request additional information such as a site plan, floor plan, maximum number of residents, transportation methods and/or a description of daily activities. To grant a reasonable accommodation waiver, the Director shall find all the following applies:

(a) The request will be in compliance with all applicable building and fire codes;

(b) The request will not create adverse impacts on traffic, parking, water or sewer systems, or any utility or use; and

(c) Profitability or financial hardship of a facility shall not be considered by the Director in deciding to grant a reasonable accommodation waiver. A appeal of the decision of the Director may be made regarding reasonable accommodation to the Board of Adjustment pursuant to § 152.086(K).

(X) School, public or private; school, boarding and college or university.

(1) The facility shall meet all applicable fire, building or any other applicable codes or regulations.

(2) All access for high schools, middle schools, boarding schools, or colleges shall be from an arterial or collector roadway; vehicular ingress and egress to local streets is prohibited.

(3) Elementary schools shall not be located adjacent to arterial roads or roads with higher classifications.

(Y) Self-storage, indoor.

(1) All storage shall be completely within enclosed buildings.

(2) A use may combine indoor storage with outside storage only if both uses are permitted or conditionally permitted and approved in that district. If combined with said use, indoor storage facilities shall additionally comply with the provisions of division (T) of this section.

(3) Doors to individual storage units shall not face any abutting public street frontage, or, if the site is located on a comer parcel, shall not face the primary public street frontage.

(4) No business activity other than rental of storage units shall be conducted on the premises.

(5) All self-storage rental contracts shall include clauses prohibiting:

(a) The storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals; and the use of the property for purposes other than dead storage.

(6) An accessory structure for a management office may be allowed on site, subject to regulations specified in §1 52.046.

(Z) Service station.

(1) Service stations shall not include:

(a) Any outdoor service or repair operations, other than the dispensing of fuel or other minor installation services as related to such dispensing or installation;

(b) There shall be no sale, rental, display, long-term parking, or storage of vehicles, boats, trailers, machinery or other similar equipment; or

(c) There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the project approved site plan and which extends no more than ten feet beyond the building.

(2) Service bay doors may not face Highway 89, Lake Powell Boulevard, or residential neighborhoods.

(3) All fuel pumps and islands shall be covered by a canopy that matches the main structure.

(4) Electric charging stations may count towards required parking spaces.

(5) Under canopy mounted lights shall be flush with the underside of the canopy. All additional outdoor lighting shall be subject to the requirements of § 152.059.

(6) Any signs, logo or identifying paint scheme on the primary building, canopy or gas price signs shall adhere to the applicable sign regulation provided in § 152.058.

(AA) Tour services.

(1) All tour services are required to conduct business out of a physical office space located within permitted districts as identified in Tables 2.3-1 and 2.4-1. Sales are not permitted on public right-of-way.

(2) All parking, queuing, and loading/unloading of tour vehicles shall be conducted on the subject property or within approved areas as defined through the site plan approval and conditional use permit process.

(3) Tour operators are prohibited from conducting any tour operations business within a residentially zoned district, including the use of residential streets for tour departure and return routes.

(4) All maintenance, repairs, and service washing areas shall be fully screened from view by a 100% opaque fence or engineered concrete/masonry block wall that is no less than six feet in height.

(5) Any heliport, associated with a helicopter tour service, located outside the airport shall be required to obtain a conditional use permit. No conditional use permit shall be considered for approval unless and until the location, site plan and operation standards comply with all the provisions herein, and a Federal Aviation Administration (FAA) airspace letter-of-determination stating no objection, with or without conditions, is provided for the proposed facility and location.

(6) If the Director determines a proposed operation has the potential to create an adverse impact on the surrounding area, the city may establish other conditions and requirements necessary to prevent possible nuisances (i.e., control number of allowed tours per day, define hours of operation, specify tour routes or deny the CUP).

(7) All outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards must be placed within enclosed containers or unless otherwise complies with applicable law.

(8) All tour service facilities shall comply with all applicable federal, state and local laws for such a facility. Copies of permits or letters of approval shall be submitted to the city prior to the start of operations.

(BB) Vacation home rentals.

(1) Purpose.

(a) The purpose of this section is to establish minimum regulations for the use of residential dwellings utilized as vacation rentals.

(b) This section shall not provide any residential property owner with the right or privilege to violate any private conditions or covenants and restrictions applicable to the property that may prohibit the use of such property for said use, as defined herein.

(c) Vacation home rentals are limited to individually or collectively owned single-family dwelling units, up to and including any multi-family unit or group of units in a condominium, cooperative or timeshare, that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under A.R.S. § 42-12001. Use of any other unit, dwelling or group of units or dwellings as a vacation rental or short-term rental is prohibited. Vacation rentals do not include a unit that is

used for any nonresidential use, including retail, restaurant, banquet space, event center or other similar use.

(2) Applicability. The provisions of this section apply within the incorporated boundaries of the city.

(3) Laws. Vacation home rentals are subject to all laws relating to noise, building and fire codes, protection of welfare, parking, property maintenance and nuisance and may not be used for the purposes of housing sex offenders, operating or maintaining a structured sober living home, selling illegal drugs, liquor control or pornography, obscenity, nude or topless dancing and other adult-oriented businesses.

(4) Emergency point of contact. An owner of a vacation home rental shall designate an emergency point of contact. Said point of contact shall be filed with the City Clerk.

(CC) Wireless telecommunication/communication facilities (WCF).

(1) This section is to provide a uniform and comprehensive set of standards for the placement, construction and modification of wireless communication facilities (WCF). To protect and promote public health, safety, general welfare and the visual quality of the city while at the same time not unduly restricting the development of needed communication facilities and important amateur radio installations and encouraging managed development of communication infrastructure. It is also the stated intent of this section to provide a public forum to ensure a balance between public concerns and private interest in establishing communication and related facilities. The regulations in this section are established to:

(a) Provide guidelines for the siting and design of WCF;

(b) Minimize adverse visual impacts of towers and WCF through careful design, siting, landscaping and camouflaging techniques;

(c) Enhance the ability to provide wireless services to city residents, businesses and visitors;

(d) Simplify and shorten the process for obtaining necessary permits, while protecting the interests of residents;

(e) Promote and encourage co-location of towers and attached WCF as a primary option;

(f) Ensure that WCF are compatible with adjacent land uses; and

(g) Avoid potential damage to property caused by towers and communications facilities by ensuring that structures are correctly designed and installed, and removed when no longer used or structurally unsafe.

(2) *Amendments.* For the purpose of protecting the public health, safety and general welfare, the Planning and Zoning Commission may from time to time propose amendments to these regulations which shall be approved or disapproved by the City Council at a public meeting following public notice. Realizing that communication technologies are constantly evolving and

changing, where future innovations may reduce the impacts of individual facilities and render portions of these regulations obsolete, periodic review and revision of these regulations will be necessary.

(3) Applicability.

(a) Commercial WCF are permitted as a conditional use (CUP) in all zoning districts except for small wireless facilities, certain antennas, or public safety communication facilities as described in division (CC)(5) and residential or planned area development districts.

(b) No person shall build, construct or erect a WCF within any residential or planned area development districts until a review process has determined the site is properly camouflaged and integrated with and/or screened by a non-antenna support structure (streetlight, utility pole, building feature, landscape feature, etc.).

(c) All antenna support structures and WCFs located in the city, are subject to this section. Except as provided in this section, any use being made of an existing antenna support structure or attached WCF shall be deemed a legal-nonconforming structure and allowed to continue, even if in conflict with the terms of this section.

(d) The Director, by administrative review, may approve (without obtaining a CUP) the proposed construction or development of a camouflaged facility or a co-located facility provided that a building permit is obtained and the proposal meets the minimum requirements of this chapter.

(4) Exceptions.

(a) *Small wireless facilities.* The construction, improvement, co-location, modification, repair or operation of small wireless facilities may be located within any city right-of-way or any areas outside of the right-of-way that are not zoned exclusively for residential uses. Said small wireless facilities shall be permitted by right and not subject to any zoning or CUP review and approval. Additional city permits may apply for the construction, improvement, co-location, modification, repair or operation of small wireless facilities;

(b) Public safety communications facilities;

(c) The provisions of this section do not apply to radio or television reception, receive only, citizen band, marine band, and satellite or microwave parabolic antennas (Residential: one meter or less in diameter) (Industrial/Commercial two meters or less in diameter) not used by commercial carriers. The height of the antenna shall not exceed the roofline of the primary structure on the parcel and shall be placed on the rear or side of the parcel;

(d) The provisions of this section do not apply to FCC licensed amateur stations as part of the amateur service with a single antenna support structure and shall not be subject to the requirements of this section except as follows;

(e) No outdoor amateur station antenna shall be installed until and unless an amateur station antenna permit has been approved and issued by the Director. Amateur station antenna permits are not transferable and shall automatically expire when the person issued the permit no longer owns the property involved or the license from the FCC is no longer valid. The Director shall not issue an amateur station antenna permit until the applicant has presented proof of a current FCC license;

(f) All new antenna support structures and attached antennas shall not exceed 90 feet in height above ground level. The tower and antenna shall meet the setback requirements for the zoning district in which it is located and shall require an additional setback of one foot for every foot the tower and antenna exceeds the height limits of the zoning district in which it is located, or if the structure is engineered to collapse under specific wind loads, and fall within a specified fall-zone, the fall-zone shall be the minimum required setback, when supported by a sealed letter from the engineer;

(g) The tower and antenna shall be installed in the rear of the parcel and shall meet all local, state and federal regulations and manufacturer specifications. Guy wires, if used, shall meet the setback requirements of the underlying zoning district;

(h) Temporary mobile services providing public information coverage of news events;

(i) Minor modifications of existing WCF and attached WCF, whether emergency or routine, provided there is little or no change in the visual appearance; and

(j) Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached WCF that meet the performance standards set forth in this document. Antennas and equipment cabinets or rooms completely located inside of structures and whose purpose is to enhance communications within the structures.

(5) Performance standards and requirements.

(a) Construction standards. All commercial WCF and antenna support structures shall be certified by a licensed engineer to be structurally sound and in conformance with applicable building code(s).

(b) Natural resource protection standards. The location of the WCF shall comply with all-natural resource protection standards established either in this chapter or in other applicable county, state and federal regulations, including those for flood plains, wetlands, groundwater protection, escarpments and steep slopes.

(c) Color and appearance standards. All WCF shall blend into the surrounding environment through the use of color and camouflaging architectural treatment, except where the color is otherwise dictated by the FCC or FAA.

(d) Advertising prohibited. No advertising is permitted anywhere upon or attached to a WCF.

(e) Illumination of antenna support structures. Antenna support structures/ towers shall not be illuminated by artificial means and shall not display strobe

lights unless such lighting is specifically required by the FAA or other federal or state authority.

(f) Co-location. All WCF shall be subject to the co-location requirements set forth in division (CC)(6).

(g) Abandonment. All WCF shall be subject to the abandonment requirements set forth in division (CC)(7).

(h) Setback requirements for WCF:

1. Minimum setbacks for these facilities are the same as underlying zoning districts, or as specified in subsection (4)(f) above for fall-zones.

2. Broadcast and other facilities. For zoning districts CBD, MU, C-1, C-2, SC, BP and IP, the setback requirements are 30% of the support structure height, but not less than the minimum setbacks of the underlying zoning district.

3. Guy wires. Setbacks for guy wires are the same as the minimum setbacks for the underlying zoning district.

4. Security enclosure required. All towers and equipment shelters shall be enclosed either completely or individual as determined by the Director.
The city and co-located carriers shall have reasonable access. No fence shall be required on top of a building or other structure if access to the roof or top of the structure or building is secure. Dependent on the location, plants or landscaping may be required as a buffer around the perimeter of the security enclosure as deemed appropriate by the Director.

5. Existing vegetation. Existing vegetation shall be preserved to the maximum extent possible.

(6) Co-location requirements.

(a) Any antenna support structure/tower erected for commercial purposes shall be designed to permit future co-location abilities. No proposed antenna support structure/tower shall be erected unless such structure is capable of supporting a minimum of one additional carrier's WCF.

(b) Commercial carriers who own an existing support structure shall negotiate in good faith with other carriers that request co-location. Documents showing good faith efforts to co-locate shall be provided to the Director.

(c) Carriers who co-locate on an approved antenna support structure are not subject to the conditional use permit requirements of this section. The application may be approved by the Director if all other requirements of this section are met.

(7) Abandoned facilities. A WCF shall be considered abandoned after 60 consecutive days of non-use where the city may seek to revoke the conditional use permit or abate the structure in accordance with § 152.109.

(8) Application process.

(a) Applications for WCF and major additions or modifications to existing

facilities shall include:

1. One electronic PDF copy and two copies of the proposed site plan specifying the location and legal description of the site and WCF: on site land uses and zoning; adjacent roadways; access; utilities; parking; vegetation and landscaping to be added, retained, replaced or removed; setbacks; and all related improvements and equipment.

2. A vicinity map specifying adjacent properties, land uses, zoning and roadways within 300 feet of the proposed facility. Elevation drawings of the proposed facility specifying all antennas, antenna support structures / towers, structures, equipment facilities, fencing, screening, landscaping, lighting, utilities and other improvements related to the facility, specifying materials, placement and colors.

3. Photorealistic image of the proposed site after antenna support structure erection demonstrating the true impact of the facility on the surrounding visual environment may be requested by the Director from specific vantage points. This requirement does not apply to facilities permitted under the administrative review process, unless requested by the Director.

4. A report shall be prepared describing the facility and why it is needed, the technical and economic reasons for the site design and location, and the quantity of antenna arrays the structure can support.

(b) A report shall be prepared that addresses the following evaluation criteria:

1. Description of the facility and why it is needed;

2. Technical and economic reasons for the site design and location; and

3. The total number of antenna the structure can support.

(c) A detailed inventory of all the carrier's existing and approved facilities within the city and within five miles of the corporate boundaries.

(9) Application review.

(a) Administrative review. Applications for proposed camouflaged WCF and co-location of WCF which do not change the antenna support structure height are subject to administrative review. The applications shall be examined for conformance with the requirements in this section by the Director who shall within 21 days of receipt of the application, render a decision to approve, deny or delay approval of the proposed WCF. Any decision to delay approval or deny a request shall be in writing and shall include specific reasons for the action. If the applicant has not been notified in writing of a decision after 21 days the application will be deemed approved. A decision by the Director may be appealed by the applicant within 30 days to the Board of Adjustment. The fee for administrative review of a proposed wireless facility shall be collected when the application is submitted.

(b) Except for administrative review of camouflaged facilities and co-location of facilities in accordance with § 152.095, all proposals for WCF shall be processed under requirements of § 152.091, as deemed applicable by the Director.

(c) Access control and emergency contact. No Trespassing signs shall be posted around the WCF as deemed appropriate, along with any emergency contact telephone numbers.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.046 ACCESSORY BUILDINGS, STRUCTURES AND USES.

(A) Purpose. The purpose of this section is to identify and regulate accessory buildings, structures and uses in all zoning districts that are incidental and customarily subordinate to principal uses.

(B) Establishment of accessory buildings, structures and uses.

(1) All principal uses allowed in a zoning district shall be allowed to include the accessory buildings, uses, structures, and activities typically associated with the use as described in the principal uses definition provided in §§ 152.035 through 152.037, unless otherwise specifically prohibited within this section.

(2) Accessory buildings, uses or structures not specifically defined within this code, shall be subject to §§1 52.026(C)(7) and 152.027(C)(7).

(3) No accessory building, structure, use or conditional use, shall be erected or permitted on any lot or parcel until the principal building or use has been established or erected; unless both are being established and erected simultaneously.

(C) General development standards for accessory buildings, structures and uses.

(1) Unless otherwise expressly stated, accessory buildings, structures and uses are subject to the same lot and building regulations as principal uses and buildings.

(2) Accessory structures and uses should be similar in color to the principal structure.

(3) Accessory buildings and structures, except for accessory dwelling units defined in § 152.046(F)(1), shall not be used for living or sleeping quarters.

(4) If the principal building or use is destroyed, removed or ceases to exist, the utilization of the accessory building or use shall no longer be allowed.

(5) In the case of any conflict between the accessory building, use or structure standards of this section and any other requirement of this code, the more restrictive standards shall control.

(D) Location standards for accessory buildings, structures and uses.

(1) Accessory uses and structures must be operated and maintained under the same ownership and located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.

(2) Accessory buildings, uses or structures shall not be erected in any right-of-way, easement, or required street side or front yard setback.

(3) No accessory building or structure shall be located within six feet if fire rated, and ten feet if not fire rated of the site's principal building. If attached by any part of a common wall or covered roof to the principal building, said accessory

building or structure shall be deemed a part of the principal building and shall conform to the development standards of the principal building.

(4) Accessory structures may be attached or detached from the principal building in accordance with all applicable building and fire codes.

(5) The accessory building, structure or use shall have a setback of at least three feet if fire rated and five feet if not fire rated from every side and rear property line, except that the setback shall be the same as required for the zoning district where the principal building is located when the accessory building or structure exceeds 15 feet in height.

(a) *Exceptions.* The following structures are exempt from the setback requirements:

1. Movable structures, for single-family residential lots, such as children's play equipment, trash enclosures, tool sheds, and pet shelters may be placed within a required rear or side yard setback without limitation on location, provided in no event shall the roof of said structures be designed to allow water to drain onto adjacent property.

(6) In the RE-1A and RE-2A zoning districts, the accessory building, use or structure shall have a setback of at least three feet if fire rated and five feet if not fire rated from the side and rear property lines, or the front setback if allowed to locate in the required front yard.

(E) Size standards for accessory buildings and structures.

(1) The maximum gross floor area of any accessory building or structure shall not exceed that of the principal building. This provision shall not apply in the RE-1A and RE-2A, Commercial or Industrial Zoning Districts.

(2) The sum area of all principal and accessory buildings/structures shall not exceed the maximum lot coverage requirements established by this code.

(F) Additional standards for specific accessory buildings, structures and uses.

(1) Accessory dwelling unit detached (ADU).

(a) No more than one detached ADU may be located on any residential lot.

(b) A detached ADU shall be permitted in any residential zoning district where the lot has a minimum of 6,000 square feet or more in area, the lot coverage maximum is not exceeded by all structures, all required setbacks are met, and the minimum distance from other structures is adhered to due to the fire rating of structures. For attached dwelling units see Duplexes and Multi-family development standards. The ADU exterior design shall be compatible with the principal building, as approved by the Director or designee.

(c) Mobile and manufactured homes and recreational vehicles shall not be used as accessory ADUs.

(d) The ADU and the principal residence shall share the same utility meters.

(e) At least one additional off-street parking space shall be provided for each ADU

(2) Watchman's quarters (WQ). In order to provide increased security within the industrial zoning districts a watchman's quarters (WQ) may be provided as an access use under the following conditions:

religious organizations; and no closer than 2,000 feet from any other adult entertainment business.

(2) The adult entertainment business displays no sign visible from the exterior of the business except for a sign identifying the business as an adult entertainment business.

(3) The adult entertainment business excludes persons less than 18 years of age or 21 years of age if alcohol is served.

(4) No materials depicting specific sexual activities or specific anatomical areas shall be visible from the exterior of the adult entertainment business.

(5) All distances specified in this section shall be measured in a straight line, without regard to intervening structures or objects, from the property line of any adult entertainment business to the nearest property line of any other adult entertainment business, school, church, public facility, residential district or other land use specified in this section.

(C) Animal kennel/shelter, hospital/veterinarian clinic, training school.

(1) No animals under care may be boarded outside, except for facilities located in the IP district. Those areas in which animals are boarded shall be fully enclosed structures and shall be sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

(2) All boarded animals shall be kept within a totally enclosed part of a structure between the hours of 9:00 p.m. and 6:00 a.m., unless further limited by the approval process, except with direct supervision associated with non-exercise or training related activities. All outside exercise or training of animals shall be prohibited during these hours. This provision shall not apply in the IP district.

(3) Outdoor dog runs, exercise, or training activity areas shall not be located within 200 feet from a residentially zoned property or use.

(4) Outdoor runs and exercise areas shall be enclosed by a minimum six-foot fence.

(5) Suitable control and maintenance shall be exercised over the use, structure and animals so that a nuisance condition is not created in terms of excessive noise, dirt, or odor.

(6) In association with a required conditional use permit, the city may establish other conditions and requirements necessary to prevent possible nuisances (i.e., location and/or size of activity areas, fencing height and/or material, screening, soundproofing, sanitary requirements, or limits on the number of animals serviced or boarded)

(7) Special events such as shows, exhibitions, and contests shall only be permitted when a temporary use permit has been secured.

(D) Assisted living center and nursing home.

(1) All facilities shall comply with all applicable federal, state and local requirements for the location and operation of such facilities and the provision of safe outdoor

recreation areas and gross floor areas for every person that the facility is licensed to accommodate.

(2) The facility shall have direct access from an arterial or collector street.

(3) Facilities within any residential district shall not be located within 1,200 feet (as measured from the property lines) of a childcare facility, a nursing home, a resident care home or a group care home facility that are also located within any residential district.

(4) Notwithstanding the foregoing, if the state has adopted laws or rules for the regulation of an assisted living center, then any such state law or rule shall apply in addition to the conditions listed herein and shall preempt any conflicting condition listed herein.

(E) Automobile/boat repair, major.

(1) All major repair facilities shall be subject to the site plan review and/or CUP process. In addition to standard site plan information, the applicant shall provide a plan which shows an ability to control onsite and prevent off-site nuisance conditions such as noise, dust, odors, vectors and wind-blown debris.

(2) Accessory uses may include assembly and repair buildings, machine shops, paint facilities, fueling and supply facilities, parking areas, automobile/boat lifts and incidental retail sales associated with the principal uses.

(3) A use may combine major repair with automobile/boat sales, outside storage or service stations only if these uses are permitted or conditionally permitted and approved in that district. If combined with said uses, major repair facilities shall additionally comply with the provisions of divisions (G), (T), and/or (Z) of this section.

(4) Major repair facilities shall be located with direct access to paved roadways that are suitable in size to allow for the efficient delivery of automobile and boats for repair. This provision shall not apply in the IP district.

(5) Outdoor repair areas shall be paved with concrete, asphalt, pavers, or gravel. This provision shall not apply in the IP district.

6) Major repair facilities must be fully screened from view by a 100% opaque fence or engineered concrete/masonry block wall that is no less than six feet, but no more than eight feet in height.

(7) As part of the conditional use permit process within the BP District, a landscaped screen of plantings may be required in combination with a required fence or wall to further buffer and/or shield repair activities from public view or adjacent residential districts. See § 152.057(C) for additional screening regulations. This provision shall not apply in the IP district.

(8) No temporary or long-term repair parking, outdoor repair activities, or outdoor supply/material storage that exceed the height of the screen wall may occur within the required setback areas of the zoning district in which the major repair facility is located. This provision shall not apply in the IP district.

(9) Outdoor repair related activities shall be limited to 6:00 a.m. to 9:00 p.m. within the SC district, unless modified through the CUP process.

(10) No pending, under repair, or repaired automobile/boat shall be utilized for overnight sleeping or as living accommodations.

(11) All exterior lighting shall comply with the lighting standards provided within § 152.059.

(F) Automobile/boat repair, minor.

(1) A use may combine a minor repair facility with a service station only if the uses are permitted or conditionally permitted and approved in that district.
If combined with said uses, minor repair facilities shall additionally comply with the provisions of division (Z) of this section.

(2) Service bay doors for minor repair facilities may not face Highway 89, Lake Powell Boulevard, or residential neighborhoods.

(3) Service and repair of boats onsite that exceed nine feet in width by 30 feet in length is prohibited.

(G) Automobile/boat, sales and leasing; automobile/boat, rentals.

(1) A use may combine automobile/boat sales and leasing with automobile/boat repair major, automobile/boat minor or outside storage only if these
uses are permitted or conditionally permitted and approved in that district. If combined with said uses, sales and leasing facilities shall additionally comply with the provisions of divisions (E), (F), and (T) of this section.

(2) The sale and/or leasing of automobiles or boats physically onsite that exceed nine feet in width by 30 feet in length is prohibited within the C-2 District.

(3) The maneuvering, placement, display or storage of automobiles or boats for sale or lease within the public right-of-way, required setback or landscaped areas is prohibited.

(4) Sale and/or leasing areas shall be paved in compliance with city engineering standards. This provision shall not apply in the IP district.

(5) Facilities that sell and/or lease, physically onsite, vehicles or boats that exceed nine feet in width by 30 feet in length shall be required to adhere to the provisions of division (T), except any part of the use fronting on a public street shall not be required to meet the screening requirements of said section.

(6) No pending, under repair, or repaired automobile/boat shall be utilized for overnight sleeping or as living accommodations.

(H) [Reserved].

(I) Campground/RV Park. These regulations apply to campgrounds and RV Parks where campsites are rented for the placement and occupancy of tents, recreational vehicles, or camping cabins on a temporary or seasonal basis, and permanent sites containing manufactured, modular or conventional homes permanently attached to a concrete slab and utilities for long-term rentals and for that of the owner,

manager, or permanent maintenance personnel. The installation or development of any campground shall comply with the following minimum criteria:

(1) All campground/RV parks shall be designed in accordance with the provisions of this chapter and administered through the conditional use permit, Planned Area Development (PAD) District zoning, and/or site plan review process.

(2) In conditionally allowed districts and PAD Districts, campgrounds/RV parks with frontage on U.S. Highway 89 or Coppermine Road shall not be required to obtain a conditional use permit provided the use adheres to the guidelines of this division and completes the site plan review process.

(3) Campground/RV parks shall not be used as permanent residences. Manufactured, modular and conventional homes permanently attached to a concrete slab and utilities may be used for long-term rentals and permanent residences for the owner, manager or permanent maintenance personnel. In establishing the temporary or seasonal nature of the campground, no single camping site shall be occupied by the same party for a period of time longer than nine continuous months in any 12-month period. Long-term residences shall be constructed in accordance with the current International Residential Codes (IRC) Codes.

(4) Only one RV or camping cabin shall be permitted on each allowed camp site. Camping cabins shall be designed for use as a temporary dwelling as a temporary shelter for recreational camping and vacation use by visitors, tourists, or campers.

(5) The minimum lot or parcel size for a campground/RV park shall be a minimum of five gross acres.

(6) The maximum number of individual temporary camping sites allowed shall be ten per gross acre.

(7) The maximum number of individual permanent residences shall not exceed five per gross acre.

(8) The maximum number of permanent sites shall not exceed 20% of the total number of all temporary and permanent sites available on the site.

(9) Each temporary or permanent site shall be clearly marked with an alpha or numeric symbol on a sign which is clearly visible from internal access roads. All camp sites shall be labeled on a map, which shall be provided to each campground occupant; local police, fire, and emergency service provider; and 911 dispatch center.

(10) All private roads located within a campground shall be well-drained, all-weather, graveled or paved, and maintained in good condition by the park owner. One-way roads shall be a minimum of 14 feet in width, all other roads shall have a minimum travel surface of 24 feet, and all turnarounds shall have a minimum of a fifty foot turning radius to accommodate emergency service vehicles and delivery trucks, or as

required by the International Fire Code, whichever is greater. Parking shall be prohibited on both sides of all roads within the park.

(11) Each campsite shall be provided with a minimum of two off-street parking spaces.

(12) Each designated temporary camp site for RVs shall have an asphalt or concrete pad a minimum of 16 feet in width by 45 feet in length, centered on the space for the parking of the RV. There shall be no RV parking other than on the paved surface area within the designated space.

(13) A recreation or common area shall be provided at a ratio of 100 square feet for every space. All common areas shall adhere to the provisions outlined in § 152.057.

(14) The minimum distance between RVs or detached structures shall be ten feet.

(15) Campgrounds/RV parks with more than 50 spaces shall provide two separate ingress/egress point to the public street.

(16) There shall be a minimum distance of five feet from the RV and any private street or sidewalk, including any attached projections.

(17) The campground/RV park shall be permanently screened from adjacent properties and public rights-of-way by a solid engineered six foot high wall as approved by the Director.

(18) Street improvements for any public roads bounding the campground shall be made as required by the City or Arizona Department of Transportation (ADOT), as applicable.

(19) Access to all temporary or permanent camp sites shall be from the interior of the campground. There shall be no individual access to any camp site from a public street.

(20) Required setback areas shall be preserved in their natural condition or landscaped to provide a visual buffer to minimize any adverse impact on abutting land uses. All camping, structures, outside storage and motor vehicle parking/storage shall be prohibited from occurring within any required setback areas.

(21) Each campground must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the campground and adequate and appropriately sized parking spaces to accommodate full-length RV's, trucks towing campers, and privately owned vehicles, to accommodate working staff, and people checking in or out, as approved by the Director, shall be provided near the office and registration area.

(22) Recreational amenities or social centers, which may be used for indoor pools, restaurants/cafes, exercise rooms, laundry facilities, restroom and shower facilities, crafts, hobbies, games, meetings, banquets and similar recreational uses shall be of conventional site-built construction, in accordance with the current International Building Codes (IBC).

(23) Service buildings with laundry, toilet, bathing and other sanitation facilities and utilities shall be provided as required by the city.

(24) Provision for on-site storm water retention/drainage and off-site storm water drainage both entering and leaving the property shall be as required by the city and/or ADOT, as applicable.

(25) All utilities shall be placed underground in accordance with and as approved by the city, Page Utility Enterprises, and all other local utility providers, including cable, communication, gas and fiber optics, as applicable.

(26) All lighting shall be in conformance with § 152.059.

(27) Each campground shall provide fire protection facilities as set forth in the International Fire Code.

(28) Designated areas for boat and recreational vehicle storage within the park shall be for the sole use of tenants of the campground.

(29) All refuse collection areas shall be completely enclosed via a solid six-foot wall and view obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be seen from the exterior of the park, the enclosure should be softened with landscaping on the sides visible from the street.

(30) A site plan approval application for a campground shall include the following information:

(a) A written description of the proposed operation, including proposed months of temporary camping operations; the desired number, types, and characteristics of different desired temporary camping sites and permanent residences; all other ancillary uses existing or proposed for the site; operational procedures (e.g., noise and nuisance control, clean-up); and an emergency access plan.

(b) A campground plan map, drawn to scale, showing: the existing and proposed layout; location of all utilities and easements; drainage basins and easements; temporary camp sites and camping units; permanent residences; roads and ingress/egress to public streets; parking areas; refuse collection areas; designated boat and recreational vehicle storage areas; the site boundaries; existing and proposed topography (grading); minimum required yards; existing and proposed buildings and other structures; common recreational and sanitation facilities; water and sewer and stormwater management.

(J) Childcare center, commercial.

(1) A commercial childcare center shall be licensed, certified or approved by the State of Arizona.

(2) A commercial childcare center shall meet Fire Code, Building Code, Zoning Code and any other applicable regulations for a commercial business.

(3) Adequate off-street parking shall be provided in accordance with § 152.056.

(4) All childcare centers shall provide adequate drop-off and waiting space so that parents' cars are not required to stand in a public right-of-way. At least one drop-off space shall be provided for each five children enrolled during peak attendance times. Child drop-off areas shall have direct pedestrian access to the building entrance.

(5) A minimum of 100 square feet of outdoor play area shall be provided per child utilizing the outdoor play area at any given time. The total outdoor play area shall not be less than 1,200 square feet unless a greater amount is required by the state. Outdoor play areas shall be in the rear or side yard, fenced and screened in accordance with § 152.057(C).

(K) Childcare, home.

(1) A childcare home shall be licensed, certified or approved by the State of Arizona.

(2) Childcare home vehicles belonging to employees and residents are required to park onsite, in the garage or on an approved paved driveway.

(3) No signage for advertising or notification of use shall be permitted on or off the site.

(4) A minimum of 600 square feet of open space shall be provided for an outdoor play area, in the rear or side yards only.

(5) All outdoor recreation areas shall be completely screened and enclosed by a six-foot-high solid masonry wall or wood fence with solid self-closing and self-latching gates.

(L) Convenience store.

(1) A use may combine a convenience store and drive-through facility and/or service station only if both uses are permitted or conditionally permitted and approved in that district. If combined with said uses, convenience stores shall also comply with the provisions of division (M) and/or division (Z) of this section.

(M) Drive-through facility. This section shall apply to all principal uses that include a drive-through facility.

(1) Menu boards shall not be placed facing the primary street and every effort shall be made to avoid placing payment and/or pick-up windows adjacent to public streets. Payment and/or pick-up windows shall not face Highway 89, Lake Powell Boulevard or Scenic View Road.

(2) Drive through aisles that face or are adjacent to public streets shall be screened from public view by a minimum three-foot-tall masonry wall that matches the primary structure.

(3) No drive-through aisles shall exit directly onto a public right-of-way.

(4) Drive through queuing length shall be approved in accordance with § 152.056(K)(6)

(5) Clearly marked and A.D.A. approved pedestrian crosswalks shall be provided for each walk-in customer access point to the facility located adjacent to drive-through lane(s).

(N) Group care home.

(1) A completed registration form shall be submitted to the Planning and Zoning Department on a form established by the Director. Registration shall become effective upon issuance of zoning clearance for the home and shall terminate when the home use ceases. No registration/clearance shall be accepted or approved for a home that does not comply with the conditions listed within this section.

(2) Group care homes shall comply with all applicable federal, state and local requirements for the location, development and operation of such homes and the provision of safe outdoor recreation areas and gross floor areas for every person that the home is licensed to accommodate.

(3) Group care homes shall not be located within 1,200 feet, as measured from the property lines, of another group care home or a residential care home facility.

(4) The group care home shall not involve changes in the exterior appearance of any structure or necessitate equipment that is not related to the primary residential use.

(5) All administrative activities, including staffing, counseling, and other visitations, shall serve only residents of the group care home.

(O) Manufactured home. These regulations apply to all manufactured homes. The installation or construction of any dwelling unit, factory-built or manufactured, shall comply with the following minimum criteria:

(1) A manufactured home is subject to all standards contained in Table 2.2-2, Residential District Development Standards for the zoning district(s) in which the home is situated, unless otherwise stated within this section.

(2) All newly placed manufactured homes shall be required to meet the most current HUD Code standards, be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and comply with State of Arizona Office of Manufactured Housing regulations and all the provisions outlined in this chapter.

(3) The exterior building facade, including trim, doors, windows, roof fascia and the like, shall consist of wood, stucco, horizontal siding, brick, masonry veneer, or other similar building material commonly used in site-built residential construction; provided, however, that metal siding, other than aluminum lap siding, shall be prohibited. Patio covers and detached storage buildings shall be exempt from this requirement.

(4) All manufactured homes placed in a subdivision or on a single tract of land shall be set upon a permanent foundation or footing for the purpose of a permanent installation. Such installation shall render the dwelling no more portable than if it were constructed totally on site.

(5) All manufactured homes placed in a manufactured home park shall utilize a finished building material to surround the entire perimeter of the dwelling and completely enclose the space between the exterior facade of the dwelling and the ground. Such foundation siding shall be properly vented, harmonious, and

compatible with the dwelling.

(6) Any device used to transport a manufactured home to the site of installation, including the hitch, wheels, axles, or other devices used primarily for transport other than a chassis, shall be detached from the dwelling as part of the installation procedure in any zoning district.

(7) All manufactured home installations must follow the Arizona Department of Building and Fire Safety Statutes and Rules.

(P) Manufactured home park. These regulations apply to manufactured home parks. The development of any factory-built or manufactured home park shall comply with the below minimum criteria:

(1) The minimum distance between manufactured homes or between accessory structures and manufactured homes shall be ten feet and no structure shall be closer than ten feet to the exterior boundary or five feet to individual space lines of the park.

(2) There shall be a minimum distance of ten feet between the front of the manufactured home and any private street or private sidewalk, including tongue and bay windows or any other attached projection.

(3) A minimum of 10% of the total park area shall be designated as permanent open space. Where phases are proposed for the manufactured home park, the percentage of open space in each phase shall meet or exceed the minimum total for the specified phase area. The open space shall be available through the use of easements to all residents of the development. Streets, driveways, parking areas, buffer areas, recreation vehicle storage, and buildings shall not be included in calculating the size of open space.

(4) A ten-foot landscape area shall be required where the park is adjacent to a public street/sidewalk.

(5) Two paved off-street parking spaces of nine feet by 20 feet shall be required for each manufactured home space.

(6) One nine-foot by 20-foot visitor parking space shall be required for each eight manufactured home spaces. Common lots spaced evenly throughout the park may be employed to provide off-street parking. One 12 foot by 30-foot RV or boat parking space shall be required for every four manufactured home spaces, which are for the sole use of the residents, and be completely screened at outside park boundaries by a six-foot-high wall or fence.

(7) Street improvements for any public roads bounding or within the manufactured home park shall be made as required by the Public Works Director.

(8) All interior drives or roadways shall be a minimum width of 24 feet or as required by the Uniform Fire Code, whichever is greater. Width of roadway is exclusive of curbs and walkways, measured from edge of pavement to edge of pavement. The interior drives or roadways shall be paved in accordance with city engineering standards.

(9) Provision for on-site storm water retention/drainage and off-site storm water drainage both entering and leaving the property shall be as required by the Public Works Director.

(10) Each manufactured home park shall provide fire protection facilities as set forth in the Uniform Fire Code.

(11) The manufactured home park shall be permanently screened from adjacent properties by a solid wall or wood fence, six feet in height.

(12) One manufactured home shall be permitted on each approved space. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home space for living purposes except for that of the owner, manager, or permanent maintenance personnel.

(13) Access to all manufactured home spaces shall be from the interior of the park. There shall be no individual access to any manufactured home space from a public street.

(14) Manufactured home parks with more than 100 lots shall have a minimum of two separate access entry drives connecting the park to public streets. Access to the development shall not be through a residential area to reach a collector route.

(15) All refuse collection areas shall be completely enclosed via a solid six-foot wall and view obstructing gate and located on a concrete surface, and if it can be seen from outside the park, the enclosure shall be softened with landscaping on its most visible sides.

(16) All lighting shall be in conformance with § 152.059.

(17) All utilities shall be placed underground. Placement of utilities, including master meters, shall meet all requirements of the city, as well as the respective utility companies.

(18) The site plan shall provide for a system of pedestrian circulation within the development. The system shall connect with any existing sidewalks adjacent to the property. The pedestrian access may be located either in the street right-of-way or in common open space. The system shall be designed to link residential units with recreation facilities, school bus stops, and existing sidewalks in the neighborhood. Pedestrian ways may take the form of sidewalks or walking paths with a minimum width of five feet.

(Q) Medical marijuana establishment, dispensary, cultivation site.

(1) To obtain a conditional use permit, the medical marijuana ESTABLISHMENT, dispensary, or medical marijuana cultivation location shall not be closer than 1,200 feet from the boundaries of a Residential Zoning District or use, the property lines of any public or private school, public park or playground, or church or non-commercial establishment owned or operated by a religious organization.

(2) The business shall not be located within 2,000 feet of any adult entertainment businesses, or other medical marijuana dispensary or cultivation location and shall display no sign visible from the exterior except for a sign identifying the business as a medical marijuana dispensary or medical marijuana cultivation location. All signage shall also adhere to the requirements of § 152.058. The business shall

exclude persons less than 18 years of age from its premises. No materials depicting marijuana plants or marijuana use shall be visible from the exterior of the business.

(3) All distances shall be measured in a straight line, without regard to intervening structures or objects, from the property line of the business to the nearest property line of another adult entertainment business, or other medical marijuana dispensary or cultivation location, school, church, public facility, residential district or use or other use specified in this regulation.

(4) Medical marijuana cultivation site. With regard to a medical marijuana cultivation location, applicants seeking a conditional use permit shall provide the name and location of the off-site dispensary, a copy of operating procedures adopted in compliance with A.R.S. § 36-2804(B)(l)(c), procedures for proper disposal of marijuana remnants or by-products (not to be the facility's exterior refuse container), a security plan, and a plan to prohibit the emission of odors from the facility into the environment. The cultivation location must be a permanent building (not a habitable trailer, cargo container or motor vehicle) with a maximum area not to exceed 2,000 square feet unless otherwise shown by the applicant and approved through the conditional use permit process that additional area is needed to provide necessary medical marijuana to the identified dispensary. The cultivation location shall not be open to the public and retail sales are prohibited. Marijuana shall not be consumed on the premises, including any accessory structures, parking lot or parking areas. Caregivers, as authorized by AZ DHS to cultivate medical marijuana, shall be restricted to cultivation of medical marijuana in the Service Commercial Zoning District.

(5) Medical marijuana dispensary. With regard to a medical marijuana dispensary, on-site and drive-through services are prohibited. Applicants seeking a conditional use permit shall provide the name and location of the off-site cultivation location or source, a copy of operating procedures adopted in compliance with A.R.S. § 36-2804(B)(1)(c), procedures for proper disposal of marijuana remnants or by-products (not to be the facility's exterior refuse container), a security plan, and a plan to prohibit the emission of odors from the facility into the environment. The dispensary must be a permanent building (not a habitable trailer, cargo container or motor vehicle) with a maximum area not to exceed 1,000 square feet. Operating hours shall not be earlier than 8:00 a.m. and not later than 8:00 p.m. Marijuana shall not be consumed on the premises of the dispensary, including any accessory structures, parking lot or parking areas.

(R) Microbrewery, craft distillery, or tasting room.

(1) Must provide evidence of a valid state license before commencing operations or at any time upon the request of the Director and the conditions of any such license shall always be adhered to by the operator of the establishment.

(2) Pure manufacturing and storage uses not associated with a retail or restaurant function are not allowed in the C-2, CBD or MU Districts.

(3) All manufacturing and processing activity shall be conducted within a completely enclosed building.

(4) In the C-2, CBD and MU Districts outdoor storage shall be limited to grain silos designed to be screened from public view or integrated into the design of the principal building using compatible materials and colors. No other materials, including products ready for shipping, or equipment shall be stored outdoors unless approved through a conditional use permit.

(5) Outdoor seating and serving is permitted. The location and placement of outdoor dining and serving facilities shall meet all performance standards in § 152.055.

(6) Shall meet all performance standards in § 152.055, including but not limited to odor standards in §1 52.055(G).

(S) Mobile homes. After the effective date of this chapter, the following regulations shall apply to all mobile homes:

(1) Only pre-existing, in place mobile homes shall be allowed for residential or non residential use on an existing lot or within an existing mobile home park, subject to all applicable A.R.S. The relocation of a pre-existing mobile home from its current location, lot or mobile home park shall be prohibited.

(2) The placement and residential or non-residential use of mobile homes constructed prior to 1976 is prohibited, unless in place and in use on the effective date of this chapter.

(T) Outside storage.

(1) All outside storage facilities shall be subject to the site plan review and/or CUP process. In addition to standard site plan information, the applicant shall provide a plan which shows an ability to control onsite and prevent off-site nuisance conditions such as noise, dust, odors, vectors and wind-blown debris.

(2) A use may combine outside storage with automobile/boat major repair and automobile/boat sales only if both uses are permitted or conditionally permitted and approved in that district. If combined with said uses, outside storage facilities shall additionally comply with the provisions of divisions (E) and/or (G) of this section.

(3) Outside storage facilities shall be located with direct access to paved roadways that are suitable in size to allow for the efficient delivery of automobiles and boats for storage. This provision shall not apply in the IP district.

(4) Outside storage areas shall be paved with concrete, asphalt, pavers, or gravel. This provision shall not apply in the IP district.

(5) Outside storage facilities must be fully screened from view by a 100% opaque fence or engineered concrete/masonry block wall no less than six feet, but no more than eight feet in height, as approved by the Director.

(6) As part of the conditional use permit process within the SC District, a landscaped screen of plantings may be required in addition to a required fence or wall to further buffer and/or shield storage activities from public view or

adjacent residential districts. See § 152.057(C) for additional screening regulations. This provision shall not apply in the IP district.

(7) No outside storage that exceeds the height of the screen wall may occur within the required setback areas. This provision shall not apply in the IP district.

(8) No stored automobile/boat shall be utilized for overnight sleeping or as living accommodations.

(9) All exterior lighting shall comply with the lighting standards provided within §1 52.059.

(U) [Reserved].

(V) Religious assembly.

(1) All vehicular access to the facility shall be onto an arterial or collector road.

(2) Wherever an off-street parking area is adjacent to a residential use, a continuous obscuring wall, fence and/or landscaped area at least six feet in height shall be provided.

(W) Resident care home.

(1) A completed registration form shall be submitted on a form established by the Director. Registration shall become effective upon issuance of zoning clearance for the home and shall terminate when the home use ceases. No registration/clearance shall be accepted or approved for a home that does not comply with the conditions listed herein.

(2) Resident care homes shall comply with all applicable federal, state and local requirements for the location, development and operation of such homes and the provision of safe outdoor recreation areas and gross floor areas for every person that the home is licensed to accommodate.

(3) Resident care homes shall not be located within 1,200 feet, as measured from the property lines, of another resident care home or a group care home facility.

(4) All administrative activities, including staffing, counseling, and other visitations, shall serve only residents of the residential care home.

(5) As a reasonable accommodation for persons with a disability, strict compliance with the standards set out in this section may be waived by the Director in accordance with the requirements stated herein. A request for such a reasonable accommodation waiver must be in writing and filed with the Director. In all cases, the Director, or designee, shall make findings of fact in support of the determination and shall render their decision in writing. The Director may interview the person making the request to ascertain or clarify information sufficiently to make the required findings and/or may request additional information such as a site plan, floor plan, maximum number of residents, transportation methods and/or a description of daily activities. To grant a reasonable accommodation waiver, the Director shall find all the following applies:

(a) The request will be in compliance with all applicable building and fire codes;

(b) The request will not create adverse impacts on traffic, parking, water or sewer systems, or any utility or use; and

(c) Profitability or financial hardship of a facility shall not be considered by the Director in deciding to grant a reasonable accommodation waiver. An appeal of the decision of the Director may be made regarding reasonable accommodation to the Board of Adjustment pursuant to § 152.086(K).

(X) School, public or private; school, boarding and college or university.

(1) The facility shall meet all applicable fire, building or any other applicable codes or regulations.

(2) All access for high schools, middle schools, boarding schools, or colleges shall be from an arterial or collector roadway; vehicular ingress and egress to local streets is prohibited.

(3) Elementary schools shall not be located adjacent to arterial roads or roads with higher classifications.

(Y) Self-storage, indoor.

(1) All storage shall be completely within enclosed buildings.

(2) A use may combine indoor storage with outside storage only if both uses are permitted or conditionally permitted and approved in that district. If combined with said use, indoor storage facilities shall additionally comply with the provisions of division (T) of this section.

(3) Doors to individual storage units shall not face any abutting public street frontage, or, if the site is located on a comer parcel, shall not face the primary public street frontage.

(4) No business activity other than rental of storage units shall be conducted on the premises.

(5) All self-storage rental contracts shall include clauses prohibiting:

(a) The storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals; and the use of the property for purposes other than dead storage.

(6) An accessory structure for a management office may be allowed on site, subject to regulations specified in §1 52.046.

(Z) Service station.

(1) Service stations shall not include:

(a) Any outdoor service or repair operations, other than the dispensing of fuel or other minor installation services as related to such dispensing or installation;

(b) There shall be no sale, rental, display, long-term parking, or storage of vehicles, boats, trailers, machinery or other similar equipment; or

(c) There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the project approved site plan and which extends no more than ten feet beyond the building.

(2) Service bay doors may not face Highway 89, Lake Powell Boulevard, or residential neighborhoods.

(3) All fuel pumps and islands shall be covered by a canopy that matches the main structure.

(4) Electric charging stations may count towards required parking spaces.

(5) Under canopy mounted lights shall be flush with the underside of the canopy. All additional outdoor lighting shall be subject to the requirements of § 152.059.

(6) Any signs, logo or identifying paint scheme on the primary building, canopy or gas price signs shall adhere to the applicable sign regulations provided in § 152.058.

(AA) Tour services.

(1) All tour services are required to conduct business out of a physical office space located within permitted districts as identified inTables 2.3-1 and 2.4-1. Sales are not permitted on public right-of-way.

(2) All parking, queuing, and loading/unloading of tour vehicles shall be conducted on the subject property or within approved areas as defined through the site plan approval and conditional use permit process.

(3) Tour operators are prohibited from conducting any tour operations business within a residentially zoned district, including the use of residential streets for tour departure and return routes.

(4) All maintenance, repairs, and service washing areas shall be fully screened from view by a 100% opaque fence or engineered concrete/masonry block wall that is no less than six feet in height.

(5) Any heliport, associated with a helicopter tour service, located outside the airport shall be required to obtain a conditional use permit. No conditional use permit shall be considered for approval unless and until the location, site plan and operation standards comply with all the provisions herein, and a Federal Aviation Administration (FAA) airspace letter-of-determination stating no objection, with or without conditions, is provided for the proposed facility and location.

(6) If the Director determines a proposed operation has the potential to create an adverse impact on the surrounding area, the city may establish other conditions and requirements necessary to prevent possible nuisances (i.e., control number of allowed tours per day, define hours of operation, specify tour routes or deny the CUP).

(7) All outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards must be placed within enclosed containers or unless otherwise complies with applicable law.

(8) All tour service facilities shall comply with all applicable federal, state and local laws for such a facility. Copies of permits or letters of approval shall be submitted to the city prior to the start of operations.

(BB) Vacation home rentals.

(1) Purpose.

(a) The purpose of this section is to establish minimum regulations for the use of residential dwellings utilized as vacation rentals.

(b) This section shall not provide any residential property owner with the right or privilege to violate any private conditions or covenants and restrictions applicable to the property that may prohibit the use of such property for said use, as defined herein.

(c) Vacation home rentals are limited to individually or collectively owned single-family dwelling units, up to and including any multi-family unit or group of units in a condominium, cooperative or timeshare, that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under A.R.S. § 42-12001. Use of any other unit, dwelling or group of units or dwellings as a vacation rental or short-term rental is prohibited. Vacation rentals do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center or other similar use.

(2) Applicability. The provisions of this section apply within the incorporated boundaries of the city.

(3) Laws. Vacation home rentals are subject to all laws relating to noise, building and fire codes, protection of welfare, parking, property maintenance and nuisance and may not be used for the purposes of housing sex offenders, operating or maintaining a structured sober living home, selling illegal drugs, liquor control or pornography, obscenity, nude or topless dancing and other adult-oriented businesses.

(4) Emergency point of contact. An owner of a vacation home rental shall designate an emergency point of contact. Said point of contact shall be filed with the City Clerk.

(CC) Wireless telecommunication/communication facilities (WCF).

(1) This section is to provide a uniform and comprehensive set of standards for the placement, construction and modification of wireless communication facilities (WCF). To protect and promote public health, safety, general welfare and the visual quality of the city while at the same time not unduly restricting the development of needed communication facilities and important amateur radio installations and encouraging managed development of communication infrastructure. It is also the stated intent of this section to provide a public forum to ensure a balance between public concerns and private interest in establishing communication and related facilities. The regulations in this section are established to:

(a) Provide guidelines for the siting and design of WCF;

(b) Minimize adverse visual impacts of towers and WCF through careful design, siting, landscaping and camouflaging techniques;

(c) Enhance the ability to provide wireless services to city residents, businesses and visitors;

(d) Simplify and shorten the process for obtaining necessary permits, while protecting the interests of residents;

(e) Promote and encourage co-location of towers and attached WCF as a primary option;

(f) Ensure that WCF are compatible with adjacent land uses; and

(g) Avoid potential damage to property caused by towers and communications facilities by ensuring that structures are correctly designed and installed, and removed when no longer used or structurally unsafe.

(2) Amendments. For the purpose of protecting the public health, safety and general welfare, the Planning and Zoning Commission may from time to time propose amendments to these regulations which shall be approved or disapproved by the City Council at a public meeting following public notice. Realizing that communication technologies are constantly evolving and changing, where future innovations may reduce the impacts of individual facilities and render portions of these regulations obsolete, periodic review and revision of these regulations will be necessary.

(3) Applicability.

(a) Commercial WCF are permitted as a conditional use (CUP) in all zoning districts except for small wireless facilities, certain antennas, or public safety communication facilities as described in division (CC)(5) and residential or planned area development districts.

(b) No person shall build, construct or erect a WCF within any residential or planned area development districts until a review process has determined the site is properly camouflaged and integrated with and/or screened by a non-antenna support structure (streetlight, utility pole, building feature, landscape feature, etc.).

(c) All antenna support structures and WCFs located in the city, are subject to this section. Except as provided in this section, any use being made of an existing antenna support structure or attached WCF shall be deemed a legal-nonconforming structure and allowed to continue, even if in conflict with the terms of this section.

(d) The Director, by administrative review, may approve (without obtaining a CUP) the proposed construction or development of a camouflaged facility or a co-located facility provided that a building permit is obtained and the proposal meets the minimum requirements of this chapter.

(4) Exceptions.

(a) Small wireless facilities. The construction, improvement, co-location, modification, repair or operation of small wireless facilities may be located within any city right-of-way or any areas outside of the right-of-way that are not zoned exclusively for residential uses. Said small wireless facilities shall be permitted by right and not subject to any zoning or CUP review and approval. Additional city permits may apply for the construction, improvement, colocation, modification, repair or

operation of small wireless facilities;

(b) Public safety communications facilities;

(c) The provisions of this section do not apply to radio or television reception, receive only, citizen band, marine band, and satellite or microwave parabolic antennas (Residential: one meter or less in diameter) (Industrial/Commercial: two meters or less in diameter) not used by commercial carriers. The height of the antenna shall not exceed the roofline of the primary structure on the parcel and shall be placed on the rear or side of the parcel;

(d) The provisions of this section do not apply to FCC licensed amateur stations as part of the amateur service with a single antenna support structure and shall not be subject to the requirements of this section except as follows;

(e) No outdoor amateur station antenna shall be installed until and unless an amateur station antenna permit has been approved and issued by the Director. Amateur station antenna permits are not transferable and shall automatically expire when the person issued the permit no longer owns the property involved or the license from the FCC is no longer valid. The Director shall not issue an amateur station antenna permit until the applicant has presented proof of a current FCC license;

(f) All new antenna support structures and attached antennas shall not exceed 90 feet in height above ground level. The tower and antenna shall meet the setback requirements for the zoning district in which it is located and shall require an additional setback of one foot for every foot the tower and antenna exceeds the height limits of the zoning district in which it is located, or if the structure is engineered to collapse under specific wind loads, and fall within a specified fall-zone, the fall-zone shall be the minimum required setback, when supported by a sealed letter from the engineer;

(g) The tower and antenna shall be installed in the rear of the parcel and shall meet all local, state and federal regulations and manufacturer specifications. Guy wires, if used, shall meet the setback requirements of the underlying zoning district;

(h) Temporary mobile services providing public information coverage of news events;

(i) Minor modifications of existing WCF and attached WCF, whether emergency or routine, provided there is little or no change in the visual appearance; and

(j) Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached WCF that meet the performance standards set forth in this document. Antennas and equipment cabinets or rooms completely located inside of structures and whose purpose is to enhance communications within the structures.

(5) Performance standards and requirements.

(a) Construction standards. All commercial WCF and antenna support structures shall be certified by a licensed engineer to be structurally sound and

in conformance with applicable building code(s).

(b) Natural resource protection standards. The location of the WCF shall comply with all-natural resource protection standards established either in this chapter or in other applicable county, state and federal regulations, including those for flood plains, wetlands, groundwater protection, escarpments and steep slopes.

(c) Color and appearance standards. All WCF shall blend into the surrounding environment through the use of color and camouflaging architectural treatment, except where the color is otherwise dictated by the FCC or FAA.

(d) Advertising prohibited. No advertising is permitted anywhere upon or attached to a WCF.

(e) Illumination of antenna support structures. Antenna support structures/towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority.

(f) Co-location. All WCF shall be subject to the co-location requirements set forth in division (CC)(6).

(g) Abandonment. All WCF shall be subject to the abandonment requirements set forth in division (CC)(7).

(h) Setback requirements for WCF:

1. Minimum setbacks for these facilities are the same as underlying zoning districts, or as specified in subsection (4)(f) above for fall-zones.

2. Broadcast and other facilities. For zoning districts CBD, MU, C-1, C-2, SC, BP and IP, the setback requirements are 30% of the support structure height, but not less than the minimum setbacks of the underlying zoning district.

3. Guy wires. Setbacks for guy wires are the same as the minimum setbacks for the underlying zoning district.

4. Security enclosure required. All towers and equipment shelters shall be enclosed either completely or individual as determined by the Director. The city and co-located carriers shall have reasonable access. No fence shall be required on top of a building or other structure if access to the roof or top of the structure or building is secure. Dependent on the location, plants or landscaping may be required as a buffer around the perimeter of the security enclosure as deemed appropriate by the Director.

5. Existing vegetation. Existing vegetation shall be preserved to the maximum extent possible.

(6) Co-location requirements.

(a) Any antenna support structure/tower erected for commercial purposes shall be designed to permit future co-location abilities. No proposed antenna support structure/tower shall be erected unless such structure is capable of supporting a minimum of one additional carrier's WCF.

(b) Commercial carriers who own an existing support structure shall negotiate in good faith with other carriers that request co-location. Documents showing good faith efforts to co-locate shall be provided to the Director.

(c) Carriers who co-locate on an approved antenna support structure are not subject to the conditional use permit requirements of this section. The application may be approved by the Director if all other requirements of this section are met.

(7) Abandoned facilities. A WCF shall be considered abandoned after 60 consecutive days of non-use where the city may seek to revoke the conditional use permit or abate the structure in accordance with § 152.109.

(8) Application process.

(a) Applications for WCF and major additions or modifications to existing facilities shall include:

1. One electronic PDF copy and two copies of the proposed site plan specifying the location and legal description of the site and WCF: on site land uses and zoning; adjacent roadways; access; utilities; parking; vegetation and landscaping to be added, retained, replaced or removed; setbacks; and all related improvements and equipment.

2. A vicinity map specifying adjacent properties, land uses, zoning and roadways within 300 feet of the proposed facility. Elevation drawings of the proposed facility specifying all antennas, antenna support structures / towers, structures, equipment facilities, fencing, screening, landscaping, lighting, utilities and other improvements related to the facility, specifying materials, placement and colors.

3. Photorealistic image of the proposed site after antenna support structure erection demonstrating the true impact of the facility on the surrounding visual environment may be requested by the Director from specific vantage points. This requirement does not apply to facilities permitted under the administrative review process, unless requested by the Director.

4. A report shall be prepared describing the facility and why it is needed, the technical and economic reasons for the site design and location, and the quantity of antenna arrays the structure can support.

(b) A report shall be prepared that addresses the following evaluation criteria:

1. Description of the facility and why it is needed;
2. Technical and economic reasons for the site design and location; and
3. The total number of antenna the structure can support.

(c) A detailed inventory of all the carrier's existing and approved facilities within the city and within five miles of the corporate boundaries.

(9) Application review.

(a) Administrative review. Applications for proposed camouflaged WCF and co-location of WCF which do not change the antenna support structure height are subject to administrative review. The applications shall be examined for conformance with the requirements in this section by the Director who shall

within 21 days of receipt of the application, render a decision to approve, deny or delay approval of the proposed WCF. Any decision to delay approval or deny a request shall be in writing and shall include specific reasons for the action. If the applicant has not been notified in writing of a decision after 21 days the application will be deemed approved. A decision by the Director may be appealed by the applicant within 30 days to the Board of Adjustment. The fee for administrative review of a proposed wireless facility shall be collected when the application is submitted.

(b) Except for administrative review of camouflaged facilities and co-location of facilities in accordance with §1 52.095, all proposals for WCF shall be processed under the requirements of § 152.091, as deemed applicable by the Director.

(c) Access control and emergency contact. No Trespassing signs shall be posted around the WCF as deemed appropriate, along with any emergency contact telephone numbers.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.046 ACCESSORY BUILDINGS, STRUCTURES AND USES.

(A) Purpose. The purpose of this section is to identify and regulate accessory buildings, structures and uses in all zoning districts that are incidental and customarily subordinate to principal uses.

(B) Establishment of accessory buildings, structures and uses.

(1) All principal uses allowed in a zoning district shall be allowed to include the accessory buildings, uses, structures, and activities typically associated with the use as described in the principal uses definition provided in §§ 152.035 through 152.037, unless otherwise specifically prohibited within this section.

(2) Accessory buildings, uses or structures not specifically defined within this code, shall be subject to §§1 52.026(C)(7) and 152.027(C)(7).

(3) No accessory building, structure, use or conditional use, shall be erected or permitted on any lot or parcel until the principal building or use has been established or erected; unless both are being established and erected simultaneously.

(C) General development standards for accessory buildings, structures and uses.

(1) Unless otherwise expressly stated, accessory buildings, structures and uses are subject to the same lot and building regulations as principal uses and buildings.

(2) Accessory structures and uses should be similar in color to the principal structure.

(3) Accessory buildings and structures, except for accessory dwelling units defined in § 152.046(F)(1), shall not be used for living or sleeping quarters.

(4) If the principal building or use is destroyed, removed or ceases to exist, the utilization of the accessory building or use shall no longer be allowed.

(5) In the case of any conflict between the accessory building, use or

structure standards of this section and any other requirement of this code, the more restrictive standards shall control.

(D) Location standards for accessory buildings, structures and uses.

(1) Accessory uses and structures must be operated and maintained under the same ownership and located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.

(2) Accessory buildings, uses or structures shall not be erected in any right-of-way, easement, or required street side or front yard setback.

(3) No accessory building or structure shall be located within six feet if fire rated, and ten feet if not fire rated of the site's principal building. If attached by any part of a common wall or covered roof to the principal building, said accessory building or structure shall be deemed a part of the principal building and shall conform to the development standards of the principal building.

(4) Accessory structures may be attached or detached from the principal building in accordance with all applicable building and fire codes.

(5) The accessory building, structure or use shall have a setback of at least three feet if fire rated and five feet if not fire rated from every side and rear property line, except that the setback shall be the same as required for the zoning district where the principal building is located when the accessory building or structure exceeds 15 feet in height.

(a) Exceptions. The following structures are exempt from the setback requirements:

1. Movable structures, for single-family residential lots, such as children's play equipment, trash enclosures, tool sheds, and pet shelters may be placed within a required rear or side yard setback without limitation on location, provided in no event shall the roof of said structures be designed to allow water to drain onto adjacent property.

(6) In the RE-1A and RE-2A zoning districts, the accessory building, use or structure shall have a setback of at least three feet if fire rated and five feet if not fire rated from the side and rear property lines, or the front setback if allowed to locate in the required front yard.

(E) Size standards for accessory buildings and structures.

(1) The maximum gross floor area of any accessory building or structure shall not exceed that of the principal building. This provision shall not apply in the RE-1A and RE-2A, Commercial or Industrial Zoning Districts.

(2) The sum area of all principal and accessory buildings/structures shall not exceed the maximum lot coverage requirements established by this code.

(F) Additional standards for specific accessory buildings, structures and uses.

(1) Accessory dwelling unit detached (ADU).

(a) No more than one detached ADU may be located on any residential lot.

(b) A detached ADU shall be permitted in any residential zoning district where the lot has a minimum of 6,000 square feet or more in area, the lot coverage maximum is not exceeded by all structures, all required setbacks are met, and the minimum distance from other structures is adhered to due to the fire rating of structures. For attached dwelling units see Duplexes and Multi-family development standards. The ADU exterior design shall be compatible with the principal building, as approved by the Director or designee.

(c) Mobile and manufactured homes and recreational vehicles shall not be used as accessory ADUs.

(d) The ADU and the principal residence shall share the same utility meters.

(e) At least one additional off-street parking space shall be provided for each ADU.

(2) Watchman's quarters (WQ). In order to provide increased security within the industrial zoning districts a watchman's quarters (WQ) may be provided as an accessory use under the following conditions:

(a) WQs shall only be permitted within the BP, SC and IP zoning districts subject to approval of a conditional use permit. Before granting a CUP, the Council shall determine there is a direct link to the principal use and there is a bona fide need for the increased residential presence. Additional conditions of approval beyond those listed in this section may be required to ensure compatibility with adjacent uses;

(b) The WQs must clearly be accessory to the principal use, which must also be active at the time of CUP application and approval;

(c) Only one WQ per lot shall be permitted;

(d) WQs shall be attached and an integral part of the principal building and may not exceed 40% of the total building floor area, with a maximum quarter's size of 1,000 square feet;

(e) WQs shall meet fire code, residential building code and any other applicable codes or regulations;

(f) A WQ shall consist of separate sleeping, kitchen, and bathroom facilities, and shall not be considered an accessory dwelling unit;

(g) There shall be no payment of rent by the occupant of the quarters;

(h) The WQs and principal building shall share utility meters;

(i) At least one additional off-street parking space shall be provided for a WQ; and

(j) If principal building or use is destroyed or ceases to exist, use of the WQ shall also cease.

(3) Store/stay quarters (SSQ).

(a) SSQ shall only be permitted for individual storage spaces located within an indoor storage (boat, RV) facility in the C-2 and SC zoning districts subject to approval of a conditional use permit.

(b) A SSQ conditional use permit shall only be issued to the owner of the storage facility.

(c) SSQs shall only be used by the storage facility owner, family member, or a registered lessee.

(d) SSQs shall not be occupied more than 120 days per calendar year.

(e) SSQ shall not exceed 25% of the storage unit's gross floor area, with a maximum SSQ size of 800 square feet.

(f) SSQs shall not at any time be used as a vacation rental, or any other type of rental.

(g) SSQs shall meet fire and building codes and any other applicable codes or regulations.

(h) Owner shall sign an acknowledgement that the use is in a non-residential zoning district, in which there may be noise and traffic commonly associated with service type commercial uses.

(i) Any additional parking needs shall be provided off-street.

(j) There shall be no outdoor yard, patio, deck, or living space.

(k) The exterior of all SSQs, buildings and individual units shall be clearly marked with a city-provided address to city specifications.

(4) Employee/contractor quarters (ECQ).

(a) ECQs shall only be permitted as an accessory use in Service Commercial (SC) and Industrial Park (IP) Districts subject to the approval of a conditional use permit.

(b) ECQs shall be provided by the employer only and operated in direct connection with the principal use, which must be active at the time of CUP application and approval. ECQs shall not be converted to any other use without prior approval of an amendment to the CUP.

(c) ECQs shall not ever be used as a vacation or any other type of rental.

(d) ECQs shall meet fire and building codes and any other applicable codes or regulations.

(e) The minimum floor area used for sleeping purposes shall be 50 square feet for each occupant.

(f) At least one additional parking space per unit or three beds, whichever is more, shall be provided.

(g) ECQ shall be occupied for less than six months per calendar year.

(h) If the principal use is destroyed, removed or ceases to exist, the use of the ECQ shall also cease.

(5) Cargo containers.

(a) Please note: this section does not prevent the use of cargo containers for construction. Refer to the building code for allowed building materials.

(b) Cargo containers are permitted as an accessory use in Community Commercial (C-2), Service Commercial (SC), Industrial Park (IP) and Airport Property subject to the following conditions:

1. A building permit shall be obtained prior to installing a cargo container as a permanent accessory use. Temporary placement and use of cargo containers by licensed contractors for transport and temporary storage in conformance with permitted uses does not require a building permit.

2. Cargo containers shall be located on the side or rear of the principal building and must meet all development standards for the applicable zoning district and all applicable fire and building codes.

3. Cargo containers may not occupy any required off-street parking spaces except for temporary use during permitted construction activities.

4. Cargo containers may not be stacked, except when used for cargo purposes in the IP District.

5. Cargo containers shall not be connected to any utilities, without approval from the city.

6. Cargo containers shall be painted in an earth tone color, shall not be used for advertisement, and shall be screened from public view with landscaping or an opaque screen wall/fence, as determined by the Director.

7. Containers designed for storage that appear to be cargo containers, but don't meet the specifications for commercial shipping, packing or transportation of freight, shall comply with the requirements of this section.

(6) Domesticated animals.

(a) Permitted in any zone: The keeping, in connection with each permitted dwelling, of not more than three pets, such as dogs, cats, and similar household pets, exclusive of animals under the age of six months, and exclusive of birds, fish and other pets which are always kept within a fully enclosed building or accessory building and which do not create odor or sound beyond the property boundaries.

(b) The keeping of large livestock is allowed in the RE-2A and RE-1A zoning districts. Large livestock shall be limited to four animals per acre. Any shelter, stables, stalls, corrals, or pens for the animals shall adhere to the same development standards as required for the principal use in the applicable zoning district.

(c) Chicken hens and pullet are allowed in all residential zoning districts subject to any applicable health, sanitation, and nuisance laws. Roosters shall only be allowed in the RE-2A and RE-1A zoning districts. Chickens shall be kept within enclosed coops, pens, or cages that comply with all applicable accessory provisions of § 152.046. All lots under 10,000 square feet shall be limited to no more than five chickens per lot. Water used to clean coops, pens, or cages shall not be allowed to flow onto adjacent properties.

(d) Places where animals are kept shall be maintained so that flies, insects, vermin, rodents, odors, ponded water, the accumulation of manure, garbage, refuse or other noxious material does not disturb the peace, comfort, or health of any person.

(e) 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 city animal control regulations.

(7) Home occupations (HO). A HO shall be considered a permitted accessory use in all residential zoning districts provided they don't change the character of the surrounding residential area by generating more traffic, noise, odors, visual impacts, or storage of materials than would normally be expected in a residential neighborhood, and it complies with the following guidelines:

(a) All HOs shall be clearly incidental and subordinate to the principal use of the property as a residential home. A city business registration shall be maintained annually for the HO use.

(b) Each dwelling unit shall be limited to one permitted HO. Any additional HOs shall require a conditional use permit.

(c) All HOs shall be conducted entirely from within the principal residence or enclosed and approved accessory buildings, except for HOs that require the use of accessory structures as allowed within the subject zoning district (i.e. the use of swimming pools for swimming lessons, play structures for day care, or horse corrals for horseback riding lessons) as long as they do not create any type of nuisance for neighboring properties.

(d) Areas devoted to the HO use shall maintain a residential character and appearance.

(e) There shall be no employees of the HO other than persons residing in the dwelling unit where the HO is conducted.

(f) There shall be no external evidence of the HO such as increased traffic, noise, dust, odors, fumes, vibration, electrical interference or fluctuation or other nuisances discernible beyond the property lines than would normally be experienced in a residential neighborhood.

(g) A HO shall not be conducted in a way that is perceptible beyond the property lines between the hours of 8:00 p.m. and 6:00 a.m., to include any loading/unloading of vehicles on the property or nearby street or alley that causes noise to adjoining residents.

(h) There shall be no use of show windows, business display or advertising visible from the exterior of the building, except as is specifically permitted in § 152.058, that indicates the premises are being used in part for any purpose other than a dwelling.

(i) The HO shall not result in excess generation of solid waste or use of utilities and public facilities in amounts greater than normal for residential use.

(j) Any parking incidental to the HO shall be provided only in the residential driveway, subject to compliance with the off-street parking requirements of § 152.056.

(k) The HO shall not park or store more than two vehicles having a gross vehicle weight over 10,000 pounds on the lot or adjacent streets at any time.

However, in the RE-2A and RE-1A zoning districts, the parking and storage of up to two vehicles, directly related to the HO, with a gross vehicle weight of more than 10,000 pounds shall be allowed within a fully screened side or rear yard.

(l) Storage of goods and materials necessary for the HO shall be fully enclosed within a building or structure.

(m) The following are examples of uses which would be acceptable as a HOs provided they comply with the above regulations:

1. Home offices with little or no client visits to the home;
2. Catering for off-site consumption;
3. Personal services such as a beauty shop, barbershop, and seamstress;
4. Artists, sculptors, jewelry makers, and composers not selling their artistic product to the general public on the premises;
5. Fine arts lessons (music, art, crafts, dance), tutoring and swimming lessons;
6. Tax preparation;
7. Online businesses, computer programing and software development; and
8. Day care (maximum of four persons).

(n) A HO shall not include, but shall not be limited to, the following uses: counseling, therapy, or treatment that do not exceed six clients within 24 hours;

2. Motor vehicle sales, repair, painting, storage, restoration or conversion, engine repair or similar uses conducted outside and/or on vehicles not registered to a person currently residing at the home;

3. Veterinarian office or animal care kennels or boarding facilities. Except in the RE-2A and RE-1A zoning districts such uses may be permitted by conditional use permit;

4. Welding or machine shop;

5. Restaurants; or

6. Body piercing and/or tattoo studio.

(o) Complaints by local residents may be cause for termination of the home occupation.

1. All complaints or violation of the above conditions shall be registered with the City Code Compliance Officer and reviewed by the Director.

2. The burden of proof shall be upon the HO owner to prove that the standards of this section are being met, especially regarding possible nuisances and traffic.

3. If appropriate measures cannot be undertaken to mitigate the complaint or violations, the Director may determine that a particular type or intensity of use is unsuitable to be a HO and require termination of the use. Appeals of the Director's decision can be made to the Board of Adjustment.

(8) Outdoor display and sales.

(a) Outdoor display and/or sale of merchandise may be allowed as an accessory use for all commercial, mixed-use and industrial uses, provided that the display meets the following guidelines and regulations:

1. Outdoor display and/or sale areas shall be clearly defined on a site plan and approved by the Director and may be subject to appropriate conditions by the Director to ensure compliance with the provisions herein.

2. Exceptions. A permanent outdoor retail display area which is an integral part of a business, including but not limited to, garden centers and auto, boat, and RV dealership display lots shall obtain site plan approval with all applicable development/improvements.

(b) Shall be a fixed location that does not encroach upon or disrupt the normal function of the site or its circulation, or the required driveways, landscaped areas, parking lots, sidewalks, loading zones, or fire lanes. Displays shall not obstruct any entrance to a building or traffic safety sight areas or otherwise create hazards for pedestrian or vehicular traffic.

(c) Display/sale of goods shall not be in any public right-of-way.

(d) Shall directly relate to a business occupying the same site, and shall display only goods of the primary business, unless associated with a nonprofit organization.

(e) Shall be limited to the business hours of operation and be portable and removed from public view at the close of each business day, unless otherwise permitted through the site plan review process.

(f) No merchandise shall be affixed to the exterior of a building or displayed to impede or interfere with the reasonable use of the store front windows for display purposes.

(g) Shall be managed so that display structures and goods are always maintained in a clean and neat condition, and in good repair.

(h) All signage shall adhere to § 152.058.

(9) Outdoor storage. Outdoor storage associated with a commercial on-site primary use is permitted subject to the following conditions; however, the provisions of this section shall not apply to outdoor storage associated with industrial or agricultural uses:

(a) Storage areas must be fully screened from view by an opaque fence or concrete/masonry block wall no less than six feet, but no more than eight feet in height. A landscaped earthen berm may be used instead of or in combination with a required fence or wall;

(b) The storage area screen fence/wall shall incorporate exterior colors and/or finishes to match the primary building;

(c) Stored materials shall not exceed the height of the lowest screen fence/wall, except as provided elsewhere in this chapter;

(d) Storage area gates must be opaque;

(e) Storage areas shall be paved with concrete, asphalt, pavers, or gravel;

(f) Storage areas shall not be located within a required off-street parking or loading area; and

(g) No storage of any items may occur within the front or street side yard building setback.

(10) Outdoor musical entertainment. Outdoor musical entertainment is permitted in non-residential zones subject to the following:

(a) A business or property desirous of providing outdoor musical entertainment shall be required to obtain a conditional use permit, which for this use is only applicable to the specific business/property identified and shall not be transferable. A new conditional use permit shall be obtained if the business/property is sold, leased, or conveyed by the permittee; or if the permittee moves to a new location, where a new CUP would then be required.

(b) Outdoor musical entertainment conditional use permits shall be subject to an annual review, based on the initial approval date, to ensure the use is conducted in accordance with all terms, conditions and restrictions of this chapter, the approved CUP or any other applicable laws. If the use is found to be in compliance, the CUP is allowed to continue. Any use found to be in violation of the terms, conditions, or restrictions of this chapter, the CUP or any other applicable laws shall be subject to revocation and scheduled for a formal public hearing in accordance with §§ 152.058 through 152.096. Following the formal public hearing process, the City Council may elect to renew, renew with additional stipulations, or revoke the CUP.

(c) Amplified outdoor musical entertainment, live or recorded, shall not be permitted within 600 feet of a single-family residentially zoned property and all stages and amplification devices shall also be pointed to direct sound away from any residential uses.

(d) Outdoor musical entertainment will not be permitted within public rights-of-way.

(e) Outdoor musical entertainment will be limited to the hours of 8:00 a.m. to 11:00 p.m.

(f) No retail or wholesale over-the-counter sale of goods or products are permitted to be sold in conjunction with the entertainment, other than the products or service being provided by the permitted business, unless accompanied by an Arizona Transaction Privilege Tax License.

(g) Outdoor exhibitions or shows will not use any flammable or explosive items, fireworks, electronic light displays, or laser-operated device, without first being permitted in advance for such use by the City Fire Department.

(h) Outdoor musical entertainment shall be restricted to music or singing which is not excessive or disturbing to the community as prescribed by § 130.10.

(i) If the sound is of sufficient volume and duration that it would cause discomfort or annoyance to a reasonable person of normal sensitivities, such volume and/or durations shall be prohibited.

discomfort or annoyance to a reasonable person of normal sensitivities, such volume and/or durations shall be prohibited.

(11) Outdoor vehicle parking and storage. The intent of outdoor vehicle parking and storage standards is to protect the health, safety, and welfare and ensure neighborliness and aesthetic quality for the local residents and business owners in accordance with the following standards:

(a) Non-Residential Districts. The on-site outdoor storage of any personal vehicles, commercial vehicles, a boat and trailer, recreation vehicle, motor home, truck tractor, semi-trailer, trailer or equipment of a similar nature when it is not associated with the business of the property shall be prohibited in the front setback area. Storage of such personal vehicles is permissible in an interior side or rear yard when screened by an opaque six foot tall fence, wall or landscape barrier.

(b) Residential Districts.

1. No person shall store any vehicle not owned or leased by that person or a member of that person's family, or household, on any residentially zoned property.

2. In all residential districts, it shall be prohibited for any person to park or store any personal vehicle having a gross vehicle weight rating (GVWR) exceeding 14,000 pounds, except:

a. Temporary parking, not to exceed 72 hours, is permitted for the purpose of delivery or the loading/unloading of household or permitted home occupation related goods;

b. There shall be no GVWR limit for any personal vehicle parked in the side, street side, or rear yard setback area when screened by an opaque six foot tall fence, wall, and/or landscape barrier;

c. Parking and storage of recreational vehicles shall be subject to § 152.046(F)(14); and

d. Parking in residential districts shall also be subject to § 152.056(J).

3. In all residential districts, parking, but not storage in excess of 72 hours, of a commercial vehicle shall be limited to one commercial vehicle with a maximum GVWR of 14,000 pounds in the front yard setback area.

(12) Vehicle service. No person shall dismantle, repair, restore or otherwise perform any work on any vehicle, machine, motor, or similar device not owned or leased by that person or a member of that person's family, or household, on any property in a residential district. In addition, any work performed beyond basic maintenance (tune-ups, sendee of fluids, replacement of minor parts) shall be:

(a) Incidental to a permitted use and wholly within a wholly enclosed garage or carport, except lots located in Blocks 55-80 and 92-93, but not including Block 75A, shall be permitted on a paved surface; or

(b) Completely within a paved concrete, asphalt, pavers, or gravel area wholly enclosed from the view of surrounding properties and rights-of-way by a solid structural barrier, either an enclosed building or a six foot high wall or fence of ornamental block, brick, wood, or any combination thereof.

(13) Inoperable or unregistered vehicles. Any personal, commercial and/or personal recreational vehicles, motor homes, utility trailers, camp trailers, boats and similar equipment which is inoperable and/or unregistered shall be parked or stored consistent with the following standards:

(a) Parking of operable vehicles, trailers, and vessels with registration expired three months or less is permissible under a carport, in a garage, or in an interior paved concrete, asphalt, pavers, or gravel side yard or rear yard area when screened by an opaque six-foot-tall fence, wall or landscape barrier. No parking of inoperable or unregistered vehicles shall be allowed in the required front or street side yard setback.

(b) Inoperable vehicles, trailers, and vessels and/or those vehicles, trailers, and vessels with registration expired for a period greater than three months shall be stored in a garage or an interior paved concrete, asphalt, pavers, or gravel side yard or rear yard area when screened by an opaque six-foottall fence, wall or landscape barrier. No parking of inoperable or unregistered vehicles shall be allowed in the required front or street side yard setback.

(14) Recreational vehicle parking and storage. The parking and/or storage of recreational vehicles, campers, travel trailers, motor homes, boats and personal recreational vehicles and trailers is permitted on any residential lot, subject to the following:

(a) Such equipment shall adhere to the provisions of §§ 152.046(F)(11) and 152.056(J).

(b) Parking or storing in a required front or street side yard setback shall be prohibited unless all of the following conditions exist:

1. The vehicle does not exceed a gross vehicle weight rating (GVWR) of 14,000 pounds;
2. The vehicle is parked on the designated driveway that provides direct access to the garage from the street or on an improved area having an asphalt, concrete, rock, gravel or other similar all-weather surface which is intended for the parking of vehicles;
3. The vehicle does not extend over a sidewalk or street;
4. The vehicle is fully operable and legally registered; and
5. No more than two such vehicles or trailers are parked or stored in the combined front or street side yard setbacks.

(c) There shall be no GVWR limit for any such equipment parked or stored in the side, street side, or rear yard setbacks when screened by an opaque

six-foot-tall fence, wall, and/or landscape barrier as approved by the Director. Such equipment shall be parked or stored to maintain a minimum three-foot clearance on at least one side yard for emergency access.

(d) Temporary parking of recreational vchicles/trailers or recreational vehicles that exceed a gross vehicle weight of 14,000 pounds in a required front or side yard setback or driveway is permitted for loading/unloading or repairs for no more than 72 hours within any seven consecutive days. The Director may authorize a longer period if an emergency exists, up to a maximum of five days.

(e) Such equipment shall be prohibited for human occupancy as a permanent residence. Temporary occupancy is allowed for periods of no more than 72 hours within any seven consecutive days. Any temporary occupancy that exceeds this allowed period shall be required to obtain a temporary occupancy permit from the Planning and Zoning Department and shall be limited to four weeks per any 12-month period. See § 152.047 for additional provisions and exceptions.

(f) Such equipment shall not be used for storage of goods, materials, or equipment other than those items considered to be a part of the recreational vehicle or essential for its use as a recreational vehicle.

(15) Alternative energy systems (AESs).

(a) AESs, other than utility-scale (major) electrical generating facilities, may be administratively approved as an accessory use within any zoning district, subject to approval of a building permit and meeting any applicable federal, state, county or city regulations.

(b) AESs may be located on a parcel in a manner consistent with all development standards or accessory structure regulations in the respective zoning district in which the parcel is located.

(c) As part of the building permit review process, the Chief Building Official may require that design plans and an engineering report (e.g. mechanical/electrical/structural), prepared and certified by an Arizona licensed professional engineer, be included as a part of the building permit submittal package.

(d) Any part of the AES that creates or generates any nuisance beyond the subject property, including but not limited to any noxious fumes, heat, glare, reflection, flickering, strobing, and/or interference with electronic equipment of any household devices, such as television, radio, computer, internet and/or cell phone reception is prohibited.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.047 TEMPORARY USES AND STRUCTURES.

(A) Purpose. This section allows for the establishment of temporary uses and/or activities that might not meet the normal development or use standards of the applicable zoning district but may be considered acceptable because of their temporary nature. These activities are regulated to ensure that basic health, safety, and community welfare standards are met, while also ensuring compatibility is maintained between the proposed activity and surrounding areas.

(B) Temporary use approval. All allowed temporary uses shall obtain a temporary use permit (TUP), (unless otherwise stated in section (C) below or exempt as in section (D) below), pursuant to § 152.092, of this chapter and provided that the temporary use complies with the standards and/or conditions specified below.

(C) Allowed temporary uses and structures. All temporary uses and structures, unless otherwise specified, shall comply with the dimensional and development standards of the zoning districts in which they are located. In the case of any conflict, the more restrictive standards, as determined by the Director, shall apply.

(1) A construction trailer is to be permitted in any zoning district during the construction of a permanent building or structure when a building permit is in effect, provided the following conditions are met:

(a) The uses are associated with the property where the subdivision or project is located.

(b) Off-street parking shall be provided for the office and construction staff.

(c) Such structures and uses shall be located on the site no more than 30 days prior to the start of construction and removed no more than 30 days after completion of the project or expiration of the approved TUP, whichever occurs first. Unless satisfactory evidence is provided by the property owner/contractor justifying the need for the extension of these time limitations, as approved by the Director.

(d) The construction trailer/yard complex shall be permitted for no longer than one year from the date of such approval and may be renewed for like periods thereafter upon submittal of satisfactory evidence from the property owner indicating that the need for the use continues to exist on the property.

(2) A temporary sales office, leasing office or model home may be permitted, provided the following conditions are met:

(a) Such offices shall be located on the property being offered for sale or lease. The temporary structures use shall be limited to the sale or lease of on-site subdivided lots, dwelling units, or other types of on-site real property.

(b) Off-street parking shall be provided for the sales office and/or model home.

(c) All structures must meet all building code and permit requirements for the appropriate category of construction.

(d) Any (TUP) approved for such office shall be limited to a period not to exceed two years from the date of issue and said permit may be renewed for like periods thereafter if the real property being offered for sale or lease on the site has not been sold or leased.

(e) Upon sale of the development, cessation of the need for the use (90% buildout) or termination of the TUP, whichever comes first, all modifications to structures and uses shall be removed.

(3) Carnivals, circuses, concerts, revivals, rodeos and similar activities may be permitted, provided the following conditions are met:

(a) A TUP (private property) shall be obtained or special event permit when event is on city property.

(b) Staff shall ensure that health and fire safety is considered and shall solicit the comments of the County Health Department and Fire Chief/Marshal as necessary.

(c) Staff shall ensure that land area is adequate for the proposed use's parking; and shall ensure that traffic control and safety is considered.

(d) Staff shall require measures to adequately protect surrounding properties.

(e) Permanent structures shall not be allowed.

(f) A special events permit or a TUP shall pertain to the allowable activity permitted during the time limit of the permit. A change in ownership or sponsor for the same activity during the time limit of the permit shall not constitute grounds for extending the time granted for the activity in the original permit.

(4) Outdoor vendor may be permitted, provided the following conditions are met:

(a) The provisions of this division shall not apply to any event located on city owned property or authorized by any other permit issued by the city, such as a farmer’s market, temporary; an authorized festival; very short duration, primarily non-profit uses such as lemonade and Girl Scout cookie stands; a school facility or recreational event if the vendor is in partnership with the organization conducting the event and is located on the event site.

(b) Outdoor vendors shall only be permitted to operate on city specified property or on private property in commercial and mixed-use zoning districts or the SC zoning district.

(c) Outdoor vending businesses are considered to be temporary in nature and are not to be placed in a permanent way on a property.

(d) Outdoor vending will only be permitted on properties that are established with principal uses.

(e) All signs shall be affixed to the vending cart, vehicle, stand or stall. Stand-alone signs on any one side of the cart, vehicle, stand or stall, shall be approved as part of the TUP process. This type of sign will not require the issuance of a separate sign permit.

(f) Vending carts, vehicles, stands or stalls shall not block a driveway, sidewalk or other point of emergency vehicular access, including emergency access points.

(g) Vending carts, vehicles, stands or stalls shall be located outside any public sidewalk or nine feet from any street edge unless otherwise permitted. If located near a street intersection, the vending cart, vehicle, stand or stall must maintain a visible and unobscured sight triangle per city code.

(h) Vending carts, vehicles, stands or stalls located in parking areas shall not reduce the number of parking spaces required for the principal use. Additional off-street parking spaces must be provided for all employees of the outdoor vending operation unless employees arrive in the vending cart or vehicle.

(i) Vending carts, vehicles, stands or stalls shall provide provisions for proper collection and disposal of all solid waste generated by their operation.

(j) Vending carts, vehicles, stands or stalls must be constructed of durable and high-quality materials and stay maintained in good condition and repair and any that fall into disrepair shall be replaced or removed at the request of the Director.

(k) The outdoor vending TUP will be conducted with proper licensing, certification and registration required under the State of Arizona, Coconino County and the city, if and when required.

(l) Every applicant, before being granted a permit for outdoor vending shall submit the following:

1. An application form with the required annual fee which is subject to be changed by City Council as needed, and information providing support that the vending operation is in conformance with the regulations outlined in this section.

2. The annual business registration for a vending business from the City Clerk's office, and the owner's state tax license number.

3. If permit will be on city property, proof of liability insurance for $ 1,000,000 with the city listed as additionally insured.

4. Notarized property owner authorization (if applicable) with a written scope of work for project.

5. An aerial map of the site and a site plan showing the location of the proposed use and structures, parking configuration, and any other details showing how the use will conform to the TUP requirements.

(m) Approval, renewal, and revocation.

1. Outdoor vendor TUP shall be subject to a specified maximum time of one year and all TUPs must be renewed annually on or before the initial application date.

2. Any use found to be in violation of the terms, conditions, or restrictions of this chapter, the TUP, or any other applicable laws shall be subject to revocation.

(5) Seasonal and holiday sales, such as Christmas tree or pumpkin sales on any open lot or parking lot in commercial or industrial zones are limited to one sale per calendar quarter, lasting no longer than 45 consecutive days of site occupation

and operation.

(6) Outdoor arts and crafts show and exhibits subject to not more than 15 days of operation or exhibition in any 90 day period.

(7) Outdoor parking lot sale events sponsored by businesses shall be located on paved areas on the same lot as the structure containing the business holding the event and are limited to one sale per calendar quarter, lasting no longer than one week in duration, and they shall not take up more parking spaces than approved by the Director. Rummage and other outdoor sales sponsored by local non-profit organizations are limited to one sale in each six month period.

(8) Farmer's market subject to not more than two days of operation per any seven day period.

(9) Produce stands for sale of produce are allowed not more than 36 days per calendar year. Said stands shall not be located within any public rights-of-way and shall be kept free of litter and debris. The time provisions of this section do not apply to the sale of produce raised on the premises.

(10) A temporary second dwelling unit on a single legal parcel, for guests, relatives, and/or caretakers in a recreational vehicle, for a period of no more than four weeks per calendar year. A temporary occupancy permit must be issued by the Director. The Director may authorize a longer period of time if an emergency exists, up to a maximum of four additional weeks. There shall be no extensions allowed and no reapplication permitted within 12 months of the expiration of such permits. Such temporary second dwelling units shall not be used as rentals.

(11) Other temporary uses or structures may be approved using the process established in this section.

(D) Exempt temporary uses. The following temporary uses and events are exempt from the requirement for a TUP but may require other city approvals to ensure public health, safety, and welfare.

(1) Garage sales, yard sales, estate sales, and the sale of similar home-type products, shall be limited to a maximum of three weekends every quarter in a calendar year per residential location.

(2) Events which occur in meeting halls, theaters, or other permanent indoor or outdoor public assembly facilities shall be subject to all applicable regulations of this code.

(3) Promotional activities related to the primary product lines of a retail business, and similar activities (e.g. book readings and signings at book stores, opening receptions at art galleries).

(4) Emergency public health and safety activities.

(5) Temporary nonprofit or fundraising car washes are permitted in non-residential districts.

(6) City sponsored events.
(7) Events held on city owned property shall obtain a special event permit.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

GENERAL DEVELOPMENT REGULATIONS

§ 152.055 PERFORMANCE STANDARDS.

(A) This section includes standards that regulate the physical layout and design of all development within the city to ensure the protection of the resident's health, safety, welfare, and quality of life. These provisions address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, to implement the general plan vision for a more attractive, efficient, and livable community.

(B) The provisions of this chapter are complementary and supplementary to and not in lieu of other provisions of this code. In the event of a conflict between a provision of this chapter and any more restrictive provision of this code applicable to a particular development, the more restrictive provision shall apply.

(C) Every activity, operation or land use shall comply with the following performance standards regardless of the zoning district in which they are located. The Director is responsible for insuring compliance with these performance standards and shall invoke the provisions for enforcement of compliance with these performance standards wherever there is reasonable evidence that performance standards are being violated.

(D) Required public access easements for escarpments, rock-outcroppings, and mesas. A dedicated fifteen foot (15'-0") wide public access easement, and a public access easement connecting said easement to a public right-of-way, shall be provided for public access, utilities and emergency responders on any public or private property that directly abuts undevelopable natural steep vertical inclines, such as an escarpment, rock-outcropping, or mesa. Said public access casement shall be that fifteen foot (15'-0") wide open and drivable path located as close to the base of the natural obstruction as possible, and along the entire perimeter, as determined and approved by the Director.

(E) Glare and heat. Any activity producing intense glare or heat shall be mitigated, shielded or performed within an enclosed building so it doesn't create a nuisance/hazard along or across property lines.

(F) Lighting. No light that flashes, strobes, revolves or otherwise resembles a traffic control or emergency signal shall be allowed in any area where such light could create a hazard for passing vehicular traffic. All outdoor lighting shall be installed and maintained in conformance with § 152.059.

(G) Fire and explosion hazards. Disposal of waste materials by outdoor incineration on the premises is expressly prohibited. All storage and other activities involving flammable and explosive materials shall be provided adequate safety devices against hazards of combustion and explosion, together with adequate firefighting and fire suppression equipment and devices and shall comply with locational requirements established by the Fire Department, this chapter and/or other relevant city ordinances.

(H) Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated is not discernible without instruments at any point beyond the site property line.

(I) Air pollution. No owner or occupant of land, whether improved or unimproved, shall cause or permit unreasonable quantities of smoke, noxious fumes, gas, soot or cinders to emanate beyond the boundaries of that land except with a Fire Department burning permit. Use of a home or restaurant barbeque shall not be considered unreasonable.

(J) Liquids and solid waste. No materials, compounds or chemicals that can contaminate any water supply, interfere with bacterial processes in sewerage treatment or otherwise cause emission of elements which are offensive or hazardous to the public health, safety, welfare or comfort shall be discharged at any point into any public or private sewage disposal system, waterway or into the ground, except in accordance with the standards approved by the Arizona State Department of Health and Environmental Services or such governmental agency as may have jurisdiction over such activities.

(K) Odors. No emission of odorous or noxious gases or other matter shall be permitted as to create a nuisance or hazard beyond the site property lines.

(L) Noise. All uses shall comply with the standards established in § 130.10.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.056 OFF-STREET PARKING AND LOADING.

(A) Purpose. This section establishes minimum standards for parking and loading. These standards are intended to promote the general welfare and public safety by ensuring that an adequate amount of permanent, safe, accessible, and attractive parking is provided in the city. The parking standards are intended to provide for adequate ingress and egress by motor vehicles, recreational vehicles, boats and buses, and comply with the Americans with Disabilities Act (ADA) standards.

(B) Applicability. Every use and structure, including a change or expansion shall provide accessory parking and loading areas as set forth below. Except when specifically exempted, the requirements of this section shall also apply to all parking lots that are the principal use on a site.

(1) New buildings and land uses. Off-street parking and loading shall be provided as required by this section at the time any new building or structure is erected or any new land use is established.

(2) Expansion of existing commercial buildings. When the floor area is increased, additional off-street parking and loading shall be provided as required by this section, provided that the existing parking was legally established and has not been reduced. If the number of existing parking and loading spaces is greater than the requirements for such use, the excess parking spaces may be counted toward the parking and loading requirements for the addition or expansion.

(3) Addition of use to existing commercial buildings. When a new use locates on a parcel with an existing use, all off-street parking shall be provided to meet the total number of spaces required for the existing use and the new use, unless the uses meet the requirements of § 152.056(E)(4) or alternative guidelines expressly allowed by other provisions of this code.

(4) Change in use of existing commercial buildings. When a change in use requires more off-street parking than the previous use, additional parking and loading spaces shall be provided equivalent to the difference between the number of spaces required by this section for the immediately previous use and the total number of spaces required by the new use. A change in occupancy is not a change in use unless the new occupant is in a different use classification.

(5) Alterations that increase the number of dwelling units. An alteration that creates additional dwelling units requires added off-street parking. This requirement does not apply when sufficient off-street parking exists to meet the requirements for the additional new dwelling units.

(6) Parking and loading facilities required by this section shall be installed prior to the issuance of a certificate of occupancy for the uses they serve.

(C) General parking and loading regulations.

(1) Parking and loading spaces to be permanent. Parking and loading spaces shall be permanently available, marked and maintained in good repair/condition for the use they serve.

(2) Reduction in parking area. The owner or occupant of any building or use subject to off-street parking requirements shall not discontinue or reduce any existing required parking without first having established other parking spaces which meet all requirements of this section.

(3) Restriction of parking area use. Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles. In all commercial zones, parking areas shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this code.

provisions of this code. In all residential districts parking shall be restricted per § 152.056(J).

(4) Located on same site. Parking and loading facilities shall be located on the same site with the use the facilities serve or on a contiguous, identically zoned lot incorporated into the development site. Off-site parking facilities may be permitted subject to the requirements of § 152.056(E)(5).

(5) Located off-street. All parking and loading facilities required by this section shall be provided off-street and shall not be located within any public rights-of-way, sidewalk, alley, or parkway, unless expressly allowed by other provisions of this code.

(6) Surplus parking. The provisions of this section shall also apply to parking and loading facilities provided in excess to those required, unless otherwise expressly stated in this code.

(7) Surfacing and maintenance. All off-street parking shall be paved with asphalt or concrete and be graded and drained per city engineering standards as approved by the Public Works Director and be maintained in good condition free of weeds, and trash. In cases of certifiable short term or temporary use, parking lot surfaces may be constructed to a lesser standard if approved during the development review process by the Public Works Director.

(D) Number of parking spaces required. Except as otherwise expressly stated, all commercial off-street vehicle parking spaces must be provided in accordance with Table 4.2-1: Parking Spaces Required.

(1) Compact car parking spaces. Up to 20% of the required parking spaces can be designated for compact cars with dimensions of eight feet wide by 16 feet long and each space shall count equally towards the total number of parking spaces required.

(2) Motorcycle parking spaces. Up to two motorcycle parking spaces for every 50 regular parking spaces may be utilized and shall count equally towards the total number of parking spaces required.

(3) Recreational Vehicle (RV)/truck-boat parking spaces. Up to two RV parking spaces per every 50 regular parking spaces may be utilized and each RV space shall count as two regular parking spaces towards the total number of parking spaces required.



Table 4.2-1: Table of Parking Spaces Required		
Use Category	***Specific Use Type***	***Minimum Vehicle Spaces Required***
Residential Use Categories	Single-Family Detached and Attached; Modular; Duplex; Manufactured Home	Two spaces per dwelling unit
	Multi-Family; Residential component of Mixed Use District	Studio and one bedroom unit-1.5 space per unit
		Two bedroom units - 1.5 spaces per unit
		Three or more bedroom units-2 spaces per unit
	Live/Work	Two spaces per dwelling unit
	Manufactured Home Park	Two spaces per dwelling unit + 1 space for every 8 dwelling units/lots for guests
	Recreational Vehicle Park	One space per RV space unit + 1 space for every 8 RV spaces for guests
	Assisted Living Center	.05 space per residential room/unit + 1 space for every 4 rooms/units for guests and employees
	Assisted Living Home; Child Care Home; Group Care Home; Resident Care Home	Two spaces + 1 space for each non-resident employee
	Boarding/Shelter Care	One space per 3 beds + 1 space per employee
	Nursing Home	One space per each 4 beds (based on Maximum Capacity)
Public and Semi-Public Use Categories	Arboretum or Botanical Garden	See § 152.056(D)(3).
	Assembly Hall/Auditorium; Community Center; Country Club Library; Fraternal or Social Club; Social Service Facility	One space per each 4 fixed seats or 1 space per 300 SF GFA where fixed seating is not provided
	Bus Terminal	Six spaces per 1,000 SF of waiting area
	Campground/RV Park	See § 152.045(I) parking study or as approved by Director
	Cemetery	Minimum 5% of the gross area shall be made available in a designated parking lot. No on-street parking inside cemetery

Table 4.2-1: Table of Parking Spaces Required		
Use Category	***Specific Use Type***	***Minimum Vehicle Spaces Required***
Public and Semi-Public Use Categories	Child Care Center	One space per 400 SF GFA
	College or University	See § 152.056(D)(3)
	Crematorium or Funeral Parlor	One space per 4 fixed seats or 1 space per 300 SF GFA where fix seating is not provided
	Community Playfields and Parks	See § 152.056(D)(3)
	Government Office and Civic Building	One space per 300 SF GFA
	Hospital	One space per inpatient beds + 1 per employee on the busiest shift
	Medical Clinic	One space per 350 SF GFA
	Museum	One space per 300 of display area
	Public Safety Facility	One space per employee + 1 space per fleet vehicle + 1 space per 350 SF of usable office/meeting space
	Religious Assembly	One space per 4 fixed seats or 1 space per 300 SF GFA where fix seating is not provided
	School, Public or Private, K - 8	One space per classroom + 1 space for each 200 SF of indoor assembly
	School, Public or Private, 9 - 12	One space per 200 SF of classroom and office area
	Solar Generation Facility	One space per employee
	Telecommunication Facility (Including Tower and Supporting Facilities	None
	Utility Facility and Service Yard	One space per employee + 1 space per feet vehicle if present at site



Table 4.2-1: Table of Parking Spaces Required		
Use Category	***Specific Use Type***	***Minimum Vehicle Spaces Required***
Agriculture Use Categories	Agriculture, General	None
	Market Garden	One per 3,000 SF of lot area
	Ranching, Commercial	See § 152.056(D)(3)
Commercial Use Categories	Adult Entertainment Business	One space per 200 SF GFA
	Animal Services (Kennel, Veterinary)	One space per 400 SF GFA
	Commercial Entertainment	
	Indoor:	One space per 4 fixed seats or 1 space per 300 SF GFA, whichever is greater
	Movie Theater:	One space per 3 seats
	Outdoor:	Parking study or as approved by the Director based on type of outdoor entertainment
	Commercial Recreation	
	General Recreation, Indoor:	One space per 200 SF GFA
	General Recreation, Outdoor:	Parking study or as approved by Director based on the type of outdoor recreation
	Fitness and Sports Center:	One space per 200 SF GFA
	Tour Services:	See § 152.056(D)(3)
	Bowling Alley:	Three spaces per lane + 1 for each employee
	Billiards:	Three spaces per table + 1 for each employee
	Golf Course:	Five spaces per hole + 1 for each employee
	Golf Driving Range:	Two spaces per tee + required spaces for ancillary uses
	Personal Services:	One space per service station/room + 1 for each employee
	Financial Institution:	One space per 200 SF GFA

Table 4.2-1: Table of Parking Spaces Required		
Use Category	***Specific Use Type***	***Minimum Vehicle Spaces Required***
Commercial Use Categories	**Food and Beverage Services:**	
	Bar, Lounge, Nightclub, Tavern, Microbrewery, Distillery, and/or Tasting Room:	One space per 75 SF patron space + space per 200 SF of outdoor seating area
	Restaurant, Full Service (Dine-in, Take-out and Drive-through:	One space per 120 SF GFA + 1 space per 400 SF of outdoor seating area + (1 RV/boat/bus space per 14 required spaces (2 minimum) shall be provided. See also § 152.056(F)(4)
	Restaurant, Limited Service (Dine-in and Take-out Only):	One space per 75 SF GFA + 1 space per 400 SF of outdoor seating area + (1 RV/boat/bus space per 14 required spaces (2 minimum) shall be provided. See also § 152.056(F)(4)
	Medical Marijuana Dispensary, Operation or Cultivation:	See § 152.056(F)(4)
	Office:	
	Business or Professional; Research Laboratory	One space per 300 SF GFA
	Medical and Dental	One space per 250 SF GFA
	Personal Services:	One space per 300 SF GFA
	Retail Sales:	
	Alcoholic beverages; Convenience Store; Retail, General; Business Services:	One space per 300 SF GFA
	Retail, Large:	One space per 400 SF GFA
	Nursery, Commercial; Feed Store:	One space per 400 SF of sales and display area



Table 4.2-1: Table of Parking Spaces Required		
Use Category	***Specific Use Type***	***Minimum Vehicle Spaces Required***
Commercial Use Categories	Outdoor Vending:	One space per each employee that didn't arrive in mobile vending vehicle
	Farmers Market; Flea Market:	One space per 500 SF of designated vendor area
	Self-Storage, Indoor	One space per 50 units or 1 space per 5,000 SF of storage area, whichever is greater
	Instructional Services or Trade Schools	One space per 200 SF GFA
	Vehicle Services:	
	Automobile/Boat, Sales and Leasing; Rentals:	One space per 400 SF of sales and service buildings + 1 space per 5,000 SF of outdoor display area
	Automobile/Boat, Repair:	Three spaces per service bay + 1 space per 350 SF of additional retail sales and service area (service bay shall not be counted as a parking space)
	Car Wash, Full Service:	One space per 200 SF of Sales, office and lounge area
	Car Wash, Self-Serve	0.5 spaces per bay + stacking (§ 152.056(K)(7)
	Service Station:	Space at pump +1 space per fueling position
	Service Station with Convenience Store:	Space at pump + 1 space per fueling position + 1 space per 300 SF GFA
	Visitor Services: Hotel or Motel:	One space per guest room + 1 space per 4 persons of total maximum capacity of banquet room (if present) + 2 spaces per 3 employees + (1 RV/boat/bus space per 6 guest rooms (3 Minimum) shall be provided. See also § 152.056(F)(4)

Table 4.2-1: Table of Parking Spaces Required		
Use Category	***Specific Use Type***	***Minimum Vehicle Spaces Required***
Industrial Use Categories	Building Materials; Wholesale	One space per 500 SF of sales related area + 1 space per employee
	Distribution Warehouse/ Yard	one space per 2,000 SF of warehouse and/or 5,000 SF of yard related area + 1 space per employee
	Manufacturing/Assembly	
	Light:	One space per 500 SF of warehouse area + 1 space per 350 SF of office area
	Heavy:	One space per 1,000 SF of warehouse area + 1 space per 350 SF of office area
	Resource Etraction	See also § 152.056(D)(3)
	Outside Storage (Boat/RV)	Minimum 4 spaces +1 space per employee
	Truck Stop	See also § 152.056(D)(3)
	Waste, Salvage and Recycling Facility	See also § 152.056(D)(3)

(4) Multiple uses. Unless otherwise specified, lots containing more than one use shall provide a parking and loading in an amount equal to the total of the requirements for all activities.

(5) Parking requirements for uses not listed, non-specified and unspecified uses. It is recognized that specifying a single parking requirement for some uses listed or not listed in Table 4.2-1 is not reasonably feasible due to the far-reaching variation in use characteristics that can exist within that specific use type. For those uses listed in Table 4.2-1 that do not have a specific parking requirement identified, the Director shall determine a parking requirement based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand, or the applicant may choose to submit a parking study performed by an Arizona Licensed Engineer. The parking study may include, but is not limited to, estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable sources as approved by the Director, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use.

(6) Alternatives for uses in all commercial and industrial zoning districts. The parking requirements for uses in any commercial and industrial zoning districts may be amended as follows:

(a) A parking study prepared by an Arizona Licensed Engineer may be prepared and submitted, at the applicant's cost, to request a modification to parking requirements in any commercial or industrial zoning districts. The parking study may include, but is not limited to, estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable sources as approved by the Director, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable to the proposed use. The study should also take into account peak operating hours, RV/boat/bus parking, and both on-street and off-street parking conditions to accurately demonstrate parking demand and supply.

(b) For any change of use that may require an increase to available off-street parking that cannot be accommodated on-site, §1 52.056(E), the applicant may provide a parking study prepared by an Arizona Licensed Engineer or a traffic management plan at their expense, as approved by the Director, which contains the same information as requested in division (A) above. The Director may impose conditions that are needed to ensure the long-term compliance to the plan, including but not limited to a reserve parking area, phasing, or contributions to other alternative means of transportation or parking accommodations.

(7) Basis of calculation. When calculating the number of parking spaces required any fraction exceeding ½ shall be rounded up to the nearest whole number.

(8) Occupancy or capacity-based standards. For computing parking requirements based on employees, students, residents or occupants, calculations must be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever results in the greater number of spaces, unless otherwise explicitly specified within Table 4.2-1.

(E) Alternative parking provisions. Where conditions preclude the provision of the number of off-street parking spaces required byT able 4.2-1, the following alternative parking provisions may be available, subject to city approval:

(1) On-street parking. On-street parking spaces in the right-of-way along the property line, between the lot lines of the site, may be counted to satisfy the minimum off-street parking requirements for commercial uses. One on-street parking space may be substituted for each required off-street space. These provisions only apply to street frontages where on-street parking is allowed and provided. The parking space credit shall be determined at the time of site plan approval.

(2) Tandem parking. Shall mean a space where one vehicle parks behind another, so that one vehicle must be moved before the other can be accessed. Accessible parking spaces shall not be used for tandem parking spaces. Tandem parking shall be limited to a maximum of two cars in depth and no less than nine feet wide and 40 feet long. Tandem parking stalls are only allowed for:

(a) Residential uses. Tandem parking spaces shall be allowed for single-family, duplex and townhome residential with spaces and access paved in accordance with the city engineering standards.

(b) Multi-family uses. Tandem parking spaces shall be allowed for condominium and multifamily uses, subject to the following conditions:

1. The tandem spaces shall be reserved for and assigned to dwelling units which are required to have two or more parking spaces; and

2. Tandem spaces shall not be used for guest parking.

(c) Commercial uses. Tandem parking spaces shall not be allowed for new commercial construction.

(3) Commercial shared parking agreements. The Director may approve shared parking agreements for commercial developments or uses with different operating hours or different peak business periods if the shared parking facilities are located on the subject property and within 600 feet of the subject site with an acceptable pedestrian route as defined in § 152.056(K)(7), and where the applicant(s) can clearly show the feasibility for the shared parking.

(a) Design and improvement standards. All newly-constructed shared parking facilities shall conform to the same standards of access, configuration, landscaping, lighting, layout, location, and size as are required by this section for off-street parking spaces.

(b) Covenant required. A city-approved covenant shall be recorded with the county that includes a description of the shared parking agreement, a requirement that all current and future tenants are notified of and shall adhere to the same hours of operation and conditions of the shared parking approval. Recordation of the agreement must take place before issuance of a building permit or business registration/renewal for any use that is a party to the agreement. The Director may grant permission to dissolve a shared parking agreement only if all required off-street parking spaces will be provided, in accordance with § 152.056(D) and (E).

(4) Off-site parking. The Director may approve the location of required off-site parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards:

(a) Ineligible uses. Unless expressly permitted, off-site parking may not be allowed for residential uses or other convenience-oriented uses.

(b) Location.

1. Off-site parking may be allowed only in the CBD district, or outside the CBD upon issuance of a permit for a special event.

2. All off-site parking spaces shall be located within 600 feet from the subject site's primary entrance unless a shuttle bus or valet parking service is provided. The distance of the off-site parking area to the principal use shall be measured along the pedestrian routes are defined in § 152.056(K)(7).

3. Required parking spaces for persons with disabilities may not be located off-site.

(c) Design and improvement standards. All off-site parking spaces shall conform to the same standards of access, configuration, landscaping, lighting layout, location, and size as are required by this section for off-street parking spaces.

(d) Terms of off-site parking.

1. A city-approved covenant shall be recorded with the county that includes a description of the off-site parking and a requirement that the owner of the separated lot maintain the required parking for the life of the use to which it is covenanted.

2. The owner or operator of a business that uses approved off-site space to satisfy the parking requirements of this chapter shall immediately notify the Director of any change of ownership or use of the parties.

3. Should an agreement for required off-site parking expire or otherwise terminate, the Director shall determine a reasonable time in which one of the following shall occur:

a. Substitute parking is provided that is acceptable to the city; or

b. The size or capacity of the use is reduced in proportion to the parking spaces lost.

4. If the above conditions are not met in the timeframe identified, the use for which the off-site parking was provided shall be considered legal nonconforming and any and all approvals, including conditional use permits shall be subject to revocation.

(5) Electric vehicle charging stations. Spaces provided for electric vehicle charging stations are not considered regular parking spaces, since they can only be used for charging a vehicle before it must move to allow other vehicles to charge, so these spaces do not count towards the required spaces needed.

(F) Parking space dimensions.

(1) Vehicular parking space dimensions. All vehicular parking areas shall comply with the minimum dimension requirements as set forth in Table 4.2-2 and as illustrated in Figure 4.2-A



Table 4.2-2: Vehicle Parking Dimensions					
A	***B***	***C***	***D***	***E***	***F***
Use Category	***Parking Space Width [1]***	***Parking Space Length [2]***	***Aisle Width (1-Way)***	***Aisle Width (2-Way)***	***Curb Length***
90	10 feet	20 feet	23 feet	24 feet	10 feet
60	10 feet	21 feet	18 feet	24 feet	11 feet 7 inches
45	10 feet	19 feet 10 inches	13 feet	24 feet	14 feet 7 inches
30	10 feet	17 feet 4 inches	13 feet	20 feet	20 feet
Parallel	10 feet	N/A	12 feet	20 feet	22 feet[3]

[1] The width of a parking space shall be increased by 2 feet when adjacent to fences, walls, or planters.

[2] The length of a parking space can be reduced subject to meeting the requirements of § 152.056(K)

(5). The length of the parking space and use of wheel stop s shall be implemented in a manner that assures vehicle overhang will avoid contact with abut ting objects such as land scaping, irrigation, or walls and vehicle intrusion on walkways.

[3] A single parallel parking space shall have a curb length of 26 feet.

Figure 4.2-A: Vehicle Parking Dimensions

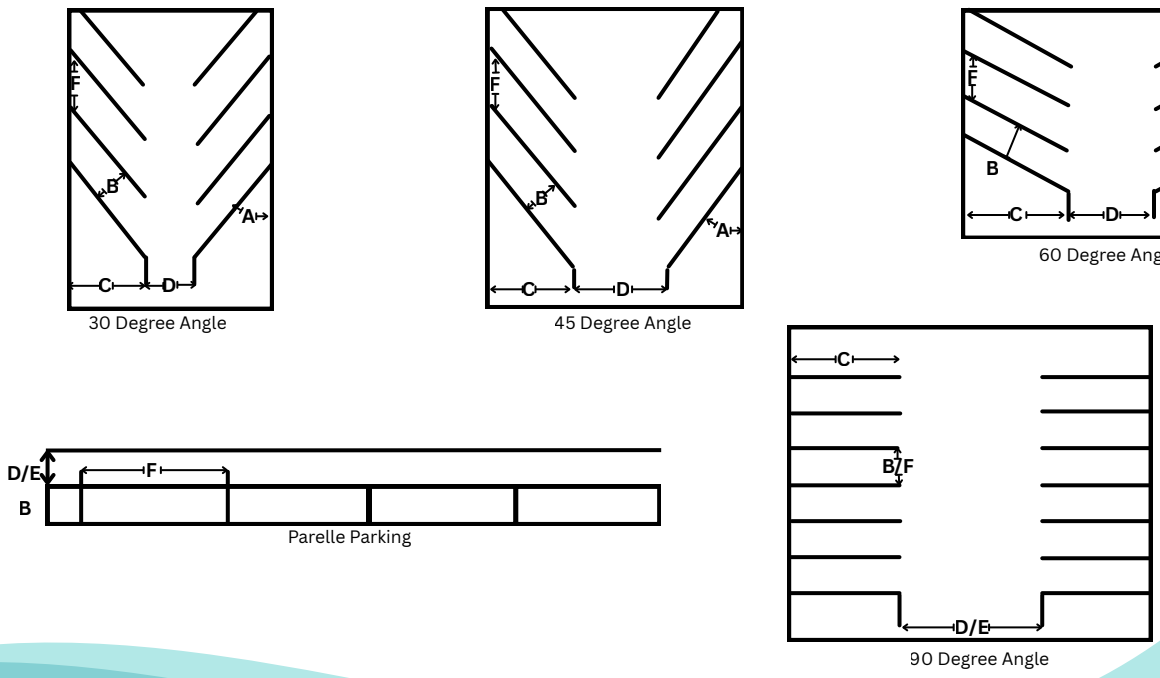


Figure 4.2-A: Vehicle Parking Dimensions

(2) Hotel and motel parking. Hotels and motels shall be allowed to have parking space widths of nine feet, all other standards apply.

(3) Motorcycle parking. All developments shall be allowed to designate a portion of their required ten feet by 20 feet parking spaces for motorcycle parking.

(4) Recreational vehicle and bus parking space dimensions. All recreational vehicle, boat, personal watercraft or bus parking areas shall be a minimum of 12 feet in width and 35 feet in length. If 12 feet in width and 40 feet in length stalls are provided, they may be counted as two required standard stalls.

(G) Accessible parking. Off-street handicapped accessible parking spaces shall be provided in accordance with Table 4.2-3. All disabled accessible parking spaces shall count toward fulfilling the off-street parking requirements of this section.

(1) Number of spaces required for residential. Handicapped-accessible parking for residential uses shall be provided at the rate of one space per each dwelling unit that is designated for handicapped occupancy.

(2) Number of spaces required for non-residential. Handicapped-accessible parking for non-residential uses shall be in accordance with the rate shown in the table below:

Table 4.2-3: Accessible Parking Requirements	
Total Number of Parking Spaces Provided in Parking Facility	***Minimum Number of Required Accessible Parking 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 1,000	2% of total
1,001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000

(a) Location. Passenger loading areas shall be provided adjacent to the main entrance of the facility they are intended to serve.

(b) Maneuvering. Passenger loading areas shall consist of a vehicle turnout area to not interfere with the circulation of vehicles, pedestrians or bicycles.

(c) Dimensions. A passenger loading space shall be a minimum of 12 feet wide by 25 feet long.

(2) Material loading areas/zones. These loading/unloading zones shall be as determined by the facility architect based upon information provided by the owner of the use, as approved by the Director. The required material loading spaces do not count towards the required number of off-street parking spaces.

(I) *Bicycle parking*.

(1) *Bicycle parking requirement*. Bicycle parking is required for all multi-family and commercial developments. The number of bicycle parking spaces provided shall be at least equal to 5% of the number of vehicle parking spaces required.

(2) *Bicycle location requirement*. Bicycle parking racks shall be located on the same lot as the use it serves, located near the main entrance of the principal building, with clear visibility from the main entrance.

(3) *Bicycle space dimensions*. Bicycle spaces shall measure two feet wide by six feet long.

(4) *Bicycle parking design*. Bicycle parking racks shall support each bicycle in a method that does not use the wheel as the primary means of support and they shall be securely anchored to a concrete slab.

(J) *Special parking requirements for residential uses*.

(1) *Type of required residential parking spaces*. Required spaces for all non-multi-family residential uses may be either side-by-side or tandem as specified in § 152.056(E)(3), side-by-side parking areas shall at a minimum be 18 feet wide by 24 feet long with no obstructions or overhangs onto sidewalks. Tandem spaces shall be nine feet wide by 50 feet deep with no obstructions or overhangs.

(2) *Residential driveway design*.

(a) All residential lots except in the RE zoning districts shall provide a paved driveway between a local public or private street and all required parking spaces. If access to a public street is provided via an alley, the alley and drive shall be fully paved.

(b) Residential driveways shall be at least 24 feet in length, as measured from the back of sidewalk, or right-of-way line if no sidewalk is provided, to the closest face of the dwelling unit, garage or carport.

(c) Residential driveways which provide access from a garage to an alley may be less than 24 feet long, provided that the total combined width of the alley and length of the driveway are at least 30 feet for the maneuvering area.

(3) *Location of residential parking spaces*.

(a) Parking spaces for residential uses, as specified in Table 4.2-1, may be allowed in the front yard setback area or street side yard setback for comer lots, but not both.

(b) The portion of a residential driveway or maneuvering area located within the front setback (or street side yard setback for comer lots) of lots zoned RE, R-l, R-2, MHS, and MHP may be used for parking of vehicles for occupants and guests, subject to the following requirements:

1. Parking of vehicles shall be done only on paved concrete, asphalt, pavers, or gravel areas. Lots located in the RE District shall be exempt from this requirement.

2. The combined extent of residential driveway, maneuvering, and parking areas shall not occupy more than 50% of the required front or street side yard setback area or three stalls (nine feet x 24 feet) for lot widths above 50 feet, whichever is greater. Lots located in Blocks 55-80 and 92-93, but not including Block 75A, shall be exempt from this requirement.

3. The required front or street side yard setback area that is allowed to be used for a residential driveway, maneuvering, and parking areas can be covered if the cover meets the following criteria:

a. It is open on three sides;

b. It is architecturally compatible in color and materials and finish with the dwelling unit; and

c. It does not extend into rights-of-way or easements or create sight issues.

(c) For all lots zoned RE, R-1, R-2, MHS, and MHP parking of vehicles within any interior side or rear yard is permissible, provided the area is paved with concrete, asphalt, pavers, or gravel and is not located closer than three feet to an abutting side property line, unless a shared driveway is utilized.

(K) *Parking area design and layout standards.* In addition to meeting the applicable off-street parking requirements of this section, the following parking area design and layout regulations shall be complied with for all uses allowed in each zoning district; excluding individual residential lots in the RE, R-1, and R- 2 districts, unless expressly modified in the following provisions.

(1) *Access to parking areas and parking spaces.*

(a) All parking areas shall provide access to a public street by means of a paved driveway that extends on-site to a point not less than 24 feet from the property line.

(b) If an off-street parking area utilizes a publicly dedicated alley for access to a public street, the alley shall be paved the full length of the alley. The use of an alley for access to a commercial site next to any residential zoning district is prohibited.

(2) *General commercial off-street parking lot design and maintenance.*

(a) All parking lots shall be designed, constructed, and drained in accordance with all applicable city ordinances, standards, and regulations.

with all applicable city ordinances, standards, and regulations.

(b) Vehicles are prohibited from parking in the sight triangle which is located at the corner of an intersection of two streets and it is measured 30 feet back from where the two property lines intersect, where the sight triangle is encompassed by a third line that intersects the two property lines at that 30 foot mark. No structures, fences, walls, curb cuts, driveways, or maneuvering areas shall be permitted within the sight triangle. Only landscaping lower than two feet high at maximum growth or ground cover landscaping may be located within the sight triangle.

(c) All parking spaces shall be permanently marked and maintained. Circulation aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines to ensure traffic safety.

(d) All off-street parking areas shall be maintained in good condition; as determined by the Director.

(3) Parking circulation design.

(a) Drive aisles and maneuvering areas shall be designed to facilitate the safe movement of
vehicles without posing a danger to pedestrians or impeding the traffic flows of the parking area.

(b) Parking areas that accommodate 20 or more vehicles must maintain continuous circulation patterns, with no dead-ends, and safe ninety-degree perpendicular access to public streets.

(c) Ninety-degree parking areas that accommodate less than ten vehicles and terminate in a beyond the last parking stall(s) and in the width of the aisle to assist in turning movements.

(d) All off-street parking areas shall be designed to provide ingress and egress from a public street by the forward motion of the vehicle. Required off-street parking spaces shall be accessible without having to back in or otherwise re-entering a public right-of-way to maneuver appropriately to park.

(e) All off-street parking areas must have the necessary dimensions for the on-site maneuvering of refuse, delivery and fire trucks. If off-site
maneuvering is necessary, a permanent, recorded cross-access easement must be filed with the Planning and Zoning Department prior to issuance of a building permit.

(4) Shared access. Parking areas shall provide reasonable connectivity to adjacent parking areas to promote convenience, safety and efficient circulation. A cross access easement and agreement guaranteeing the shared access between properties shall be recorded by the
owners of the participating properties.

(5) Curbing and wheel stops.

(a) Continuous curbing at least six inches high and six inches wide shall be provided around perimeter of all parking lots and access drives. Curbing near

stormwater inlets may be cut for drainage.

(b) Where curbing isn't practical next to walls, landscaping or other obstructions, concrete wheel stops shall be permanently placed at least three feet from any adjacent wall, pole, fence, property line, walkway, sidewalk, landscape area or any other obstruction. The three feet shall be measured from the front end of the space to the center of the wheel stop. Under no circumstances shall vehicles be allowed to extend into or over a right-of-way or private property.

(6) On-site vehicle storage or stacking requirements for drive-through facilities.

(a) Required vehicle storage or stacking spaces. In addition to meeting the off-street parking requirements of this section, all drive-through facilities shall provide vehicle storage or stacking spaces in accordance with the following table and requirements:

Table 4.2-6: Drive-Through Vehicle Storage or Stacking Requirements	
Drive-Through Type	***Storage or Stacking Space Requirements***
Automated Teller Machine	**Three per machine**
Bank Teller	**Three per teller or window**
Car Wash	**Three per pay at entrance**
	One per bay at exit
Retail Business (dry cleaning, Liquor store, etc.)	**Three per window**
Pharmacy	**Three per window**
Restaurant, Coffee Shop, and other similar types of uses	**Three behind menu board**
	Three behind window
Other	**The Director shall determine the stacking requirements for other uses based upon input from architect, and other similar types of uses**

(b) Design and layout of stacking spaces.

1. Each stacking space shall be a minimum of nine feet wide by 30 feet long (length of vehicle plus space between vehicles).

2. Stacking spaces shall not interfere with on-site or off-site traffic flows or block access ways to off-street parking spaces.

3. Stacking spaces must be separated from other internal driveways by striping or raised medians as deemed appropriate by the Director.

(c) Exceptions. Exceptions may be granted when a traffic or parking study demonstrates the need for lower stacking requirements.

(7) *Pedestrian safe access.* Parking lots in excess of 100 spaces shall provide direct and continuous pedestrian networks to connect building entrances to parking spaces and off-site pedestrian destinations, be A.D.A. compliant, be completely separated from vehicular traffic, and be clearly marked where they cross driveways through a raised surface or distinctive paving.

(L) Parking areas shall be landscaped in accordance with § 152.057(B).

(M) Parking area lighting shall adhere to the lighting requirements in § 152.059.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.057 LANDSCAPE, WALLS, FENCES AND SCREENING.

(A) *Purpose.*

(1) The landscape, walls, and screening section provides uniform standards for the installation of landscaping, walls, fences, screening and buffer areas, as well as guidelines for the protection, maintenance and management of these resources to promote and encourage sustainability, effectuate privacy, facilitate logical development and enhance property value.

(2) This section includes guidance on: where landscaping is required; the types and use of vegetation allowed; and the provision of screening and buffering to create an attractive appearance along public streets while screening unattractive uses.

(3) Landscaping materials, including ground cover, shrubs and trees, promote the control of erosion and the reduction of glare and dust, as well as visually softening buildings, parking lots and walls. Walls and screening devices allow for the separation of incompatible uses and for the buffering of intensive activities.

(B) Landscaping. This section is intended to contribute to the aesthetic character of the city through the provision of landscaping and retention of existing vegetation.

(1) Applicability. These requirements apply to all commercial uses, including multi-family, but does not apply to single-family residential or uses in the Industrial (IP) Zoning District. These regulations shall also apply to the required on and off-site improvements of a residential or commercial subdivision.

(2) Selection of plant materials. Due to concerns with water availability in our Northern Arizona Desert Climate, which is classified as an "Arid-Zone" by the National Oceanic and Atmospheric Administration (NOAA), Xeriscape landscaping is the ideal landscaping to be planted in our region which incorporates water-conserving design through proper plant selection, installation, and maintenance. The species and variety of plants selected to meet the landscape requirements of this section, shall correspond with the following xeriscape principles in Table 4.3-1 for planning, design, type of plants selected for our area, irrigation, soil improvements and maintenance:

Table 4.3-1: Xeriscape Principle	
Good Landscaping Planning and Design	Careful consideration of a site's size and shape, soil type, topography, and building configuration is essential in developing a good landscape plan. The use of the space, the amount of sunlight, location of view, regional and microclimate conditions, and an assessment of landscape watering zones should all be taken into account in planning a xeriscape landscape.
Use of Drought Tolerant Low-Water Use Plants	Primarily drought tolerant and low water use plants shall be used. These plants can serve nearly every function. Some provide shade and texture, while others are appropriate for borders, accent area, seasonal color, and year-round greenery. Native wildflowers and grasses are typically suitable for revegetating disturbed areas,
Appropriate Lawn Areas	Lawns require a lot of water to stay green and healthy and shall only be located where they provide functional benefits. Lawns planted close to a building may provide a cooling effect. Lawns planted close to a building may provide a cooling effect. Lawns should not be planted in odd shaped areas that cannot be watered efficiently and they can often be planted with modern, low-water-use, drought-tolerant grasses.
Efficient Irrigation	Install irrigation systems to provide an adequate amount of water at the proper time to the root zone. Each plant and vegetative type has its own water needs, and the planting arrangement and irrigation system should be designed to reflect those needs. Moisture sensors shall be installed on irrigation controls to measure real time soil moisture. Each water use zone should be on a different value and stormwater runoff should be routed into each area to offset irrigation needs.
Soil Improvement	Organic matter should be added to existing soils to increase water-holding capacity and provide beneficial nutrients to plants. In low water-use zones, loosening the soils may be all that is needed.
Appropriate Maintenance	Xeriscape landscapes require low maintenance, but not no maintenance. To work, a xeriscape landscape must be monitored with a program of pruning, weed control, pest control, and irrigation systems adjustments.



(3) *Site area landscaping*.

(a) Any part of a commercial development, including multi-family that is not used for buildings, parking, driveways, sidewalks, or natural undisturbed open space, shall be landscaped with xeriscape landscaping as designed by an Arizona Licensed Landscape Architect to meet the following minimum criteria, as approved by the Director.

(b) Required site area landscape planting criteria. The total quantity of required landscape materials shall be computed for all site landscape areas as follows (unless otherwise noted within this chapter):

1. Trees. A minimum of one tree per 500 square feet of landscape area. All xeriscape trees shall not be less than one 1-1/2 inches caliper at planting.

2. Shrubs. One shrub per 100 square feet of landscape area. All shrubs shall be a minimum of five gallons in size.

3. Groundcover. Xeriscape plants shall be a minimum of one gallon in size. One plant shall be provided per 200 square feet of landscape area.

4. Landscape topping materials. All landscaped areas shall be finished with a natural topping material which may include crushed aggregate (two inches minimum depth). Type, size and color of landscape topping material for projects shall be approved through the landscape plan review.

(c) The front yard of residential development in the R-1 and R-2 zoning districts shall be landscaped with vegetation and/or landscape topping material.

(4) *Streetscape landscaping*.

(a) The entire public street right-of-way between a street side property line and back of curb (excluding approved driveways, walkways or rights-of-way not under city control) shall be xeriscape landscaped in accordance with the requirements in division (3)(b) above.

(b) For US 89 and SR 98, a 15 foot wide xeriscape landscape area shall be established between the right-of-way line and any buildings, parking lots, walls or fences, or other improvements in association with any use in accordance with the requirements in division (3)(b) above.

(c) Required streetscape landscape planting criteria. The total quantity of required xeriscape landscape materials shall be as defined below:

1. Trees. A minimum of one xeriscape tree for every 50 feet of lineal frontage. Xeriscape trees shall not be less than 1½ inches caliper at planting.

2. Shrubs. Two shrubs shall be required for every 50 feet of lineal frontage. All shrubs shall be a minimum of five gallons in size.

3. Groundcover. Xeriscape plants shall be a minimum of one gallon in size. One plant shall be required for every 50 feet of lineal frontage.

4. Landscape topping materials. All landscaped areas shall be finished with a natural topping material which may include crushed aggregate (two

inches minimum depth). Type, size and color of landscape topping material for projects shall be approved through the landscape plan review.

(d) *Placement of required streetscape landscaping.*

1. Xeriscape landscaping may be clustered and located within the public street right-of-way or partially within the adjacent ten feet of the site.

2. Vegetation shall not be placed in drainage ways.

3. Trees shall not be planted to interfere with any overhead or underground utility lines at initial planting or mature height and width.

4. Trees are not to be planted in any sight triangle. Shrubs planted in any sight triangle shall not exceed mature heights of more than 24 inches measured from finished grade.

5. Vegetation at maturity shall not be closer than three feet from any fire hydrant or utility pole.

6. Trees shall not be planted closer than five feet to the face of any curb.

(5) Parking lot/area landscape requirements. All parking areas shall be landscaped as follows:

(a) Landscape areas with raised concrete curbing shall define all parking lot edges, entrances, drives, aisles and the ends of all parking aisles.

(b) Landscape islands shall be installed at the end of each parking aisle that contains 12 or more parking spaces.

(c) Islands shall be landscaped in accordance with the following requirements:

1. Each landscaped island shall extend the entire length of the parking space and contain a minimum of 75 square feet of area, not including curbs, and shall measure a minimum of six feet in width at the mid-point.

2. Each landscape island shall include a minimum of one tree and landscape topping material per (B)(3)(b)4 above.

(6) *Landscape maintenance.*

(a) All landscape improvements installed in accordance with the requirements of this chapter for new or expanded developments and uses within onsite landscape areas as well as in the right-of-way, shall be maintained into perpetuity by the property owner or lessee.

(b) All landscape areas shall be provided with a permanent, fixed automatic irrigation system.

(c) Any vegetation that does not survive shall be replaced within 30 days.

(7) *Landscape plan regulations.*

(a) A "preliminary landscape plan" and a "final landscape plan" shall be prepared by an Arizona Licensed Landscape Architect and approved for all applicable development projects in accordance with the requirements set forth in this section.

(b) All changes in the landscaping of a site/development area after final landscape plan approval and landscape installation shall be approved by the Director or designee prior to issuing a certificate of occupancy.

(c) Prior to the issuance of a building permit, the Planning and Zoning Department shall review and approve the required plans (i.e. lighting, drainage, mechanical) which affect the placement and type of landscaping and walls within the site.

(d) Landscape plan preparation and approval.

1. Preliminary landscape plan. Two full size hard copies and one electronic PDF copy of a preliminary landscape plan shall be prepared and submitted along with the required development/site plan for review by the Director. The preliminary landscape plan may be shown on the development/site plan drawings. The components of the preliminary landscape plan shall include, (at minimum) a scaled plan indicating the general locations of all existing and proposed trees, shrub massings, and groundcovers. Actual botanical names are not required to be specified at this time. Property lines, north arrow, existing and proposed structures, streets, sidewalks, trails, major natural features, walls and fences, slopes, berms, basins, drainage structures, trash enclosures, sewer laterals, utility transformers, site furniture, concrete curbing, decorative paving, and other site elements that relate to or affect the overall landscape along with any notes describing the proposed method of irrigation. The preliminary landscape plan shall be reviewed and approved by the Director or designee as part of the development/site plan review, and may be approved with stipulated changes or additions. A building permit may be issued prior to final landscape plan approval; however, certificate of occupancy will not be issued until the final landscape plan is approved, and all required landscaping and irrigation system components have been installed. A temporary certificate of occupancy may not be approved until all landscaping and irrigation system components have been installed, inspected and approved.

2. Final landscape plan. Two full size hard copies and one electronic PDF copy of a final landscape plan, irrigation plan and lighting plan shall be submitted along with all other required site improvement and building plans at the time of application for a building permit. The lighting plan shall be prepared by a technically competent lighting professional. The final landscape plan shall be prepared by an Arizona Licensed Landscape Architect and contain the final calculations, data, and specific details and all other information that were required and identified on the preliminary landscape plan. The final landscape plan shall contain a specific schedule of all trees and shrubs identified by common and botanical name, and shall clearly indicate the quantity and size of each tree and shrub to be installed. The final landscape plan shall be in conformance with the approved preliminary plan and any stipulated changes or additions, and shall be approved by the Director or designee prior to the issuance of a building permit.

to remain on the jobsite during construction, and one will be retained on file with the Planning and Zoning Department.

(C) *Fences, walls and screening*. Standards set forth in this section protect the visual quality of the public realm by establishing screening requirements for various land use and development conditions.

(1) Applicability. Unless otherwise stated within this chapter, fences and/or walls shall be installed and maintained in compliance with this section.

(2) General fence and wall regulations.

(a) All general perimeter and on-site fences and walls shall adhere to the city adopted building codes and be constructed of long-lasting materials, such as vinyl, wood, masonry, stone, decorative metal, and be architecturally integrated with the building design. Chain-link type fencing with screens or insertable slats are prohibited as a fence or wall throughout the city, with the following exceptions. Within the RE Residential, Industrial and Airport Zoning Districts, chain link fences may be allowed with the approval of the Director.

(b) It is the property owner's responsibility to ensure that every portion of the fence or wall be located on their property. Otherwise, there are no fence or wall setback requirements from property lines, except as otherwise specified in this chapter.

(c) Barbed wire and Constantine wire fences shall be prohibited in all zoning districts except barbed wire may be allowed in the SC and IP District and for temporary construction sites, provided that the barbed wire is located more than six feet above grade. Temporary barbed wire fencing shall be removed from the site before a certificate of occupancy will be issued.

(D) *General wall and fence height standards*.

(1) Fences or walls located between the front yard property and building setback lines shall not exceed four feet in height.

(2) In areas behind a required front yard building setback line and within the required rear and side yards, including walls for single-family dwellings, the maximum height of walls shall be six feet, as measured from finished grade, except where a taller wall is necessary for screening purposes, as approved by the Director. Where there exist two abutting lots with different finished grades, the wall height shall be limited to six feet on the high side and eight feet on the low side. Modifications of these requirements shall require a written request to be approved by the Director.

(3) Walls exceeding six feet in height, or retaining walls extending more than four feet in height measured from finished grade, shall require a building permit and the submittal of structural calculations prepared by a Arizona Licensed Structural Engineer, unless specified otherwise in this chapter. Non-retaining and retaining concrete block walls shall adhere to the city adopted building codes.

site triangle) shall be placed on any corner lot within the sight triangle. There shall be an exception for any existing trees to remain within the sight triangle, but they shall be pruned and maintained to be free from obstructions to a height of seven feet to allow for open visibility for vehicles as measured from finished grade.

(E) Parking lot screens. All on-site parking areas fronting onto any street, where headlights from the parked vehicles could deleteriously affect the visibility of passing vehicles shall be screened according to the provisions as set forth herein. This standard can be met through the use of a continuous three-foot-six-inch high landscape screen meeting the opacity of a solid wall, or a continuous solid wall, or a combination of the two. Walls shall be designed to undulate to avoid straight segments in excess of 100 feet. Open areas for pedestrian access shall be required as needed along the length of the screen/wall as required and approved by the Director.

(F) Refuse area screens. All trash, rubbish or garbage, including recyclable materials in common storage areas, except within the IP District, shall be completely enclosed by a solid six foot wall or fence with a view obstructing gate and be located on a concrete slab. Refuse collection areas shall be readily accessible to collection vehicles, without substantially encumbering adjacent parking and vehicular access. For commercial uses, such RV parks and multifamily dwellings, the enclosure shall be softened with landscaping on any side visible from the front of the property or a public or private street.

(G) Loading area screens. All loading, delivery and service bays shall be screened from public view by a building, a decorative screen wall a minimum eight feet in height, a solid opaque evergreen landscape screen or any combination thereof.

(H) Mechanical equipment screens. All mechanical equipment, either ground or roof-mounted, shall be screened from view from people walking by the property on the street or sidewalk. Rooftop units shall be screened with a parapet wall the entire length of the building that blends with the building's architecture.

(Ord. 648-18, passed 11-28-2018; Ord. 661-19, passed 10-9-2019; Ord. 703-23, passed 3-22-2023)

§ 152.058 SIGNAGE.

(A) *Administration*.

(1) *Purpose*. These regulations are designed to protect the public health, safety, and general welfare, create a well-maintained and attractive community, and provide adequate identification, communication, and advertising for signage needs.

(2) *Intent*. These regulations are intended to meet the following objectives:

(a) Ensure that signs are designed, constructed, installed, and maintained according to minimum standards to safeguard public health, safety, and welfare.

(b) Allow for and promote an attractive environment and positive aesthetics for signage.

(c) Reflect and support the desired ambiance and development patterns of various uses.

(d) Ensure that the constitutionally guaranteed right of free expression is protected.

(3) Applicability. The requirements of these regulations apply to all signs, sign structures, and other types of sign devices located within the city limits, except as specified in (A)(7) below.

(4) No content restrictions. These regulations are viewpoint neutral in that the following applies:

(a) Any sign allowed under these regulations may contain, in lieu of any other copy, any otherwise lawful message that complies with applicable size, lighting, dimension, design, spacing, and permitting requirements.

(b) These regulations are intended to regulate signs in a manner that does not favor commercial speech over non-commercial speech nor regulate non-commercial speech by message content.

(5) *Conflicts.* Conflicting regulations are addressed as follows:

(a) Where there is a conflict between specific sign regulations and the general sign regulations of this code, the specific sign regulations supersede.

(b) Where there is a conflict between these regulations and the building code, the most restrictive regulation applies.

(6) Conformity. It shall be unlawful to erect, construct, enlarge, alter, repair, display, or use a sign within the city limits that is contrary to, or in violation of, any provision of these regulations. Conformity shall be enforced through the enforcement provisions under §§ 152.105-152.112.

(7) Exemptions. The following signs are exempt from the regulations herein but may be subject to other codes enacted by the city where applicable.

(a) Signs inside a building or otherwise not visible from a public roadway.

(b) Government signs, including wayfinding signs.

(c) Signs protected by federal law or state statutes.

(d) The flag, pennant, or insignia of any nation, state, county, city or other political entity or any church or religious organization. The display of only one flag of this nature is permitted on any single lot. This section shall not prohibit the display of individual flags of multiple nations, states, counties, cities or other political entities or churches or religious organizations.

(e) Permanent and professionally applied wraps on non stationary vehicles/equipment in operating condition, currently registered and licensed to operate on public streets, and actively used in the daily operations of the business to which it relates.

(f) Name and address signs indicating the address, number, and/or name of occupants of the premises that do not exceed two square feet in area.

(g) Yard signs less than two square feet in area and a maximum of two per property.

(h) Sign repainting, maintenance, or sign face or content change.

(i) Signs carved into or raised in relief on a building.

(j) Warning signs are limited to one sign per lot to not exceed two square feet in residential areas and one sign per lot to not exceed five square feet in commercial/industrial zoning districts.

(8) *Prohibitions*. The following signs are prohibited unless specifically allowed by state or federal law, city regulations, or exemptions therein:

(a) Abandoned signs, including sign frames, cabinets, and other sign structures.

(b) Signs placed at the airport approach and departure slope of the Page Municipal Airport.

(c) Billboards, static or digital, including any other type of off-premises signage is prohibited.

(d) Signs that imitate or resemble official traffic lights, signs, or signals and signs that interfere with the effectiveness of any official traffic light, sign, or signal.

(e) Signs projecting above the top of a wall, parapet, or roofline or mounted on a roof.

(f) Mechanically moving signs; environmentally activated signs or other displays with mechanical motion powered by natural, manual, electrical, or other means, including, but not limited to, pennant strings, streamers, spinners, propellers, and search lights.

(g) Strobing or flashing signs; signs that have a change rate or dwell time of less than four seconds are prohibited.

(h) Posters and handbills; and/or any signs temporarily affixed to any structures, trees or other natural vegetation, rocks, or poles.

(i) Signs adversely affecting safety; signs that prevent free ingress or egress from any door, window, or fire exit or that prevent free access from one part of a roof to any other part.

(j) Sign emissions or open flames; signs that emit smoke, visible vapors, particles, sound, or odor or that uses pen flames used to attract public attention.

(k) No mirroring device shall be used as part of a sign.

(l) Inflatable signs: inflatable balloons, spinners, strings of flags and pennants, fixed aerial displays, streamers, tubes, and other devices affected by the movement of the air or other atmospheric or mechanical means, whether attached to signs, vehicles, structures, poles, trees, other vegetation, or similar support structures.

(m) Signs not addressed by the code; where the code is silent or where the rules of this code do not provide a basis for concluding that a sign is allowed, the sign in question is prohibited.

(9) Permits. A permit is required to erect, re-erect, construct, alter, expand, or move all permanent sign types within the city limits. A separate permit shall be required for each sign or group of signs on a single supporting structure. In addition to a sign permit, an electrical permit shall be obtained before erecting, re-erecting, constructing, altering, or moving electric signs. General sign maintenance, such as cleaning, painting or changing a sign's content or a face of the same size that does not alter or change a sign's structure does not require a permit.

(10) *Severability.* These regulations must be interpreted in a manner consistent with the First Amendment guarantees of free speech. If any provision of these regulations is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this chapter which can be given effect without the invalid provision.

(B) *General regulations.*

(1) Sign design and construction. All signage shall be designed, constructed, and installed by a licensed contractor in accordance with these regulations and applicable building codes.

(a) New sign placement shall be integrated with established locational patterns of similar signs.

(b) No sign, other than an official traffic sign or similar sign, shall be constructed or placed within the boundary of any street or public right-of-way unless specifically authorized herein; authorized by other applicable laws; or permitted by special city authorization.

(c) No sign or sign structure shall be erected or placed in a manner that would obscure visibility or be located in the sight-triangle at street intersections, nor be placed where it may interfere with, obstruct the view of, or be confused with any authorized sign, traffic signal, or device.

(d) Signs shall maintain a minimum distance of six feet horizontal clearance and 12 feet overhead clearance from electrical conductors and communications equipment or lines. Signs and their supporting structures shall also maintain clearance from all surface and underground water, drainage and utilities. Owner is required to verify and WAPA utility requirements.

(e) All sign materials and components shall be of the quality and grade needed to withstand specified wind and seismic hazard conditions in Northern Arizona.

(f) Combustible materials, other than approved plastics, shall not be used in the construction of any electronic signs.

(g) All signs, regardless of materials, shall be securely anchored to withstand the identified wind and seismic hazards that exist in Northern Arizona, as approved by the Chief Building Official.

(2) *Sign illumination*. Signs may be illuminated as provided by these regulations and as allowed per type within the permanent and temporary sign regulations. All illuminated signs shall adhere to the provisions provided in § 152.059, unless otherwise specified herein.

(3) *Sign maintenance*. All signs shall be maintained as follows:

(a) The owner or tenant of property on which a sign is located shall be responsible for maintaining the signage in conformance with any conditions on the sign permit and the regulations herein.

(b) A damaged sign base shall be repaired within 30 days of written city notice of violation.

(c) No metal pole cover or sign cabinet shall show effects of rust or rust stains. Any damaged internally illuminated sign cabinet or sign panel shall not be illuminated until repaired.

(d) If a sign is deemed unsafe by the city, or if it is unlawfully installed, placed, or maintained in violation of any building codes or regulations herein, the sign owner or tenant shall bring sign into compliance or remove said sign within ten days after written city notice, or immediately in case of imminent danger. If full compliance has not occurred after ten days, the city may remove, or have the sign removed, at the sole expense of the owner and/or tenant.

(e) The changeable letter panels of a permitted, changeable copy sign shall be subject to the same maintenance requirements as imposed on the sign structure by the sign permit.

(4) *Sign measurements*. The following will be used to determine sign height and area.

(a) Sign height is determined by measuring from the highest point of a sign/sign structure to the ground surface located directly below the sign.

(b) Sign area of each permitted sign shall be measured as follows and illustrated in Figure 058-A and Figure 058-B.

1. Background mounted sign. Sign copy mounted or painted on a background panel or an area distinctively prepared as a background for sign copy shall be measured as the outside dimensions of the background panel or surface. The base of a freestanding monument sign shall not be calculated as sign area unless the base contains sign copy.

2. Individual mounted sign. The area encompassing sign copy mounted or painted as individual letters or graphics against a wall or the fascia of a building or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy shall be measured as the area enclosed by the smallest shape or combination of shapes capable of encompassing the perimeter of the background area of the sign.

3. Two-part signage. Where a sign consists of individual elements such as letters, symbols, or other graphic objects or representations that are

painted, attached to, or otherwise affixed to a surface such as a wall, window, canopy, awning, architectural projection, or any surface not specifically designed to serve as a sign background, the sign area shall be based on the area or sum of the individual areas of the smallest shape or combination of shapes capable of encompassing the perimeters of the individual elements comprising the sign.

4. Sign frame or cabinet. The area of sign faces enclosed in frames or cabinets shall be based on the outer dimensions of the sign face.

5. One-face sign. The total area of the single face only.

6. Two-face sign. If the interior angle between the two faces of a sign is 45 degrees or less, the sign area shall be the total area of one face only; if the angle between two sign faces is greater than 45 degrees, the sign area shall be the sum of the areas of the two faces.

7. Sign with three or more faces. The sign area shall be the sum of the areas of all faces.

8. Irregular-shaped sign. The area of a sign with an irregular shape shall be measured using the appropriate mathematical formula for determining the area of the shape used.

9. Spherical, free-form, sculptural, or other non-planar sign. The signage area shall be the sum of the areas comprising the sign, using only the four vertical sides of the smallest cube that will encompass such sign.

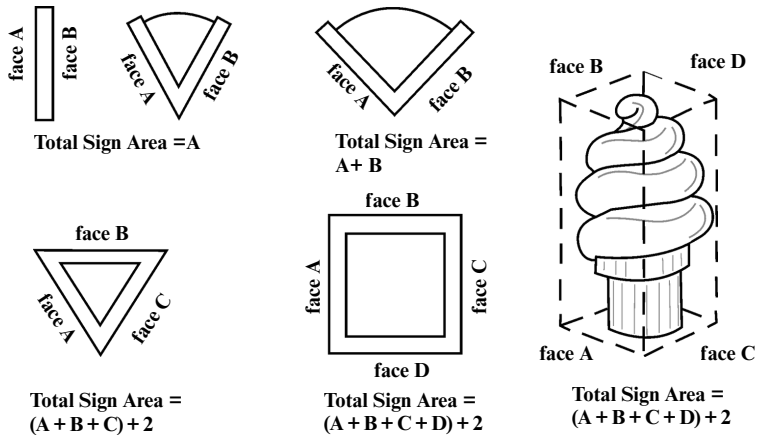


Figure 058-A. Sign area is an aggregate of visible faces for Multi-Faced, Irregular shaped. Sculptural, and other non-planer signs.

Figure 058-B. The smallest shape or combination of shapes that encapsulates the sign content is the sign area for Individual Mounted Signs

(c) Total aggregate sign area. The total aggregate sign area shall be the sum of all areas of each allowable sign placed on a parcel, with the following restrictions:

1. For all commercial uses, the total aggregate sign area allowable to any business having an external business entrance shall not exceed the greater of 50 square feet or 1.5 square feet per lineal foot of building frontage per business, but in no case shall it exceed 300 square feet, per business. A business with building frontage longer than 200 feet may increase their allowable sign area to a maximum of 500 square feet for that business.

2. All commercial uses having only an external building wall facing a public street shall be permitted exterior signage with a total aggregate sign area not to exceed 50 square feet.

3. Commercial uses having only an internal business entrance and no external wall facing a public street, public-access driveway, or public alley shall be limited to business identification signage on a multi-tenant, external, wall-mounted sign.

4. Building frontage is the side facing a public street, drive or alley. Multi-story building lineal footage is limited to the ground floor lineal footage, except as modified herein.

(5) *Flags.* Flags are permitted only as follows:

1. For all flags, the size of a flag on a flagpole less than 20 feet tall shall not exceed three feet by five feet, and flags on flagpoles taller than 20 feet shall not be larger than one-quarter the height of the flagpole.

2. Exempt flags under § 152.058(7) do not require a permit.

3. One non-exempt flag per lot is allowed in all zoning districts subject to a sign permit.

(C) *Permanent sign regulations.*

(1) The Permanent Sign Type Allowance Table-058-C below should be used in conjunction with regulations in the administration and general regulations sections, as well as with the specific conditions stated after the table.



Permanent Sign Type Allowance Table-058-C				
Sign Type	**Part of Aggregate Sign Area**	**P = Permitted N= Not Permitted**		**Lighting Permited**
		Use		
		Single Family Rural or Residential	**Sign Type**	
Awning/Canopy	Yes	N	P	No
Directional	No	N	P	Yes
Directory	No	P	P	Yes
Drive-Through	No	N	P	Yes
Electronic Message Sign	Yes	N	P	Yes
Freestanding Monument	Yes	N	P	Yes
Gas-Filled	No	N	P	Yes
Marquee	Yes	N	P	Yes
Projecting	Yes	N	P	No
Pylon	Yes	N	P	Yes
Reader Panel	Yes	N	P	Yes
Shingle	Yes	N	P	No
Subdivision Entry Monument	Yes	P	N	Yes
Wall	Yes	P	P	Yes
Window	No	N	Y	Yes

(2) Awning/canopy sign. Awning/canopy signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) Sign copy, including logos, shall not exceed 1.5 square feet per lineal foot of building frontage.

(b) Signs shall only be displayed on ground-floor awnings.

(c) If encroaching over an abutting city right-of-way line, a revocable city encroachment permit or other City Council-granted authorization shall be required.

(3) Directional sign. Directional signs are permitted as identified in Table-058-C, with a maximum of one directional sign permitted per driveway or parking entry and with a maximum area of three square feet and a maximum height of three feet.

(4) *Directory sign.* Directory signs are meant to assist the public, law enforcement, and emergency personnel locate a particular building or individual unit and are permitted as identified in Table-058-C, subject to the following conditions:

(a) Properties with three or more buildings shall have an internally illuminated directory that shows the street address, layout of the complex, the location of the viewer in the complex, and the unit designations within the complex.

(b) Signs shall not exceed a maximum height of six feet or maximum area of 24 square feet.

(5) *Drive-through business sign.* Directional signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) No more than two drive-through lane signs are allowed per drive-through lane serving a business establishment.

(b) Signs may be wall or ground mounted.

(c) Signs shall be no greater than 50 square feet in area and seven feet in height. Ground mounted signs shall be constructed with a solid base.

(6) *Electronic message sign.* Electronic message (EM) signs with intermittent, scrolling, or flashing illumination are permitted as identified inT able-058-C, subject to the following conditions:

(a) Signs must be entirely located on-site.

(b) There shall be no moving or flashing green or red features that could be mistaken as traffic control devices.

(c) The digital message portion of a sign shall not exceed 50% of a sign area.

(d) Signs shall be installed at least 150 feet from a designated crosswalk.

(e) Signs shall not be installed within 350 feet of a residential structure.

(f) EM signs shall be separated from other EM signs by a minimum of 1,000 feet.

(g) All continuous-loop image progression on a sign must have a minimum change interval or dwell time of at least four seconds.

(h) All EM signs shall have automatic dimming controls, either photocell (hardwired) or software-based, to reduce illumination intensity as ambient lighting conditions change.

(7) *Free-standing monument sign.* Freestanding/monument signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) Single-use buildings on a single lot are allowed one freestanding/monument sign per street frontage, or one for every 200 feet of street frontage, whichever is greater. Multiple signs must be at least 100 feet apart.

(b) Single-use buildings, complexes, and centers on a single lot less than five acres are allowed one (1) freestanding/monument sign with a maximum height of eight feet, including any supporting structures, and a maximum area of 40 square feet.

(c) Single-use buildings, complexes, and centers on a single lot larger than five acres are allowed one freestanding/monument sign with a maximum height

of ten feet, including any supporting structures, and a maximum area of 60 square feet.

(d) A portion of a freestanding or monument sign may have changeable copy that does not exceed 25% of the total sign area.

(e) Freestanding/monument signs shall have monument-type bases of masonry construction or other architectural-grade material.

(f) Freestanding or monument signs located in the CBD district shall be located on low planter walls or similar and incorporate distinctive elements of the community and/or environment, as approved by the Director.

(g) Address numerals shall be included on all freestanding sign structures. The numerals shall be at least six inches tall.

(h) No part of a freestanding or monument sign shall be located within three feet of the front property line or within six feet of a side or rear property line.

(i) Freestanding/monument signs for residential subdivisions or multi-family developments shall be subject to the following conditions:

(j) The maximum height shall be six feet and the maximum area shall be 24 square feet.

(k) No more than one sign shall be located at each street access to a subdivision or multifamily development.

(l) The text area of a sign may have interior lighting or be back-lit where the source of illumination is not visible. Back-lit, non-opaque panels are not permitted.

(m) The text area of a sign may be illuminated from the exterior of a sign by fully shielded, ground or sign-mounted directional down-lighting only.

(8) *Gas-filled sign*. Gas-filled signs (neon, argon, krypton, etc.) or signs comprised of LEDs or other technology and designed to mimic the style of gasfilled signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) Gas-filled signs are limited to interior window display only.

(b) The total area of gas-filled signage for any business shall not exceed eight square feet.

(c) No more than four gas-filled signs shall be allowed for any business.

(9) *Marquee sign*. Marquee signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) They shall only be affixed to a marquee located at the primary entrance of the use.

(b) The colors, materials, and design of a marquee sign shall complement the design of the building(s) it serves.

(c) A marquee sign may be illuminated internally or indirectly from above.

(d) A marquee sign may include a manually, electronically or mechanically changeable message display.

(e) Marquee signs shall not obstruct sidewalks or required ADA-accessible

travel paths or impact the visibility of other signs.

(f) Lighting fixtures shall be decorative and architecturally compatible with the buildings they illuminate; marquee signs may contain flashing or blinking elements within the sign area.

(10) *Projecting sign*. Projecting signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) One projecting sign is permitted for each business front and shall be adjacent to the business it identifies.

(b) Such signs shall only be permitted if they are affixed to a building and do not project into the public right-of-way, unless within the CBD District.

(c) The maximum area for each projecting sign shall be four square feet, except in the IP District where the maximum projecting sign area shall be 14 square feet.

(d) The maximum distance between the wall and the outer edge of a projecting sign shall be four feet, or if above a paved public sidewalk, 50% of the width of the sidewalk, whichever is less.

(e) Such signs shall be located so that the base edge of a sign is not less than eight feet from the sidewalk or ground. Such signs shall require both a city sign permit and if encroaching over an abutting city right-of-way line, a revocable city encroachment permit or other City Council-granted authorization.

(11) *Pylon sign*. Pylon signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) One freestanding sign shall be allowed per property; additional signs are allowed on a property with street frontage that exceeds 200 feet. If multiple signs are placed on a single street frontage, there shall be a minimum of 100 feet between each sign.

(b) For single-use buildings, the maximum height of a sign shall be 14 feet, including any supporting structures, and the maximum area shall be 50 square feet. For single-use buildings with frontage on U.S. Highway 89 or State Route 98, the maximum height of a sign shall be 18 feet.

(c) For all complexes and centers on a single lot less than five acres, the maximum height of a sign shall be 14 feet, including any supporting structures, and the maximum area shall be 75 square feet. For said complexes and centers with frontage on U.S. Highway 89 or State Route 98, the maximum height of a sign shall be 18 feet.

(d) For all complexes and centers on a single lot greater than five acres, the maximum height of a sign shall be 14 feet, including any supporting structures, and the maximum area shall be 200 square feet. For said complexes with frontage on U.S. Highway 89 or State Route 98, the maximum height of a sign shall be 18 feet.

(e) A portion of a pylon sign may have changeable copy, which shall not exceed 50% of the allowable sign area for single-use buildings and 25% of the allowable sign area for complexes and centers on a single lot.

(f) A minimum setback of ten feet from all property lines shall be established; a minimum setback of 12 feet from adjoining residential properties shall be required.

(g) Sign supports shall comprise at least 30% of total sign width; each single support shall comprise at least 15% of total sign width.

(h) Signs shall be composed of a decorative base, support, and sign face.

(12) *Reader panel sign.* Reader panel signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) They must have copy that can be changed manually and immediately but may not include electronic messaging.

(b) The reader panel does not exceed the allowed sign area of the sign being replaced.

(c) Reader panel signs shall be covered with clear acrylic or other suitable material to prevent the characters from being dislodged.

(13) Shingle sign. Shingle signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) These signs shall be limited to one per tenant space frontage and located at a point of public access.

(b) The area of a shingle sign shall not exceed five square feet.

(c) A shingle sign shall be in front of the tenant space it pertains to and shall be suspended from a covered porch, walkway, extended roof, or similar architectural element.

(d) A minimum clearance of eight feet shall be maintained beneath a shingle sign.

(14) *Subdivision entry sign*. Residential subdivision entry signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) These entry signs shall be located at the principal entry or entries to residential subdivisions, including one entry sign on each side of the street leading to the development.

(b) The maximum size (area) of a subdivision entry sign shall not exceed 25 square feet, and the maximum height shall not exceed eight feet.

(c) The subdivision entry sign shall be set back a minimum of three feet behind the right- of-way boundary.

(d) A residential subdivision entry sign may be internally or externally illuminated by downfacing lighting only. Such signs shall be incorporated into the design of an entry wall, which shall be architecturally compatible with other subdivision improvements.

(15) *Wall sign*. Attached/wall-mounted signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) Attached/wall-mounted signs may only be supported by a building facade or exterior face.

(b) One attached sign per street frontage is permitted per business in all commercial districts.

(c) Attached or wall-mounted signs shall project no more than 12 inches from the wall to which it is attached; halo-illuminated signs must not exceed a 1.75-inch separation from the wall.

(d) Attached or wall-mounted signs shall not extend above the roof, wall, parapet, or fascia to which they are attached.

(e) Attached or wall-mounted signs are permitted on a roof surface if the roof is within 25 degrees of vertical, but no higher than the top of the roof.

(f) Attached or wall-mounted signs shall not exceed 25 feet in height.

(g) Residential subdivisions shall be allowed one attached or wall-mounted sign, not to exceed two square feet in area per parcel.

(h) Residential subdivisions and multi-family developments shall be allowed one attached or wall-mounted sign per entrance, with such signs not to exceed an area of 24 square feet.

(i) Multi-tenant building wall-mounted identification signs are permitted in the commercial and industrial zoning districts, provided the maximum area of multi-tenant signs does not exceed the greater of 50 square feet or 1.5 square feet per lineal foot of combined building frontage for each business, and in no case exceeds 300 square feet per multi-tenant sign.

(16) *Window sign*. Window signs are permitted as identified in Table-058-C, subject to the following conditions:

(a) A total of four window signs maximum are permitted per business.

(b) Permanent window signs shall be limited to 25% of the total window area.

(c) Permanent window signs shall be prepared by a professional sign company.

(17) *Vehicle signs*. Signs on a truck, bus, car, boat, trailer or other motorized or nonmotorized vehicle and/or equipment are permitted provided all the following conditions are met:

(a) The primary purpose of such vehicle or equipment is not the display of signs.

(b) Such signs are magnetic, decals, or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.

(c) Vehicle/equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate.

(d) Vehicles and equipment are not used primarily as static displays, advertising a product or service, nor utilized as storage or shelter.

(e) During periods of inactivity exceeding 48 hours such vehicle/equipment are not so parked or placed that the signs thereon are displayed to the public. Vehicles and equipment engaged in active construction projects and the on-premise storage of equipment and vehicles offered to the general public for rent or lease shall not be subjected to this condition.

(D) *Temporary sign regulations*.

(1) The Temporary Sign Type Allowance Table-058-D below should be used in conjunction with regulations in the administration and general sections, as well as with the specific conditions stated within this section. Temporary signs do not require a permit.

Permanent Sign Type Allowance Table-058-D				
Sign Type	***Part of Aggregate Sign Area***	***P = Permitted N= Not Permitted***		***Lighting Permited***
		Use		
		Single Family Rural or Residential	***Sign Type***	
A-frame	No	N	P	No
Banner	No	P	P	No
Development Directional	No	P	P	No
Residential Subdivision	No	P	N	No
Sign Walkers	No	N	P	No
Window Signs	No	N	P	Yes
Yard Signs	No	P	P	No

(2) Temporary A-frame sign. A-frame signs are permitted as identified in Table-058-D, subject to the following conditions:

(a) Uses permitted to display A-frame signs may display a maximum of one such sign per public street, driveway or alley frontage. Such signs shall be located on the same property as the use it pertains to or within the right-of-way of the nearest adjacent public street.

(b) Signs shall not be located on the paved portion of any street or sidewalk, or any median.

(c) Such signs shall not be located within a designated parking or loading area; nor be located in a manner that poses a traffic vision or sight-triangle hazard.

(d) A-frame signs must be placed at least one foot behind a curb or public sidewalk. If no curb or public sidewalk is present, signs shall be located at least five feet from the edge of the paved portion of the public right-of-way; businesses within the CBD District may use A-frame signs on public or private sidewalks, provided the portable sign does not obstruct pedestrian walkways and is only placed within the first three feet of sidewalk located immediately adjacent to the curb, leaving a minimum sidewalk clearance of five feet, in accordance with ADA Standards.

(e) No A-frame sign may be greater than 12 square feet per side or four feet in height.

(f) Signs shall be weighted down and constructed of wrought iron, sheet metal, one-inch-thick plastic, or of wood that is at least one inch thick. No other materials are permitted.

(g) Signs shall not be homemade but shall be manufactured by a sign manufacturing company.

(h) Signs shall be clean and in good working order.

(i) Attachments to signs are limited to balloons flown no higher than six feet from the ground. If attachments are used, the A-frame sign must be set back from the curb and/or sidewalk a minimum of three feet.

(j) Landscaping and paved surfaces cannot be modified or damaged to accommodate an A-frame sign.

(k) Signs shall only be displayed during business hours.

(3) *Temporary banner sign*. Banner signs are permitted as identified in Table-058-D, subject to the following conditions:

(a) In residential districts, banners are permitted for the duration of the special occasion.

(b) For multi-family or commercial uses in residential districts and in the commercial and industrial zoning districts, one banner no larger than 32 square feet is permitted per development or business.

(c) Banner signs shall be securely affixed to the wall or fence of a permanent structure or building, where feasible. No banner shall exceed the height of the prevailing roofline or exceed the building height allowed by the city, whichever is less.

(d) Banner signs shall not be located in a manner that poses a traffic hazard and shall not be placed within the public right-of-way or the sight-triangle at intersections.

(e) Banner signs may be displayed for a maximum of nine days per occurrence, for up to six occurrences per calendar year, with at least 14 days between occurrences.

(4) *Temporary development directional sign*. Directional signs are permitted as identified in Table-058-D, subject to the following conditions:

(a) Directional signs must be placed at least one foot behind the curb. If no curb is present, signs shall be located at least one foot from the edge of

the paved portion of the public right-of-way. Weekend directional signs shall not be placed on sidewalks or within the center medians that divide portions of paved or unpaved roadways.

(b) The area of development directional signs shall not exceed four square feet.

(c) The height of development directional signs shall not exceed three feet.

(d) Signs shall be constructed of heavy duty, weather-resistant material, such as laminated paper, plastic foam core or similar, and anchor stakes may be wood or heavy-gauge wire.

(e) Weekend directional signs shall not be attached to any utility pole or box, light pole, street sign, or tree or to any structure within the public right-of-way.

(5) *Temporary residential subdivision.* Residential subdivision signs are permitted in single-family residential zoning districts for each builder in a recorded subdivision plat only in conjunction with a valid building permit for a model home complex and as identified in Table-058-D, subject to the following conditions:

(a) The principal entry sign allowance is one per entry with a maximum area of 32 square feet and maximum height of ten feet.

(b) The model home complex sign allowance is one per complex with a maximum area of 96 square feet and maximum height of eight feet.

(6) *Temporary sign walker sign.* Sign walker signs are permitted as identified in Table-058-D, subject to the following conditions:

(a) If within a right-of-way, a sign walker shall be positioned behind the curb or, if no curb is present, ten feet behind the edge of the pavement.

(b) Sign walkers shall not erect or place tents, temporary structures, umbrellas, chairs, or stools within the public right-of-way or adjacent property.

(c) Sign walkers shall not be positioned to obstruct vehicle sight lines.

(d) Sign walkers shall not obstruct the free movement of pedestrians on sidewalks.

(e) Sign walkers shall not stand in the medians of public streets.

(f) The sign worn, held, or balanced by a sign walker shall be a maximum of five square feet in size and may be double sided.

(7) *Temporary window sign*. Window signs shall not exceed 50% of the total window area.

(a) Holiday decorations are not considered temporary signs and may be displayed on a temporary basis for civic, patriotic or religious holidays.

(8) *Temporary yard sign*. Yard signs are permitted as identified in Table-058-D, subject to the following conditions:

(a) For residential uses, a maximum of two signs are permitted per property, with a maximum size of two square feet per sign and a maximum sign height of six feet.

(b) For multi-family uses, yard signs shall be limited to one sign per property with a maximum size not to exceed six square feet and maximum height of six feet.

(c) For commercial uses in the residential district and in commercial, industrial, and airport zoning districts, yard signs shall be limited to one sign per property with a maximum area not to exceed 32 square feet and a maximum height of eight feet.

(d) Yard signs shall not be located within any public or private right-of-way unless otherwise specifically allowed by law.

(e) Yard signs may only be located on property that is owned or leased by the person who owns the sign and must not be placed on any utility pole, streetlight, tree or other natural vegetation, or on public property unless otherwise specifically allowed by law.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.059 OUTDOOR LIGHTING.

(A) Purpose. These regulations are intended to establish standards that ensure minimal light pollution, prevent direct light-trespass onto abutting properties, reduce glare, increase energy conservation, while providing for night lighting and security.

(B) Applicability. These regulations shall apply to all outdoor lighting including, but not limited to, search, spot or floodlights and general outdoor lighting for: buildings and structures, recreational uses, parking lots, signage, landscaping security lighting, and other possible types of outdoor lighting. Roadway and street lighting are exempt from all provisions of this § 152.059.

(C) Nonresidential lighting. The following standards apply to the lighting of all nonresidential outdoor lighting uses except public or private athletic/arena recreation fields and facilities.

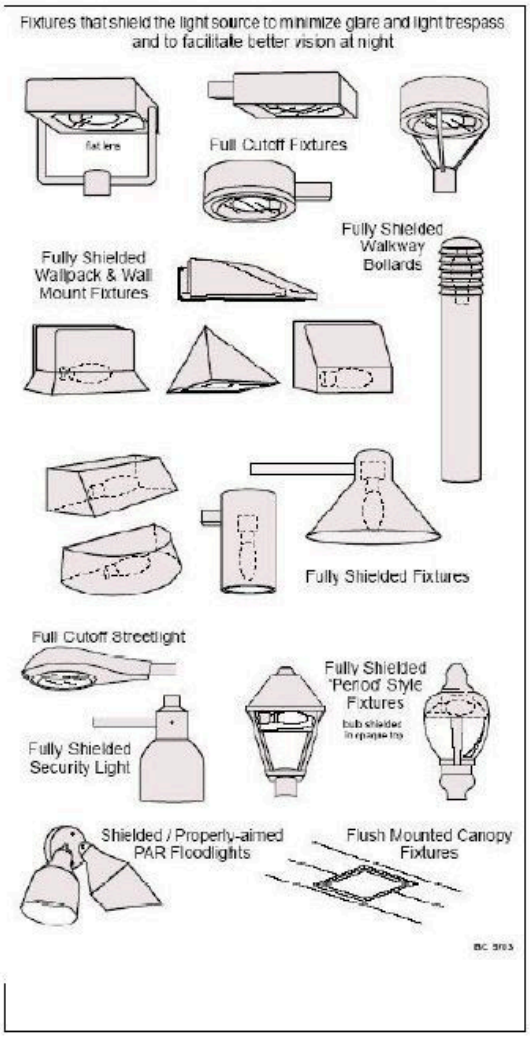
(1) The height of any light fixture or illumination source shall not exceed 30 feet, except as otherwise required by applicable law.

(2) All lighting sources shall be down-lighting, and fully shielded to prevent direct light trespass onto any adjacent property.

(3) The rated Correlated Color Temperature (CCT) of light sources shall not exceed 3000K (subject to a manufacture specified color stability variation of no more than +/- 200k in CCT) to prevent the formation of an urban light cloud. Fully shielded means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted, to prevent any light trespass from extending beyond any subject property boundaries and onto any abutting properties. See Light Fixture Diagram below for "acceptable" and "unacceptable" light fixtures regarding this section, as approved by the Director.

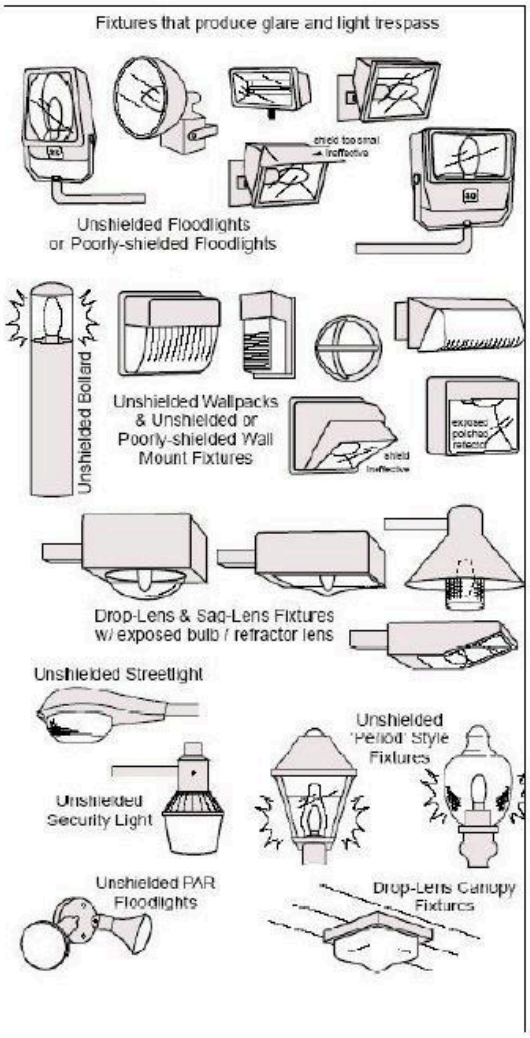
RECOMMENDED

Fixtures Which Would Not Generally Be Expected To Produce Glare or Light Trespass



NOT RECOMMENDED

Fixtures Which Would Generally Be Expected To Produce Glare or Light Trespass



(4) Recreational lighting exempted from the above standards shall not exceed 2,250 lumens after 11:00 p.m. without a temporary use permit.

(D) Security ami landscape lighting.

(1) Security and landscape lighting shall be fully shielded and directed downward to prevent any direct light trespass onto any adjacent property or into the night sky, with a maximum CCT of 3,000K.

(E) Residential lighting. All exterior lighting shall be limited to 1600 lumens per fixture and any residential outdoor lighting in excess of 1600 lumens shall be fully shielded to prevent any light trespass onto any adjoining property. Indirect lighting cannot be prevented, see definition in § 152.137.

(F) *Other pole-mounted lighting (walkways and paths)*. All lights mounted on poles shall be directed down. The light source shall be fully shielded to prevent any direct light trespass onto any adjacent property.

(G) *Searchlights*. The operation of searchlights shall be allowed subject to the following conditions:

(1) During the months of May through October, searchlights shall be operated only between the hours of 6:00 a.m. and 11:00 p.m.;

(2) During the months of November through April, searchlights shall be operated only between the hours of 7:00 a.m. and 10:00 p.m.; and

(3) Searchlights shall not be operated on residentially zoned properties.

(H) *Outdoor sign lighting*. Commercial outdoor sign lighting shall only be allowed by means of an internal lighting source, or fully shielded and direct down lighting onto the sign. Sign down lighting shall only be allowed for signs less than 20 feet high and fully shielded and/or directed to prevent any direct light trespass onto any adjacent property.

(I) *Non-conforming lighting*.

(1) All existing outdoor lighting legally installed before April 22, 2023, the effective date of this chapter, that does not conform with the provisions of this chapter, shall be considered legal non-conforming.

(2) When legal non-conforming and nonconforming outdoor lighting is discontinued for six months or is damaged to the point of requiring repairs for safe operation, the reilluminated, reactivated, repaired or replacement fixture shall be required to be brought into compliance with the provisions of this section.

(3) All legal non-conforming lighting and fixtures shall be brought into conformance when performing any significant maintenance or upgrades, or expansions to the outdoor lighting. The replacement lamp shall not exceed 3000K CCT.

(4) Whenever the use of any existing building, structure, facility or premises is changed to a new use, all existing legal non-conforming and nonconforming outdoor lighting shall be brought into compliance with this section before the new use commences.

(J) *Exemptions*. The provisions of this section shall not apply to roadway or street lighting installed in a public rights-of-way or on any property owned by a governmental entity.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

ADMINISTRATION

§ 152.070 PURPOSE.

This chapter defines the authority and responsibilities of city staff and official bodies in the administration of this chapter.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.071 CITY COUNCIL.

The City Council is the governing body of the city as established in Chapter 30 of this code.

(A) *Powers and duties*. The City Council shall have the following powers and duties relating to the administration and enforcement of this chapter:

(1) Act as the review and decision-making body on all specified planning matters as outlined in this chapter or by state law; and

(2) Take such other action not expressly delegated exclusively to the Director, the Planning Commission, or the Board of Adjustment as the City Council may deem desirable and necessary to implement the provisions of this chapter.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.072 PLANNING AND ZONING COMMISSION.

(A) The Planning and Zoning Commission shall be established as set forth in § 31.24 of this code (A.R.S. §9-461.02).

(B) Powers and duties. The Planning and Zoning Commission shall have the following powers and duties:

(1) Initiate, conduct hearings, and make recommendations to the City Council on proposed amendments to the general plan map and text, pursuant to § 152.088;

(2) Initiate, conduct hearings, and make recommendations to the City Council on proposed amendments to the zoning map and to the text of this title, pursuant to § 152.089 and § 152.090;

(3) Initiate, conduct hearings, and decide on proposed conditional use permits, pursuant to § 152.091;

(4) Initiate, conduct hearings, and make recommendations to the City Council on proposed modifications to approved conditional use permits, pursuant to § 152.086(J);

(5) Exercise such other powers and perform such other duties as are provided by law and directed by the City Council.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.073 BOARD OF ADJUSTMENT.

The Board of Adjustment is hereby created, which shall have the powers and duties set forth in this code (A.R.S. § 9-462.06).

(A) Appointment and members. The Board of Adjustment shall consist of five electors of the city, appointed by the Council. In the absence of a Board of Adjustment or by desire of the Council, it may act as the Board of Adjustment. In such case, the Council shall meet as a Board of Adjustment and not take action as a Board at regular Council meetings. The Council acting as a Board shall

adhere to the applicable rules listed in this section.

(B) *Term of office and removal*.

(1) All appointments shall serve staggered terms of three years. Vacancies occurring other than through expiration of the term may be filled for the unexpired portion of the term, or as deemed appropriate by Council.

(2) The term of all members shall extend until their successors are qualified, provided that three successive unexcused or unexplained absences from any regular or special meeting shall be grounds for termination at the pleasure of the appointing authority without the necessity of a hearing or notice. Such action shall be final.

(3) Members of the Board may, after a public hearing, be removed by the Council for inefficiency, neglect of duty or malfeasance in office. Council shall file a written statement of the reasons for the removal.

(4) All members shall serve without pay. However, members may be reimbursed for actual expenses incurred in connection with their duties upon authorization by the Board and approval of the expenditures by the Council.

(C) *Organization*.

(1) The Board shall elect a Chairperson and a Vice-Chairperson from its members, who shall serve in this capacity for one year and until their successors are elected and qualified.

(2) The Chairperson shall preside at all meetings and exercise all the usual rights, duties and prerogatives of the head of any similar organization. The Chairperson shall have the power to administer oaths and take evidence.

(3) In the absence of the Chairperson, the Vice-Chairperson shall perform the required duties.

(4) Chairperson vacancies shall be filled for the unexpired term by a new election. In the case of the Council acting as Board, the Mayor shall act as Chairperson.

(5) The Council shall appoint a Secretary who shall keep minutes of the Board's proceedings, showing the votes of each member and records of its examinations and other official actions. The Secretary shall cause a file to be kept of all Board meetings in the office of the City Clerk and retained as a public record.

(D) Meeting and hearing conduct. Meetings and hearings shall be conducted in accordance with the following:

(1) Meetings of the Board shall be open to the public. The Board shall conduct their open meetings according to the applicable procedures provided by law, including but not limited to the Arizona open meetings laws.

(2) Meetings and hearings shall be conducted at the call of the Chairperson or the Director and at such other times as the appointed body may determine. All meetings and hearings shall be conducted pursuant to the procedures set forth in this chapter, city code or state law.

may be scheduled by a majority vote of the members at a previous meeting. The manner of the call shall be recorded in the minutes of the special meeting, and at least 24 hours' notice of the meeting shall be provided to each member and the general public.

(4) The Board may ask city departments for assistance in the performance of its duties, and it shall be the duty of each department to render assistance to the Board as may be reasonably required.

(5) In the case of the Council acting as the Board, a majority of the Council shall constitute a quorum. Otherwise, the presence of a majority of the Board shall constitute a quorum. The Board shall act by motion or resolution. The affirmative vote of a majority of all members shall be required for passage of any matter before the Board. A member may abstain from voting only upon a declaration of a conflict of interest, in which case the member shall not participate in the deliberations of the matter in question.

(E) Powers and duties. The Board of Adjustment shall have the following powers and duties:

(1) Hear and decide appeals in which it is alleged there is an error in a decision made by the Director in the enforcement of the zoning ordinance;

(2) Hear and decide appeals for variances from the terms of the zoning ordinance only if, because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. Any variance granted is subject to such conditions to assure the change authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

(3) Reverse or affirm the order, requirement or decision of the Director appealed from, and make such order, requirement, decision or determination as necessary; and

(4) Shall exercise such other powers as may be granted by this chapter and adopt all rules and procedures necessary for the conduct of its business.

(F) Restrictions. The Board of Adjustment may not:

(1) Make any changes in the uses permitted in any zoning district, or make any changes in the terms of the zoning ordinance provided the restriction in this division shall not affect the authority to grant variances pursuant to this section; and

(2) Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.074 PLANNING AND ZONING DIRECTOR.

Pursuant to A.R.S § 9-462.05, the provisions of this code shall be administered and enforced by the Planning and Zoning Director (Director). The Director shall be a regular, full-time employee of the city and shall be appointed by the City Manager. In the event that no such person is appointed or if the Director becomes unavailable, the Assistant Planner or Chief Building Official shall serve as the Director.

(A) Powers and duties. The Director is hereby authorized and is hereby delegated the authority to commence an action to enforce the provisions of this chapter, pursuant to A.R.S. § 9-462.05.A, § 9-462.05.B, and shall have the following powers and duties:

(1) To establish rules, procedures and forms to provide for the efficient and timely processing of applications or requests for action under the provisions of this chapter.

(2) To accomplish all administrative actions required by this chapter, to include official notification, scheduling of hearings, preparation of reports, receiving and processing appeals, acceptance and accounting of fees and rejection or approval of permits and plans as provided in other provisions of this chapter.

(3) To provide advice and recommendations to the Planning and Zoning Commission, the Board of Adjustment and the City Council with respect to applications, requests for approval and permits as required by this chapter.

(4) To interpret the zoning ordinance to the public, city departments and other branches of government, subject to the advice of the City Attorney and specific policies established by the City Council.

(5) To undertake preliminary discussions with and provide non-legal advice to applicants requesting zoning interpretive actions.

(6) To assure that any development or use proceed only in accordance to the terms, conditions or requirements established by the city's Boards, Planning and Zoning Commission or City Council, as a term, condition or requirement of development and/or permit approval.

(7) To direct such inspections, observations and analysis of any and all construction, reconstruction, alteration, repair or use of buildings, structures or land within the city as is necessary to fulfill the purposes and procedures set forth in this chapter. No building shall be occupied until such time as the Chief Building Official or Director has signed-off on, and a certificate of occupancy has been issued under this chapter.

(8) To enter or inspect any building, structure, premises, or real property in the city upon which, or in connection with which, a development or land use is located or proposed for the purpose of inspection to ensure compliance with the provisions of this chapter. Such inspections shall be carried out in compliance with A.R.S. § 9-833.

(9) To take such action as is necessary for the enforcement of this chapter with respect to any violations of this chapter.

(10) To interpret the location of any zoning district boundary shown on the zoning map adopted as part of this chapter when such location is in dispute.

(11) The Director may, due to the complexity of any matter, unless otherwise noted herein, refer a permit application to the Planning and Zoning Commission for a recommendation.

(12) The Director shall delegate administrative functions as deemed necessary to execute the intent of this code to members of the Planning and Zoning Department staff.

(B) *Restrictions*. The Director may not:

(1) Make any changes in the uses permitted in any zoning classification or zoning district, or make any change in the terms of the zoning ordinance; provided that the restriction in this division shall not affect the authority to grant variances pursuant to A.R.S § 9-462.06.

(2) Refuse to sign-off on a building permit or occupancy permit when the applicant has complied with all provisions of this and other applicable ordinances or codes.

(C) *Liability.* The Director, or designee, charged with the enforcement of this chapter, acting in good faith and without malice in the discharge of the duties described in this chapter, shall not be personally liable for any damage that may accrue to persons or property as a result of an act, or by reason of an act or omission in the discharge of their duties. A suit brought against the Director, or designee, because such act or omission performed by the Director, or designee, in the enforcement of any provision of such code or other pertinent laws or ordinances implemented through the enforcement of this chapter or enforced by the enforcement agency shall be defended by the city until final termination of such proceedings. Any resulting judgment shall be assumed by the city.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

ZONING PROCEDURES

§ 152.085 PURPOSE.

This chapter provides procedures and requirements for the preparation, filing, and processing of development applications and permits required by this chapter.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.086 COMMON PROCEDURES.

The preparation and filing of applications for land use permits, entitlements, amendments (e.g., general plan, zoning map, and zoning code), and other matters pertaining to this chapter shall comply with the following common procedures, unless an exception to the common procedure is expressly identified in subsequent and related sections of this chapter. Subsequent sections include additional provisions that are unique to each type of application, including staff and review board assignments and approval criteria.

(A) *Pre-application conference.*

(1) A pre-application meeting to discuss the nature of the proposed application, application submittal requirements, the procedure for action, and the standards for evaluation of the application shall be required for all proposed:

(a) General plan text amendments;

(b) Zoning code text amendments;

(c) Zoning map amendments (Zone Change requests);

(d) Conditional use permits; and

(e) Variances.

(2) An applicant for a project not requiring pre-application review may request, in writing to the Director, such review. No fee is charged for this preapplication review service. The Director may require a pre-application review for projects that don't typically require one, if deemed appropriate for the project or development.

(B) *Pre-application filing.* Before filing any applications described by this section, the applicant shall submit a preliminary description of the proposal for review and comment by the Director and any other persons the Director deems appropriate. This preliminary description shall include, at minimum, a site plan and project narrative; both of sufficient scope and detail to allow a basic review of location, land area, land use, land use intensity, traffic generation and adjacent streets, stormwater drainage, utility services, and previous case history.

(C) *Pre-application conference.*

(1) After receipt of a proper preliminary description of the proposal, the Director shall schedule a pre-application conference. At the conference, the applicant, the Director or designee, and any other persons the Director deems appropriate to attend shall discuss the proposed development.

(2) Based upon the information provided by the applicant and the provisions of this code, the parties should discuss in general the proposed development, the applicable submittal requirements and standards of this code, and conditions that may be appropriate to meet the purposes and requirements of this code.

(D) *Pre-application waivers.* The Director may waive the requirement for a pre-application review based on a determination that no purpose will be served by the review.

(E) *Pre-application completeness review meeting.* Following the pre-application conference, but prior to filing any application described by this section, the applicant may request a pre-application completeness review meeting. Although not required, this meeting is recommended to allow staff the ability to complete a cursory review of the planned submittal material and identify if any required items are missing that may prevent an application from being accepted. This meeting should be scheduled several working days prior to the submittal deadline.

(F) *Complete application submittal (administrative completeness review).*

(1) Applications. Completed applications shall be submitted to the Planning and Zoning Department on a form and in such a manner as established by the Director.

(2) Application schedule of deadlines. In accordance with A.R.S. § 9-835, the Planning and Zoning Department shall publish an application schedule of deadlines prior to the beginning of each new calendar year, which prescribes the necessary monthly deadlines for submitting specified application types in advance of being processed, advertised and reviewed by the appropriate decision-making body pursuant to this chapter or the A.R.S.

(3) Authority to file applications. Any of the following persons or entities may submit an application:

(a) The owner of the property;

(b) An agent representing the owner, duly authorized to do so in writing by the owner.

(4) Payment, waiver and refund of application fees.

(a) Schedule of fees. The city shall establish fees for all application and permit types. The fee schedule shall be adopted by the City Council. Payment of the fee is required in order for an application to be complete and begin the review process. No application or permit shall be processed without payment of the applicable fee.

(b) Fee waiver or deferral. No fee shall be required when the applicant is the city.

(c) Refund of fees.

1. Recognizing that filing fees are utilized to cover city costs of public hearings, mailing, posting, transcripts, and staff time involved in processing applications, no refunds shall be issued due to a disapproval of an application.

2. In the case of an application withdrawal, the Director may authorize a partial or complete refund based upon the extenuating circumstances involved and the costs incurred to-date and determination of the status of the application at the time of withdrawal.

(G) Application completeness review. Each application filed with the Planning and Zoning Department shall be initially processed as follows:

(1) Completeness review. The Director shall review an application for completeness and accuracy before it is accepted as being complete and officially filed. The Director will consider an application complete when:

(a) All necessary application forms, documentation, exhibits, materials, maps, plans, reports and other information specified in the application form, and any additional information required by the Director have been provided and accepted as adequate.

(b) All necessary fees have been paid and accepted.

(2) *Notification of applicant*. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this chapter. If an application is determined to be incomplete, the Director shall provide written or electronic notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a resubmittal. The city will not keep incomplete or partial applications. It is the responsibility of the applicant to resubmit the entire complete application packet when ready to do so.

(3) *Expiration of application*. If a pending application is never made complete it shall expire. The fees paid by the applicant will remain in effect for six months after the first filing wherein it shall expire and be deemed withdrawn. Thirty days prior to that expiration date the planning staff shall notify the applicant in writing that the application will become inactive. Any refunds of fees shall then be processed according to § 152.086(B)(4).

(4) *Extension of application*. The Director may grant one six month extension upon written request of the applicant. After expiration of the application, and extension, if granted, a new application, including applicable fees, plans, exhibits and other materials will be required to commence processing of a new project application on the same property.

(H) *Additional information.* After the application has been accepted as complete, the Director and/or any decision-making body may require the applicant to submit additional information in order to evaluate fully whether an application complies with the requirements of this chapter, state, or federal law.

(I) Concurrent applications. When a project requires approvals under more than one section of the zoning code, the individual applications may be processed concurrently at the option of the Director and with the approval of the applicant; provided, however, rezoning applications may not be approved simultaneously with major general plan amendments. Rezone applications can only be approved sequentially after major GPA adoption; the rezone application will be cancelled if the major GPA is not adopted. Minor GPAs may be processed concurrently with other applications. The concurrent processing of applications shall be in all cases at the applicant's risk.

(J) *Referral of application.* At the discretion of the Director, or where otherwise required by this chapter, A.R.S., or federal law, an application filed in compliance with this chapter may be referred to any public agency that may be affected by or have an interest in the proposed land use activity.

(K) *Citizen review process.*

(1) *Purpose.* The purpose of the citizen review process is to provide a means for the applicant, surrounding residential neighbors, and registered neighborhood and homeowner's association representatives to review a preliminary development proposal and solicit input and exchange information about the proposed

development. This citizen review process is intended to result in an application that is responsive to neighborhood concerns and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands or denials. The applicant is responsible for all costs associated with the citizen review process.

(2) *Applicability.* In accordance with A.R.S. § 9-462.03, the following application types shall conduct a neighborhood meeting, unless as may be otherwise specified in this section, the city code, or A.R.S.

(a) General plan text amendments;

(b) Zoning code text amendments;

(c) Zoning map amendments (zone change);

(d) Conditional use permits (optional);

(e) Variances (optional); and

(f) Major modification to an approved plan or condition of approval (when original approval requires neighborhood meeting).

(3) *Neighborhood meeting schedule*. The applicant shall be responsible for scheduling and facilitating the meeting. The applicant is required to hold one meeting, prior to the first public hearing on an application for a specific project, but may hold more if desired. The required meeting shall be held at least 15 calendar days before the first public hearing on the application. Attendance at the meeting by Planning and Zoning staff is not required and will be determined by the Director on a case-by-case basis.

(4) *Neighborhood meeting location.* Neighborhood meetings shall be held at a location near the subject property. The meeting shall be held on a weekday evening, or weekends at any reasonable time and in a publicly accessible location.

(5) *Neighborhood meeting notification requirements*. Notice of the meeting, which shall state a brief description of the application and include the date, time, and place of the meeting, shall be provided by the applicant as follows:

(a) Mailing a notice via U.S. first class mail not less than ten calendar days prior to the date of the neighborhood meeting to:

1. All real property owners, as shown on the latest Coconino County assessment records, within 300 feet of the outer boundary of the subject property. This notification area may be expanded if the general plan or other policy adopted by the City Council requires notification within a larger area or the Director determines the potential impact of the project extends beyond the required notification boundary;

2. Residents, registered neighborhoods, and homeowners associations that may be impacted as a result of the application, and other neighborhood entities identified by the city;

3. Interested parties which have requested they be placed on a contact list for this application; and

4. Potentially interested parties that have been identified by the city.

(b) Neighborhood meeting summary. The applicant shall submit to the Director seven calendar days before the first public hearing on the matter a written summary of the meeting. The following information shall be included in the meeting summary, at a minimum: date, time, and location of the meeting; a copy of the mailing list and meeting sign-in sheet, a summary of how the applicant has addressed or proposes to address the issues, concerns, and objections identified during the meeting.

(L) *Application review and report (substantive review)*. After determining that a development application is complete, the Director shall refer the application to the appropriate review agencies and city staff, including the site plan review committee (SPRC), who will be given a minimum of ten calendar days to review the submitted materials, provide written review comments as needed, and come together in a SPRC meeting with the applicant and their engineer and/or other representatives, on the appropriate designated Thursday (or another more appropriate day of the week selected by the committee) next following the required ten calendar day minimum review period, where any issues will be shared and addressed by the attendees. The applicant can address any issues during the SPRC meeting, and if plan revisions are required, they must be made and resubmitted to the Director when completed for a final review by the SPRC without the need to reconvene as a committee, to ensure all required issues have been addressed. Upon receiving final approval by the SPRC, the Director or designee shall prepare a staff report. The staff report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application. The staff report shall indicate whether, in the opinion of the staff, the development application complies with all applicable standards of this and any other applicable city codes. Conditions for approval may be recommended by staff or members of the SPRC to eliminate any areas of noncompliance or mitigate any adverse effects of the development proposal.

(M) Public notice requirements. Public notification required under this chapter, shall be subject to the following requirements, unless as may be otherwise specified in the city code or as set forth in applicable law. Any changes to Arizona Law notice requirements shall have control over this provision in the manner of providing notice.

(N) Notice requirements. Notice requirements specific to each type of application are found in the correlating §§1 52.088 through 152.096 below.

(O) Content of public notice. All required notifications as specified in each correlating section for the different types of applications shall include; the date, time, and place of the hearing; a general explanation of the matter to be considered; a general description of the area affected; and indicate where additional information on the matter may be obtained.

If the matter to be considered applies to territory in a high noise or accident potential zone as defined in A.R.S. § 28-8461, the notice shall include a general statement that the matter applies to property located in the high noise or accident potential zone.

(1) Specific notice requirements. Notice requirements specified in each correlating section for the different types of applications shall be provided as follows:

(2) Published notice. A public hearing display ad (per A.R.S. § 9-462.04) shall be placed by the city, at least once in a local newspaper of general circulation within the city. The advertisement shall be published at least 15 calendar days prior to the public hearing.

(3) Mailed notice. A notice of public hearing shall be sent by the city, via U.S. first class mail, at least 15 calendar days prior to the public hearing. The applicant shall be responsible for providing the city with mailing labels containing the names and addresses of:

(a) The applicant or representative and owners of the subject property;

(b) All real property owners, as shown on the latest Coconino County assessment records, within 300 feet of the outer boundary of the subject property. This notification area may be expanded if other policy adopted by the City Council requires a larger notification area or the Director determines the potential impact of the project extends beyond the required boundary;

(c) Residents, registered neighborhoods, and homeowners associations that may be impacted as a result of the application, and other neighborhood entities as determined by the Director;

(d) Interested parties which have requested that they be placed on a contact list for this application;

(e) Interested parties that have been identified by the city;

(f) If the proposed project involves land that abuts other municipalities or unincorporated areas of Coconino County or a combination thereof, notice of the public hearing shall be sent to the planning agency of the adjacent governmental unit.

(g) If the proposed project involves land that is located within the territory in the vicinity of a military airport or ancillary military facility as defined in A.R.S § 28-8461, notice of the public hearing shall be sent to the military airport.

(4) *Posted notice.* A notice of public hearing shall be posted by city on the lot, parcel, or tract of land that is the subject of the application. A minimum of one posting shall be placed in a manner that is clearly visible from the most heavily traveled public right-of-way adjoining the subject property and shall be placed at least 15 calendar days prior to the public hearing. Such notice shall be composed of weatherproof materials and shall be printed so that the following are visible from a distance of 100 feet: the application type, the application request (i.e. for a zoning map amendment display the present and proposed zoning district classification) and the date, time, and location of the hearing. The city shall update the sign as needed and maintain the sign in

good condition throughout the required posting period. The posting shall be removed no later than ten days after the final public hearing and final action.

(5) *Neighborhood meeting*. A notice of neighborhood meeting shall be provided as specified in division (K)(5) above.

(6) *Multiple notices*. When multiple applications are under review for the same project, the responsible noticing body as specified in this section may simultaneously issue notice for multiple applications.

(7) *Validity of notice*. The validity of the public hearing proceedings shall not be affected by the failure of any person to receive notice or by the presence of minor defects in the notice. Minor defects in notice shall be limited to errors in a legal description or typographical or grammatical errors that do not impede communication of the notices' primary intent to inform affected parties of the project and the time, date, and place of a public hearing or meeting.

(P) *Public hearing*. A public hearing, if required under this chapter, shall be conducted in accordance with the requirements of this chapter, unless otherwise specified in the city, or as set forth in A.R.S.

(Q) Written decision. The decision to approve or approve with conditions or deny shall be communicated in writing to the applicant within 15 days from the decision. All decisions shall include a statement of approval, approval with conditions, or denial, whichever is appropriate.

(R) *Limitation on reapplication*. In the event that an application is denied, an application that is substantially the same project or request will not be considered for a period of one year from the date the initial application was denied, except as follows:

(1) A substantial change in circumstances relevant to the issues and/or facts considered during review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the application;

(2) A new application is proposed to be submitted that is materially different (e.g., proposes new uses, or a substantial decrease in proposed densities and intensities) from the prior application; or

(3) The final decision on the application was based on a material mistake of fact or the foregoing.

(S) *Reconsideration or rehearing of decisions*.

(1) Decisions of any appointed body under this chapter may be brought up for reconsideration or rehearing only if:

(a) There was substantial procedural error in the original proceeding;

(b) The Director or body acted without jurisdiction in the original proceeding;

(c) The original decision was based upon fraud or misrepresentation;

(d) Reconsideration is appropriate to avoid delay or hardship that may be caused by an appeal; or

(e) As requested by a member of the body whose vote was included in the side that prevailed in the motion to be reconsidered.

(2) Any person seeking reconsideration or a rehearing must file a request with the Director, together with materials supporting one or more of the grounds stated in this section, within 15 days of the original decision, or within the timeframe established under state law if applicable. The appointed decision-making body, by majority vote, may decide to hold a rehearing if the rehearing request meets requirements of divisions (I)(a) through (c) of this section. A rehearing shall be conducted in the same manner as the original proceedings before the Director or appointed body.

(T) Amendments to permits or other forms of approval. An approved development or new land use shall be established only as specified by the approved land use permit, and subject to any conditions of approval. An applicant may request, in writing, to amend the approved permit, and shall furnish appropriate supporting materials and an explanation of the reasons for the request.

(1) Minor changes may be approved, modified, or denied by the Director. Major changes shall be approved, modified or denied by the original review authority.

(2) The Director shall determine whether a proposed change is major or minor. The determination that the change is major depends on whether the proposal may result in:

(a) Significant impacts to the surrounding neighborhood;

(b) Significant environmental impacts;

(c) A change to the approved use or significant change to the original plan or intent thereof; or

(d) A change to the basis upon which the review authority made the findings for project approval.

(e) Major change requests shall be processed in the same manner as the original permit or entitlement.

(U) *Appeals*. This section sets forth the procedures for appeals except for appeals filed pursuant to division (L) of this section. Any decision within the authority of the decision-making body may be appealed, unless the zoning code provides that the decision is final.

(1) *Applicability*. The appropriate decision-making body for each appeal type is identified in §§ 152.088 through 152.096. General appeals in which it is alleged there is an error in an order, requirement or decision made by the Director in the enforcement of this zoning ordinance shall be made to the Board of Adjustment pursuant to the provisions of this division (K).



(2) *Appeal process*.

(a) *Filing of appeal*.

1. Appeals to the Board of Adjustment may be taken by persons aggrieved or by any officer, department, board or bureau of the municipality affected by a decision of the Director. An appeal shall be filed with the Planning and Zoning Department on a form established by the Director. Within five working days after the appeal is filed, the Director shall transmit all records pertaining to the action appealed from to the Board. The appeal shall set forth the decision or decisions being appealed and the grounds upon which the appeal is based. The appeal shall be accompanied by any applicable fees.

2. A person aggrieved by a decision of the legislative body or Board of Adjustment or a taxpayer who owns or leases the adjacent property or a property within 300 feet from the boundary of the immediately adjacent property, an officer or a department of the municipality affected by a decision of the legislative body or Board, may file a complaint for special action in the superior court to review the legislative body or Board of Adjustment decision.

(b) Appeal period. All appeals shall be filed within 15 calendar days of the decision, except for appeals from decisions of the Board of Adjustment or City Council. An appeal from any decision regarding a City Council or Board of Adjustment action (e.g., variances, text or map amendments) shall be filed with the Superior Court within 30 days of the decision. If no appeal is filed in writing within the relevant 15 or 30-day protest period, the original decision shall be considered final.

(c) Proceedings stayed by appeal. The timely filing of an appeal, except for appeals related to the Director's interpretation or enforcement of this chapter, shall stay all proceedings in the matter appealed.

1. Appeals made to the Board of Adjustment in regard to the Director's interpretation or enforcement of this chapter shall stay all proceedings in the matter appealed from, unless the Director certifies to the Board that, in the Director's opinion by the facts stated in the certificate, a stay would cause imminent peril to life or property. Upon such certification, proceedings shall not be stayed, except by restraining order granted by the Board or by a court of record on application and notice to the Director.

2. Filing a complaint in Superior Court does not stay proceedings on the decision sought to be reviewed, but the court may, on application, grant a stay and on final hearing may affirm or reverse, in whole or in part, or modify the decision reviewed.

(d) Public notice. Prior to consideration of any appeal for which state law or the zoning code requires a public hearing, the city shall provide public notification in compliance with § 152.089(E) or as required by state law, whichever requires the most notice.

(e) Standards. When reviewing any decision on appeal, the decision-making body shall use the same standards for decision-making

required for the original decision.

(f) *Hearing body action*. Public hearings shall be conducted in accordance with the requirements of this chapter, unless as may be otherwise specified in this city code or as set forth in A.R.S. The decision-making body for the appeal shall deny or grant the appeal or the decision-making body may remand the matter to the original decision-making body for reconsideration, for additional information or to cure a deficiency in the record or proceeding. The decision-making body shall render its decision within 30 days of the date the hearing is closed unless state law requires a shorter deadline.

(V) *Appeals of dedications or exactions to hearing officer.*

(1) Any requirement of a dedication or exaction as a condition of granting approval for the use, improvement, or development of real property may be appealed to a hearing officer appointed by the City Council. This division shall not apply to legislatively imposed dedications or exactions in which no discretion by the Director or administrative officer to determine the nature or extent of the dedication or exaction was exercised. In the event of such an appeal, the Director shall prepare a takings impact report. No fee shall be charged for filing an appeal under this section and such appeal shall be conducted as required by A.R.S. § 9-500.12.

(2) *Appeal of decision of zoning hearing officer.* A property owner aggrieved by a decision of the zoning hearing officer to modify or affirm a dedication or exaction requirement or to affirm a zoning regulation may file within 30 days after the decision a complaint in Superior Court, pursuant to A.R.S § 9-500.12G.

(W) *Effective date and exercising approval at risk*.

(1) A final decision on an application for any discretionary approval subject to appeal (e.g., a conditional use permit, variance, or site plan approval) shall become effective after the expiration of the appeal period following the date of action, unless an appeal is filed. No building permit or business registration shall be issued until the day following the expiration of the appeal period, unless, in accordance with division (M)(2) below, the applicant signs a waiver explaining that they understand and accept the risk of proceeding before the appeal period ends.

(2) An approved conditional use permit or variance or an interpretation favorable to the applicant may be exercised at the applicant's sole risk, and a building permit (if required) may be issued subsequent to approval by the city's Chief Building Official. However, if an appeal of the decision is filed in accordance with the provisions of this chapter that reverses in whole or in part or modifies the decision and that causes any construction or use commenced as a result of exercising the decision to be in conflict with the appellate body's decision, then such building permit may be revoked in accordance with the appellate body's decision and any such construction or use may constitute a violation of this chapter and may be subject to removal or cessation by the applicant, property owner, or his or her agent.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.087 APPROVAL OF RESIDENTIAL ZONING APPLICATIONS.

(A) Administrative completeness review time frame. For each residential zoning application, the Director shall designate a staff member to review the application. The designated city staff member shall determine whether the application is administratively complete within 30 days after receiving the application. If the application is deemed administratively incomplete, the staff member will provide the applicant with a written notice that includes a comprehensive list of the specific deficiencies. Upon issuance of the written notice, the administrative completeness review time frame and overall time frame contained in this section are suspended until the staff member receives the resubmitted application. The staff member shall have 15 days to review the resubmitted application and determine whether every deficiency has been resolved for administrative completeness.

(B) *Approval or denial of residential zoning applications*. After determining that a residential zoning application is administratively complete, the City Council shall approve or deny the application within 180 days. The city may extend the time frame to approve or deny beyond 180 days as follows:

(1) Staff may grant a one-time extension of not more than 30 days for extenuating circumstances; or

(2) Staff may grant extensions in 30 day increments at the request of the applicant.

(C) *Exceptions. This section does not apply to:*

(1) Land that is designated as a district of historical significance pursuant to A.R.S. § 9-462.01(A);

(2) An area that is designated as historic on the National Register of Historic Places; or

(3) Land that is already zoned as a planned area development (PAD).

(Ord. 739-25, passed 5-28-2025)

§ 152.088 GENERAL PLAN AMENDMENT.

(A) *Purpose and applicability*. The purpose of this section is to provide procedures by which changes may be made to the text or maps of the general plan.

(B) *Initiation of amendments*. An amendment to the general plan text or maps may be initiated by:

(1) City Council on its own motion;

(2) The Planning and Zoning Commission;

(3) The Director; or

(4) The owner of the subject property or authorized agent.

(C) *Timing of amendments.*

(1) *Major amendments*. All applications for major amendments to the general plan shall be heard by the City Council at a single hearing during the calendar year in which they are filed. Applications for major amendments shall be filed by the date provided on the application schedule in order to be considered in that calendar year.

(2) *Minor amendments*. Applications for minor amendments may be filed and heard at any time during the calendar year.

(D) *General plan amendment application process.*

<table>
<tr><td colspan="4">GENERAL PLAN AMENDMENT (See § 152.086 above for details)</td></tr>
<tr><td colspan="4">Review and Approval Authority</td></tr>
<tr><td rowspan="4">Review and Approval Authority</td><td>Director</td><td>RVW</td><td rowspan="4">Note:
RVW=Review
REC=Recommend
DEC+Decide</td></tr>
<tr><td>Board of Adjustment</td><td></td></tr>
<tr><td>P&Z Commission</td><td>REC</td></tr>
<tr><td>City Council</td><td>DEC</td></tr>
<tr><td colspan="4">Required Notifications and Citizen Review Process</td></tr>
<tr><td rowspan="4">Required Notifications & Citizen Review Process</td><td>Published</td><td>Yes</td><td rowspan="4">Note:
Per A.R.S. § 9-500.12.
-At least 60 days before a new general plan or major amendment
of a general plan is noticed pursuant to this section, the Planning & Zoning Department Shall transmit the proposal to the Planning Commission and the City Council shall submit a t to:
(a) The Coconino County Planning Agency;
(b) Each municipality that is contiguous to the corporate limits of the city;
(c) The regional planning agency;</td></tr>
<tr><td>Mailed</td><td>Yes</td></tr>
<tr><td>Posted</td><td>Yes</td></tr>
<tr><td>Neighbor Meeting</td><td>Yes</td></tr>
</table>

Required Notifications & Citizen Review Process	Neighbor Meeting	Yes	(d) The state agency that is designated as the general planning agency for the State of Arizona; (e) Any ancillary military facility as defined under state law. If an element of or amendment to the general plan is applicable to territory in the vicinity of such a facility; (f) The Attorney General, if an element of a major amendment to the general plan is applicable to property in the high noise or accident potential zone of any ancillary military facility, as defined under state law; and (g) Any person that request in writing to receive a review copy of the proposal.
General Plan Amendment Approval Process)			
Pre-Application Conference	Required - Yes/No	Yes	Note: N/A
Application Review and Staff Report Required	Required - Yes/No	Yes	Note: Director Shall review amendment and create staff report for for the P&Z Commission
Notification of two Public hearings	Required - Yes/No	Yes	Note: Notification required a minimum of 15 days in advance and not more than 30-days before the subject public hearing(s). Advertise both public hearings in one public notice if possible, otherwise independently advertise each one seperately.







P&Z Commission review and recommendation	Required - Yes/No	Yes	Note: The P&Z Commission shall conduct at least one public hearing for all general plan amendments where they may recommend the approval, approval with modifications or denial of the proposed amendment. If they fail to make a recommendation to the City Council within 90 days after closing the public hearing, the P&Z Commission shall be deemed to have recommended denial and the application shall be scheduled for public hearing and action by the City Council.
City Council review and action	Required - Yes/No	Yes	Note: The City Council shall review the application in a public hearing. The City Council may approve, approve with modifications or deny the application. Approval of any major amendment to the general plan shall require an affirmative vote by at least 2/3 of the members of the Council. Approval shall be by resolution.
Written notification to applicant	Required - Yes/No	Yes	Note: The decision to approve, approve with conditions, or deny shall be communicated in writing to the applicant in compliance with § 152.086(G).



Issues for Consideration	Required - Yes/No	Yes	Note: In determining whether to approve, approve with conditions, or deny proposed general plan amendments, issues for consideration shall include but not be limited to: (1) Whether the development pattern contained in the future land use plan provides appropriate optional sites for the use proposed in the amendment; (2) That the amendment constitutes an overall improvement to the general plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time; (3) The degree to which the proposed amendment will impact the community as a whole or a portion of the community by: (a) Significantly altering acceptable existing land use patterns; (b) Requiring larger and more extensive improvements to roads, sewer, or water systems than are needed to support the prevailing land uses in which, therefore, may negatively impact development of other lands. The Commission and/or the City Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, a public agency, or other sources when the impacts of the uses permitted pursuant to the general plan amendment will be felt;

Issues for Consideration	Required - Yes/No	Yes	Note: (c) Adversely impacting existing uses due to increased traffic on existing systems; or (d) Affecting the livability of the surrounding area or the health and safety of present or future residents; (4) That the amendment is consistent with the overall intent of the general plan; (5) Whether there was an error or oversight in the original general plan adoption that did not fully consider facts, projects or trends which could reasonably exist in the future; (6) Whether events subsequent to the general plan adoption have superseded the original premises and findings made upon plan adoption; (7) Whether events subsequent to the general plan adoption may have changed the character and/or condition of the area so as to make the application acceptable; and (8) The extent to which the benefits of the plan amendment outweigh any of the impacts identified in divisions (E)(1) through (8) hereto.
Appeals Process			
Appeals	Appeals to the action of City Council for General Plan Amendments shall be filed in accordance with § 152.086 above.		Note: An appeal from any final decision regarding a City Council action shall be filed with the Superior Court within 30 days of the decision. If no appeal is filed in writing within 30 days, the decision shall be considered final.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.089 AMENDMENTS TO ZONING CODE TEXT.

(A) Purpose and applicability. The purpose of this section is to provide procedures consistent with applicable state requirements by which changes may be made to the text of the zoning code.

(B) Initiation of amendments. An amendment to the text of this code may be initiated by:

(1) City Council on its own motion;

(2) The Planning and Zoning Commission;

(3) The Director; or

(4) An application filed by an individual or group.

(C) Zoning Code Text amendment application process.

AMENDMENTS TO ZONING CODE TEXT (See § 152.086 above for details)			
Review and Approval Authority			
Review and Approval Authority	Director	RVW	Note: RVW=Review REC=Recommend DEC+Decide
	Board of Adjustment		
	P&Z Commission	REC	
	City Council	DEC	
Required Notifications and Citizen Review Process			
Required Notifications & Citizen Review Process	Published	Yes	Note: In place of a neighborhood meeting, a citizen review session shall be held at a work session of the P&Z Commission scheduled at least five days prior to the public hearing at the P&Z Commission for the consideration of any proposed text amendment. Landowners and other citizens potentially affected by the proposed text amendment shall have an opportunity to comment on the proposal. Notice of the citizen review session shall be given by the applicant at least ten days prior to the work session. The notice shall state the date, time, and place of the citizen review session and shall include a general explanation of the proposed text amendment. The method of notice to be used may vary according to the type of text amendment proposed.
	Mailed	Yes	
	Posted	Yes	
	Neighbor Meeting - P&Z Commission work session	Yes	

Required Notifications & Citizen Review ProcESS	Neighbor Meeting - P&Z Commission work session	Yes	Any method of notice approved by the Director for the proposed text amendment shall be considered sufficient. The method of notice given may include, but is not limited to, the following: 1. A notice of a citizen review session shall be sent, via U.S. first class mail, to landowners, citizens potentially affected by the proposed text amendments, and any person or group who has specifically requested notice regarding the application; 2. Publication in a local newspaper of general circulation distributed to residents living within the city; 3. Posting at a minimum of three public places within the city; or 4. Posting on the official city website.
Amendments to Zoning Code Text Approval Process			
Pre-Application Conference	Required - Yes/No	Yes	Note: At minimum a zoning text amendment application shall include a written narrative identifying the section of the code to be amended, the proposed revised zoning text, how the proposed zoning text conforms with the general plan and why the text amendment is necessary, plus any other information identified in the pre-application meeting and all required information stated elsewhere in this code for a zoning text amendment.
Application Review and Staff Report Required	Required - Yes/No	Yes	Note: At minimum a zoning text amendment application shall include a written narrative identifying the section of the code to be amended, the proposed revised zoning text, how the proposed zoning text conforms with the general plan and why the text amendment is necessary, plus any other information identified in the pre-application meeting and all required information stated elsewhere

Continued	Required - Yes/No	Yes	in this code for a zoning text amendment.
Application Review and Staff Report Required	Required - Yes/No	Yes	Note: Upon receipt of a complete text amendment application, the Director shall review the proposed text amendment for consistency with the goals and objectives of the general plan, and prepare a staff report for transmittal to the Planning and Zoning Commission in accordance with § 152.086 (D).
Notification of two public hearing	Required - Yes/No	Yes	Note: Amendments to the text of this chapter involving either a 10" or more increase or decrease in the number of square feet or units that may be developed, a 10% or more increase or reduction in the allowable building height, an increase or reduction in the number of stories of buildings, a 10% or more increase or decrease in setback or open space requirements, or a change in permitted uses, shall be subject to notice requirements as set forth below or if amended per A.R.S. § 9-462.04. The city shall provide, at least 15 calendar days prior to the public hearing, notice to real property owners pursuant to at least one of the following notification procedures: 1. Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property is directly governed by the changes. 2. If the municipality issues utility bills or other mass mailings that periodically include notices or other informational or advertising materials, the municipality shall include notice of such changes with such utility bills or other mailings. 3. The municipality shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation in

Continued	Required - Yes/No	Yes	the municipality. The changes shall be published in a "display ad" covering not less than of a full page. 4. If notice is provided pursuant to divisions 2. or 3. above, the municipality shall also send notice by first class mail to persons who register their names and addresses with the city as being interested in receiving such notice.
P&Z Commission review and recommendation	Required - Yes/No	Yes	Note: The P&Z Commission shall conduct at least one public hearing for all general plan amendments where they may recommend the approval, approval with modifications or denial of the proposed amendment. If they fail to make a recommendation to the City Council within 90 days after closing the public hearing, the P&Z Commission shall be deemed to have recommended denial and the application shall be scheduled for public hearing and action by the City Council.
City Council review and action	Required - Yes/No	Yes	Note: The City Council shall review the application in a public meeting; or a public hearing if any member of the public provides written objection to the recommendation of the Planning and Zoning Commission; and approve, approve with modifications, or deny the application. Approval shall be by ordinance. If a public hearing is held, public notification shall be provided in compliance with § 152.086(C).
Written notification to applicant	Required - Yes/No	Yes	Note: The decision to approve, approve with conditions, or deny shall be communicated in writing to the applicant in compliance with § 152.086 (G).

Issues for consideration	Required - Yes/No	Yes	Note: In determining whether to approve, approve with conditions, or deny proposed text amendments, issues for consideration shall include but not be limited to: 1. The proposed amendment will promote the public health, safety, and general welfare; 2. The proposed amendment is consistent with the general plan and the stated purposes of this development code; and 3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.
Appeals Process			
Appeals	Appeals to the action of City Council for amendments to the zoning code text shall be filed in accordance with § 152.086 above.	Yes	Note: An appeal from any final decision regarding a City Council action shall be filed with the Superior Court within 30 days of the decision. If no appeal is filed in writing within 30 days, the decision shall be considered final.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.090 AMENDMENT TO OFFICIAL ZONING MAP (ZONE CHANGE).

(A) *Purpose and applicability.* The purpose of this section is to provide procedures consistent with applicable state requirements by which changes may be made to the official zoning map. This procedure shall apply to all proposals to revise a zoning district classification or zoning district boundary line shown on the official zoning map.

(B) *Initiation of amendments.* An amendment to the official zoning map may be initiated by:

(1) City Council on its own motion;

(2) The Planning and Zoning Commission;

(3) The Director; or

(4) The owner of the subject property or authorized agent.

(C) *Zone Change Zoning Map Amendment application process.*

ZONE CHANGE ZONING MAP			
Review and Approval Authority			
Review and Approval Authority	Director	RVW	Note: RVW=Review REC=Recommend DEC+Decide
	Board of Adjustment		
	P&Z Commission	REC	
	City Council	DEC	
Required Notifications and Citizen Review Process			
Required Notifications & Citizen Review Process	Published	Yes	Note: The applicant shall schedule and conduct a neighborhood meeting in accordance with the procedures set forth in § 152.086(C). Publications shall be provided in accordance with § 152.086(E), where notice of the neighborhood meeting and both public hearings shall be published in one public notice.
	Mailed	Yes	
	Posted	Yes	
	Neighbor Meeting - P&Z Commission work session	Yes	
Zone Change Zoning Map Amendment Approval Process			
Pre-application Conference	Required - Yes/No	Yes	Note: A complete application for a zoning map amendment shall be submitted to the Director as required by § 152.086(B). At a minimum a zoning map amendment application shall include: 1. Proof of ownership; 2. A notarized and executed Arizona Proposition #207 Waiver. 3. A written narrative identifying how the proposed zoning conforms with the general plan, fits in with the surrounding neighborhood, and why it is more appropriate for the property than the existing zoning; 4. A site plan showing the footprint of all existing and proposed buildings, parking configuration, location of all utilities and casements, and other details demonstrating conformance with all regulations and development standards applicable to the proposed zoning district; 5. A map showing adjoining zoning districts within 300 feet;

continued	Required - Yes/No	Yes	Note: 6. A list of all property owners within 300 feet; and 7. The applicant shall submit any other information identified in the preapplication meeting and all required information stated elsewhere in this code for an amendment to the zoning map.
Application review and staff report required	Required - Yes/No	Yes	Note: Upon receipt of a complete zoning map amendment application, the Director shall review the proposed zoning map amendment and prepare a staff report for transmittal to the PZ Commission in accordance with § 152.086(D).
Notification of two public hearings	Required - Yes/No	Yes	Note: Publications shall be provided in accordance with § 152.086(E), where notice of the neighborhood meeting and both public hearings shall be published in one public notice.
P&Z Commission review and recommendation	Required - Yes/No	Yes	Note: The P&Z Commission shall review the application in a public hearing, and recommend approval, approval with conditions, or denial of the subject application. **Protest procedures:** If the owners of 20% or more either of the area of the lots included in a proposed zoning change, or of those immediately adjacent in the rear or any side thereof extending 150 feet therefrom, or of those directly opposite thereto extending 150 feet from the street frontage of the opposite lots, file a protest in writing against the proposed amendment, it shall not become effective except by the favorable vote of four of the members of the City Council. The protest shall be filed in writing with the City Clerk at least five days prior to the public hearing or any continued public

continued	Required - Yes/No	Yes	hearing of the City Council to allow time to verify the signatures on the protest.
City Council review and action	Required - Yes/No	Yes	Note: The City Council shall review the application in a public meeting; or a public hearing if any member of the public provides written objection to the recommendation of the Planning and Zoning Commission; and approve, approve with modifications, or deny the application. Approval shall be by ordinance. If a public hearing is held, public notification shall be provided in compliance with § 152.086(E). See Protest Procedures in P&Z Commission Review and Recommendation Notes above.
Written notification to applicant	Required - Yes/No	Yes	Note: The decision to approve, approve with conditions, or deny shall be communicated in writing to the applicant in compliance with § 152.086 (G).
Zone Change Zoning Map Amendment Cont.			
Zone Change Zoning Map Amendment Approval Process Cont.			
Issues for consideration	Required - Yes/No	Yes	Note: In determining whether to approve, approve with conditions, or deny proposed official zoning map amendments, issues for consideration shall include but not be limited to: 1. Consistency (or lack thereof) with the general plan, and other adopted plans; 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood; 3. Suitability of the subject property for uses permitted by the proposed zoning district; 4. Suitability of the subject property for uses permitted by the existing district; and

continued	Required - Yes/No	Yes	5. Availability of sewer and water facilities. Revocation or modification. If City Council approves a Zoning Map amendment with a condition that is required to be completed within a specific time period and the condition is not satisfied within that time period, the following actions may be taken: 1. The City Council or P&Z Commission may initiate an amendment to remove the condition or extend the time period and direct the Director to prepare an ordinance to do the same pursuant to the procedures set forth in § 152.090(C)(5) through (8); 2. The City Council or P&Z Commission may initiate a rescission of the zoning map amendment to revert the zoning to its prior zoning classification for failure to comply with the conditions of the rezoning ordinance, pursuant to A.R.S. § 9-462.01(e) and direct the Director to notify the property owner by certified mail and prepare an ordinance to revert the zoning pursuant to the procedures set forth in § 152.090(C)(5) through (8); or 3. The property owner in writing may apply to amend or remove the condition pursuant to the procedures set forth in § 152.090(C)(5) through (8).
Appeals Process			
Appeals	Appeals to the action of City Council for amendments to the zoning code text shall be filed in accordance with § 152.086 above.	Yes	Note: An appeal from any final decision regarding a City Council action shall be filed with the Superior Court within 30 days of the decision. If no appeal is filed in writing within 30 days, the decision shall be considered final.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.091 CONDITIONAL USE PERMIT (CUP).

(A) *Purpose and applicability*. The purpose of this section is to permit conditional uses in appropriate zoning districts. This may only occur in specific locations and only when designed and developed in a manner which assures maximum compatibility with adjoining uses. This section establishes principles and procedures essential for proper guidance and control of these uses. Conditional may require the imposition of additional conditions to accomplish the following:

(1) To protect the public health, safety, convenience, and general welfare;

(2) To assure that the purposes of the zoning ordinance shall be maintained with respect to the particular conditional use on the particular requested site;

(3) To consider the location, use, building, traffic characteristics, and environmental impact of the proposed use; and

(4) To consider existing and potential uses with the general area in which the requested conditional use is proposed.

(B) *Types of conditional uses*. The Council may grant a conditional use permit (CUP) in accordance with the procedures stated in this section for the following uses:

(1) Only those uses that are enumerated as conditional uses in a zoning district, as set forth in §§1 52.025 through 152.033; or

(2) Non-specified uses as determined by the Director, per §§ 152.026(C)(7), 152.027(C)(7), or 152.028(C)(7), upon a finding that said use is materially similar to other conditional uses within the same zoning district, in accordance with the procedures and standards set forth in this section.

(C) *Conditional use permit (CUP) application process*.



CONDITIONAL USE PERMIT (CUP) (See § 152.086 above for details)			
Review and Approval Authority			
Review and Approval Authority	Director	RVW	Note: RVW=Review REC=Recommend DEC+Decide
	Board of Adjustment		
	P&Z Commission	REC	
	City Council	DEC	
Required Notifications and Citizen Review Process			
Required Notifications & Citizen Review Process	Published	Yes	Note: Publications shall be provided in accordance with § 152.086(E), where notice of the neighborhood meeting, if required, and both public hearings shall be published in one public notice. The applicant shall not be required to conduct a neighborhood meeting, however for certain conditional use requests staff shall have the option to require the applicant to schedule and conduct a neighborhood meeting to avoid any unnecessary delays during the public hearing process. If the applicant chooses to hold or is required to hold a neighborhood meeting it shall be conducted in accordance with the procedures set forth in § 152.086(C).
	Mailed	Yes	
	Posted	Yes	
	Neighbor Meeting	Optional	
Conditional Use Permit (CUP) Approval Process			
Pre-application Conference	Required - Yes/No	Yes	A complete application for a CUP shall be submitted to the Director as required by § 152.086(B). In addition, no conditional use shall be established until a site plan has been approved in accordance with § 152.095. Applications for a conditional use and site plan review shall be submitted and reviewed concurrently. At a minimum, a CUP application shall include: 1. Proof of ownership; 2. A written narrative that responds to § 152.091(D); 3. A site plan consistent with §152.095(C); 4. A map showing adjoining zoning districts within 300 feet; 5. A list of all property owners within 300 feet; and

continued	Required - Yes/No	Yes	6. The applicant shall submit any other information identified in the preapplication meeting and all required information stated elsewhere in this code for a CUP.
Application review and staff report required	Required - Yes/No	Yes	Note: Upon receipt of a complete CUP application, the Director shall review the proposed CUP application and prepare a staff report for transmittal to the P&Z Commission in accordance with § 152.086(D).
Notification of two public hearings	Required - Yes/No	Yes	Note: Publications shall be provided in accordance with § 152.086(E), where notice of the neighborhood meeting, if required, and both public hearings shall be published in one public notice.
P&Z Commission review and recommendation	Required - Yes/No	Yes	Note: The P&Z Commission shall review the application in a public hearing, and recommend approval, approval with conditions, or denial of the application, subject to the review conditions set forth in § 152.091 (C) and (D).
City Council review and action	Required - Yes/No	Yes	Note: The City Council shall review the application in a public meeting; or a public hearing if any member of the public provides written objection to the recommendation of the P&Z Commission; and approve, approve with modifications, or deny the application. If a public hearing is held, public notification shall be provided in compliance with § 152.086(C). See issues for consideration below.



Written Notification to applicant	Required - Yes/No	Yes	Note: An approved conditional use shall not be established until a CUP has been issued by the Planning and Zoning Department. The permit shall cite the plans and documents on which the Council based its approval, as well as the specific modifications and/or conditions of the approval, if any.
Issues for consideration	Required - Yes/No	Yes	Note: Conditions of approval. In permitting a conditional use or the alteration of an existing conditional use, the Council can impose, in addition to those standards and requirements expressly specified by this chapter additional conditions which it finds necessary to avoid detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community as a whole. These conditions can include, but are not limited to the following: 1. Limiting the manner in which the use is conducted, including restricting the time a certain activity can take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor; 2. Establishing special yard, open space, lot area or dimensional requirements; 3. Limiting the height, size or location of a building or other structure or use; 4. Designating the size, number, location and nature of vehicle access points. For example, but not limited to: secondary driveway access on comer lots in residential subdivisions; 5. Designating the size, location, screening, drainage, surfacing or other improvements of a parking area or loading area; 6. Limiting or otherwise designating the number, size, location, height and lighting of signs;

Issues for consideration	Required - Yes/No	Yes	7. Limiting the intensity of outdoor lighting and requiring light shielding; 8. Requiring screening, landscaping or another facility to protect adjacent or nearby property and designate standards for its installation and maintenance; 9. Designating the size, height, location of screening and materials of fencing, including anti-graffiti type materials; and 10. Limiting hours of operation, revocation dates and time limits for commencing construction or use authorization. Required findings. The Council may approve a CUP as submitted or modified only upon making the following findings: 1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general; 2. The proposed use conforms with the purposes, intent, and policies of the general plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council; 3. The proposed use conforms with the conditions, requirements, or standards prescribed by the zoning code and any other applicable local, state, or federal requirements; 4. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site; 5. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;

Issues for consideration continued	Required - Yes/No	Yes	6. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads; 7. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas; 8. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood; and 9. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district. **Expiration and time extensions.** **Expiration**. In any case where a CUP has not been used within six months after the granting, it shall become null and void. CUPs shall run with the land unless the Council elects to specify a period of abandonment after which the CUP shall be voided. **Time extensions.** The Council shall hold a public hearing to consider the granting of a time extension as follows: 1. Upon request by the applicant. 2. When the request is filed in writing with the Planning & Zoning Department not less than 30 days prior to the expiration date of the original CUP approval. 3. When accompanied by a time CUP application fee in accordance with the fee schedule of the city. 4. Upon determination by the Council that there have been no changes in the circumstances or in the vicinity of the property or use which would render the previously approved CUP inappropriate.

Issues for consideration continued	Required - Yes/No	Yes	**Revocation or modification.** **Revocation.** The Director shall notify the applicant by mail if in violation of the CUP. If no attempt to change the violation is made within ten working days of notification, the Council shall be authorized to hold a public hearing to consider the revocation or modification of a CUP previously granted in accordance with the provisions of the zoning ordinance. A written notice of the date, time, place and purpose of the hearing shall be served on the owner of the property for which the CUP was granted by registered mail, return receipt requested, not less than 30 days prior to the date of such hearing. **Findings.** A CUP may be revoked or modified if, from the facts presented at the public hearing or by investigation, the City Council makes an affirmative determination on any one of the following findings: 1. That the CUP was obtained by fraud. 2. That the CUP granted is being exercised contrary to the conditions of approval of such CUP or in violation of any applicable law, license, ordinance, permit or regulation. 3. That the use for which the CUP was granted is being or has been exercised as to be detrimental to the public health or safety. 4. The use ceases for a period of 90 consecutive days, or because of failure to comply with the conditions of the use permit.
Appeals Process			
Appeals	Appeals to the action of City Council for amendments to the zoning code text shall be filed in accordance with § 152.086 above.	Yes	Note: An appeal from any final decision regarding a City Council action shall be filed with the Superior Court within 30 days of the decision. If no appeal is filed in writing within 30 days, the decision shall be considered final.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.092 TEMPORARY USE PERMIT (TUP).

(A) *Purpose and applicability*. The purpose of this section is to allow for the establishment of interim or temporary uses when such activities are desirable for the community or are temporarily required in the process of establishing a permitted use. Temporary uses allowed under this section shall be consistent with the health, safety and general welfare of persons residing and working in the community, shall be conducted so as not to cause any detrimental effects on surrounding properties and the community, and shall not violate any other ordinance or regulation of the city.

(B) *Types of temporary uses*. The Director may grant a (TUP) in accordance with the standards and/or conditions specified in §1 52.047.

(C) *Temporary use permit (TUP) application process*.

TEMPORARY USE PERMIT (TUP) (See § 152.086 above for details)			
Review and Approval Authority			
Review and Approval Authority	Director	RVW	Note: RVW=Review REC=Recommend DEC+Decide
	Board of Adjustment		
	P&Z Commission	REC	
	City Council	DEC	
Required Notifications and Citizen Review Process			
Required Notifications and citizen review process	Published		Note: No notifications or citizen review is required.
	Mailed		
	Posted		
	Neighbor Meeting		
Temporary Use Permit (TUP) Approval Process			
Pre-application conference	Required - Yes/No	No	Note: be submitted to the Director as required by § 152.086(B). At a minimum, the application shall include: 1. Standard Application Form; 2. Application Fee as approved by City Council; 3. State Tax License Number; 4. Business Registration from the City Clerk's Office; 5. Proof of Liability Insurance for $1,000.000 for city properties; 6. Notarized property owner authorization (if applicable); 7. Aerial map of the site;

Pre-application conference continued	Required - Yes/No	No	8. Written Scope of Work describing temporary use; 9. A site plan showing the location and footprint of proposed uses and structures, parking configuration and other details necessary to demonstrate that the proposed use and site conforms with all other requirements of the zoning district and all other city codes; and 10. The application shall contain sufficient information to demonstrate compliance with temporary use conditions in accordance with § 152.047(C) and (D) and all required information stated elsewhere in this code or any other city code. 11. All applications for TUPs shall be filed at least four weeks prior to the date the temporary use will commence, or at least six weeks prior to the date the temporary use will commence if public safety support is requested from the city. The Director may waive this filing deadline requirement in an individual case for good cause shown.
Application review and staff report required	Required - Yes/No No staff report required	No	Note: Upon receipt of a complete TUP application, the Director shall review the proposed TUP application and distribute the application to other reviewers as he or she deems necessary. Based on the results of those reviews, the Director shall lake final action on the application and approve, approve with conditions, or deny the application based on the applicable approval criteria.
Notification of two public hearings	Required - Yes/No	No	Note: No notifications, publications or notices are required.
P&Z Commission review and recommendation	Required - Yes/No	No	Note: Note required.

City Council review and action	Required - Yes/No	No	Note: Not required.
Written notification to applicant	Required - Yes/No Written notification not reguired	No	Note: The decision to approve, approve with conditions, or deny shall be communicated to the applicant upon approval of the TUP.
Issue for consideration	Required - Yes/No	Yes	Note: **Required findings**. The Director may approve a TUP as submitted or modified only upon making the following findings: 1. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. 2. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. 3. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this code.
Appeals Process			
Appeals	Refer to § 152.086(K).		Note: Decisions of the Director may be appealed to the Board of Adjustment pursuant to the procedures set forth in § 152.086(K).



Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.093 VARIANCE.

(A) Purpose and applicability. Because of special circumstances applicable to a property, including its size, shape, topography, location or surroundings, there may be instances in which the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other properties in the same zoning district. To ensure a fair application of this chapter, a variance from the standards imposed may be granted by the Board of Adjustment. In granting a variance:

(1) Consideration may be given with respect to dimensional and performance standards including, but not limited to site dimensions, yards, height of structures, distances between structures, open space requirements, signage dimensions, fences, and walls.

(2) Nothing shall be construed to empower the Board to change the terms of this chapter, to authorize uses which violate any other city ordinance, to affect changes in the zoning map, to add to the uses permitted or adjust the permitted density in any zoning district, or to grant a conditional use permit.

(3) All sections of this code are considered binding unless relief is granted through variance process.

(4) All shall be personal to the appellant and shall be transferable and run with the land only after completion and final inspection of any authorized structure.

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(B) Variance application process.

Variance (See § 152.086 above for details)			
Review and Approval Authority			
Review and Approval Authority	Director	RVW	Note: RVW=Review REC=Recommend DEC+Decide
	Board of Adjustment	DEC	
	P&Z Commission		
	City Council		
Required Notifications and Citizen Review Process			
Required Notifications and citizen review process	Published	Yes	Neighborhood Meeting is optional unless required by the Director. The Public Hearing for the Board of Adjustment shall be published a minimum of 15-days prior to the Public Hearing. Notice of the Public Hearing shall be posted and mailed by the applicant to property owners within 300 feet of the boundaries of the requested variance in accordance with § 152.086(C)(5).
	Mailed	Yes	
	Posted	Yes	
	Neighbor Meeting	Optional	

Variance Approval Process			
Pre-application Conference	Required - Yes/No	Yes	Note: A complete application for a variance shall be submitted to the Director as required by § 152.086(B). At a minimum a variance application shall include: 1. Proof of ownership; 2. A written statement indicating the variance will meet the requirements listed in § 152.093(C); 3. A site plan showing the footprint and proposed use of all buildings proposed, parking configuration and other details necessary to demonstrate that the proposed use and site conforms with all other requirements of the zoning district and variance requirements; and 4. The applicant shall submit any other information identified in the preapplication meeting and all required information stated elsewhere in this code for a variance.
Application review and staff report required	Required - Yes/No No staff report required	No	Note: Upon receipt of a complete variance application, the Director shall review the proposed variance for compliance with criteria enumerated in § 152.093(C). The Director shall then prepare a staff report for transmittal to the Board of Adjustment.
Notification of Board of Adjustment public hearing	Required - Yes/No	Yes	Note: Citizen review process. (a) The applicant shall not be required to conduct a neighborhood meeting, however for certain variance requests staff shall have the option to require the applicant to schedule and conduct a neighborhood meeting to avoid any unnecessary delays during the public hearing process. (b) If the applicant chooses to hold or is required to hold a neighborhood meeting it shall be conducted in accordance with the procedures set forth in § 152.086(C).

Notification of Board of Adjustment public hearing continued	Required - Yes/No	Yes	Note: A public hearing of the Board of Adjustments shall be published a minimum of 15-days in advance of the B of A Public Hearing. Notice of the Public Hearing shall be posted and mailed by the applicant to property owners within 300 feet of the boundaries of the requested variance in accordance with § 152.086(C)(5).
P&Z Commission review and recommendation	Required - Yes/No	Yes	Note: No P&Z Commission review required.
City Council review and action	Required - Yes/No	No	Note: No City Council review required.
Board of Adjustment review and action	Required - Yes/No	Yes	Note: The Board of Adjustment shall review the application in a public hearing and may approve, approve with modifications and/or conditions, or deny the variance. Conditions of approval. In approving a variance, the Board of Adjustment may impose reasonable conditions necessary to: 1. Achieve the general purposes of the zoning code or the specific purposes of the zoning district in which the site is located, or to make it consistent with the general plan; 2. Protect the public health, safety, and general welfare; or 3. Insure operation and maintenance of the use in a manner compatible with existing and potential uses on adjoining properties or in the surrounding area.
Written notification to applicant	Required - Yes/No	Yes	Note: The decision to approve or approve with conditions or deny shall be communicated in writing to the applicant in compliance with § 152.086(G).

Issue for consideration	Required - Yes/No	Yes	Note: **Required findings.** The Board of Adjustment shall only approve a variance after finding that all of the following conditions are met. Financial hardship, personal preference of the owner, or the fact that property may be utilized more profitably if the requested variance is granted shall not be considered grounds for a variance. (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district. (2) A literal interpretation of this chapter would deprive the appellant of rights commonly enjoyed by other properties in the same zoning district. (3) The alleged hardship caused by literal interpretation of the provisions of this chapter includes more than personal inconvenience and financial hardship and is not the result of actions by the appellant. (4) Granting the variance will not confer upon the appellant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same zoning district. (5) Granting the variance will not interfere with or substantially injure the appropriate use of adjacent conforming properties in the same zoning district. (6) The reasons set forth in the appeal justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.



Issue for consideration	Required - Yes/No	Yes	Note: (7) Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. (8) No variance shall be granted from any written conditions attached by another decision-maker to the approval of a rezoning, conditional use permit, subdivision plat, or site plan. (9) No variance shall be granted if the conditions or circumstances affecting the applicant's property are of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situations (10) No non-conforming use or violations of this chapter with respect to neighboring lands, structures or buildings, in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts, shall be considered grounds for granting a variance. (11) Every decision of the Board shall be based upon findings of fact, and every finding of fact shall be supported in the record of its proceedings. The conditions required by this chapter to exist on any matter upon which the Board is authorized to pass under this chapter shall be construed as limitations on the power of the Board to act. A mere finding or recitation of the enumerated conditions, unaccompanied by findings of specific fact, shall not be deemed findings of fact, and shall not be deemed in compliance with this chapter. **Expiration and time extensions.** Expiration. In any case where a variance has not been used within one year after the granting, it shall become null and void.

Issue for consideration	Required - Yes/No	Yes	Note: **Time extensions**. The Board of Adjustment shall hold a public hearing to consider the granting of a time extension of no more than one additional year as follows: 1. Upon request by the applicant; 2. When the request is filed in writing with the Planning & Zoning Department not less than 30 days prior to the expiration date of the original variance approval; 3. When accompanied by a time extension fee in accordance with the fee schedule of the city; or 4. Upon determination by the Board that there have been no changes in the circumstances or in the vicinity of the property or use which would render the previously approved variance inappropriate. Revocation. The Board of Adjustment shall be authorized to hold a public hearing to consider the revocation of a variance previously granted in accordance with the provisions of the zoning ordinance. A written notice of the date, time, place and purpose of the hearing shall be served on the owner of the property for which the variance was granted by registered mail, return receipt requested, not less than 30 days prior to the date of such hearing. **Findings.** A variance may be revoked if, from the facts presented at the public hearing or by investigation, the Board makes an affirmative determination on any one of the following findings: 1. That the variance was obtained by fraud; or 2. That the variance granted is being exercised contrary to the conditions of approval of such variance or in violation of any applicable law, license, ordinance, permit or regulation.

Appeals Process			
Appeals	Appeals to the action of City Council for amendments to the zoning code text shall be filed in accordance with § 152.086 above.	Yes	Note: An appeal from any final decision regarding a Board of Appeals action shall be filed with Superior Court within 30 days of the decision. If no appeal is filed in writing within 30 days, the decision shall be considered final.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.094 RESERVED.

§ 152.095 SITE PLAN AND BUILDING PERMIT REVIEW AND APPROVAL PROCESS.

(A) Purpose and applicability. This section provides procedures and standards for the comprehensive review of proposed development projects to: promote the safe, functional and aesthetic development of property, ensure compliance with the development and design standards of this chapter, the Americans with Disabilities Act (ADA) standards, and all other appropriate fire, life-safety, public works and utilities, and site development codes; and encourage quality development reflective of the goals, policies, and objectives of the general plan. Site plan review shall be required for:

(1) All new construction, including major subdivisions, and exterior remodeling and/or expansion of commercial uses, including multi-family developments, with the following exceptions:

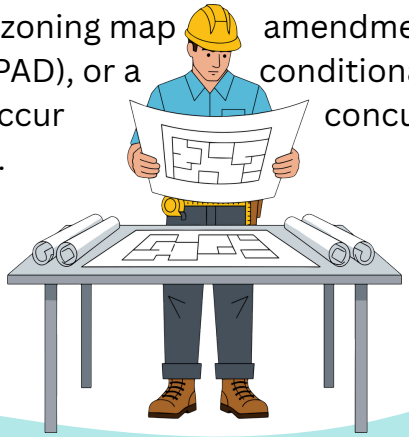
(a) Single-family dwellings (Reviewed only by the Chief Building Official, Director or designee).

(b) Interior remodeling only of commercial and multi-family structures.

(c) Exterior modifications or additions to commercial and multi-family structures that doesn't increase the gross floor area by more than 500 square feet or 10%, whichever is less.

(d) Minor subdivision land splits and combinations.

(2) An application for approval of a zoning map amendment (zone change), including a planned area development (PAD), or a conditional use permit (CUP), where the site plan review shall occur concurrently with the review of the zone change, PAD or CUP request.



(B) *Site Plan Review Committee (SPRC) Review*. See § 152.095(A)(1) and (2) above to determine which applications require review by the site plan review committee, and which applications are exempt. For the purposes of these regulations, a commercial development is defined as any residential development larger than a single-family detached residence on a single lot, and any commercial or industrial building or development. Commercial developments require the review and approval by the Site Plan Review Committee before any building permits can be submitted for review. The following requirements shall apply to all commercial developments:

(1) Commercial site plans shall be submitted as a complete package to city staff. Partial/incomplete submittals and/or partial submittals by differententities will not be accepted and they will be returned to the applicant at their expense. The city will not be responsible for coordinating partial submittals at different times and/or from different entities. Complete site plan submittals shall be submitted in the following format:

(a) A completed City of Page application for construction plan submittal;

(b) One electronic version of the complete site plan in PDF format for distribution purposes;

(c) Two bound sets of the complete site plan on 24" X 36" paper with a white background; and

(d) Supporting documentation, studies or reports shall be submitted the same as (A)(2) and (A)(3) above. The city will not make paper copies for the applicant to complete the applicant's application package, including construction plans, supporting documentation, studies or reports.

(e) If the development requires fire sprinklers or fire protection due to code requirements, a third complete set of paper plans shall be submitted for the Fire Marshall's review and approval.

(2) For a site plan to be considered complete, it must include and show the following, at a minimum:

(a) All buildings, structures and above and below ground utilities that will be built on the site;

(b) All public/private rights-of-way, easements, and all areas to be designated as open space;

(c) All sidewalks, paths, and vehicular, pedestrian, equestrian and/or bicycle travel ways;

(d) All areas to be designated for parking, driveways and loading/unloading zones or areas;

(e) All ADA required van/vehicular parking spaces, sidewalks, ramps, and crosswalks;

(f) All site required landscaping, screen-fencing and all areas designated for landscaping;

(g) All site drainage, retention or detention holding ponds, with appropriate calculations;

(h) All site signage, whether for directional or advertisement purposes, with specifications;

(i) All property boundaries and measurements for the above from the property boundaries;

(j) All topographic and/or geologic issues that will affect the development of the site; and

(k) Anything else added or removed from the site in order for the development to be completed.

(3) Upon receipt of the complete site plan package, city staff will distribute the PDF version to all members of the Site Plan Review Committee (SPRC) and schedule a formal SPRC meeting to be held within 14-days of determining application is complete, on that closest Thursday or another day deemed more appropriate by the SPRC. The applicant and/or their civil engineer is required to attend said meeting either in person or via videoconference, to answer any questions posed by members at the meeting.

(4) The Site Plan Review Committee and their responsibilities with site plan reviews include:

(a) The Site Plan Review Committee as a whole shall determine compliance with provisions of this chapter, the Maricopa Association of Governments (MAG SPEC) design standards, the Americans with Disabilities Act (ADA) specifications, and all appropriate International Building Codes, most current adopted edition(s).

(b) The Public Works Director for review of street plans and compliance with city street standards, storm drainage, floodplain regulations, and determination of street and drainage improvement requirements.

(c) Page Utility Enterprises (PUE) for review of water and sewage disposal.

(d) The Western Area Power Authority (WAPA) for any work involving their easements.

(e) Where the land abuts a state highway, the Arizona Department of Transportation (ADOT) for review and approvals regarding rights-of-way and intersection design.

(f) The Director shall review for compliance with public objectives, giving special attention to design principles and standards set forth in this and other city codes, to utility methods and systems, to existing and proposed zoning and land use of the tract and environs, and to land required for schools, parks, open spaces and public facilities.

(g) Page Utility Enterprises (PUE) for review of the electric utilities.

(h) Fire, Police and Ambulance Departments, as appropriate.

(5) Once the site plan has received approval from the SPRC, and the Fire Marshall when required, and any other required outside agencies, the applicant shall then work with the city's Chief Building Official (CBO) to pull any building permits required for construction of the site.

(6) Building permits for signage, landscaping, structures and buildings located on the site can then be pulled, as approved by the Director, CBO, and Fire Marshall as required, in accordance with the requirements outlined in division (F) below.

(C) *Final inspection*. A site plan approval is a binding development order and all improvements reflected on approved site plans must be completed, and all restrictions and conditions of site plan approval must be fulfilled, prior to issuance of the final certificate of occupancy.

(D) *Expiration of site plan approval*.

(1) A site plan approval becomes void if a building permit has not been issued within one year from the date of approval. A one-time three month extension of approval may be granted by the Director if the applicant files for an extension prior to the one year deadline. Additional extensions must be approved by the Planning and Zoning Commission.

(2) Applications for an additional extension from the Planning and Zoning Commission shall be considered based on the following information:

(a) Progress of the project;

(b) Funds spent on the project;

(c) Good faith efforts;

(d) Weather-related delays and other Acts of God; and

(e) Delays related to archaeological or environmental issues.

(E) *Revocation of site plan approval*. The Director shall notify the applicant of a violation of the conditions of approval or termination of a site plan approval if the applicant has not commenced use of the building permit. If no attempt is made to cure the issues of the violation within ten days of notification, the site plan approval and all permits requiring site plan approval shall be revoked.

(F) *Building construction plan review process and requirements.* Any applications for any type of building, demolition, signage or other type of building permits shall be made through the city's Chief Building Official (CBO).

(1) Applications shall be submitted as a complete package. Partial and incomplete submittals and submittals submitted by different entities will not be accepted and they will be returned to the applicant at their expense. The city will not be responsible for coordinating partial submittals. Complete site plan submittals shall be submitted in the following format:

(a) A completed City of Page Building Permit Application.

(b) One electronic version of the plans and specs in PDF format for distribution and our records.

(c) Two bound sets of the complete plans on 24" X 36" paper with a white background.

(d) Supporting documentation, studies or reports shall be submitted in PDF format only, unless paper copies are requested. The city will not make paper copies to complete the package, including construction plans, supporting documentation, studies or reports, if required.

(e) If the development requires fire sprinklers or fire protection, a third complete set of paper plans shall be submitted for the Fire Marshall's review and approval.

(2) Building permit application packets shall include everything required by the most current adopted editions of the International Building Codes (IBC), the International Residential Codes (IRC), the Fire, Electrical and Plumbing Codes, the MAG SPECS, and the City Zoning and Subdivision Codes, as required, and as amended and adopted by City Council from time to time.

(G) *Certificate of Occupancy and Temporary Certificate of Occupancy*. The CBO is the city's representative authorized to issue a Temporary Certificate of Occupancy (TCO) or final Certificate of Occupancy (C of O). A TCO may be issued at the CBO's discretion for either 30, 60 or 90 days, as requested by the applicant and as circumstances dictate, warranting the issuance of a TCO instead of a final C of O. No occupancy of any structures shall be allowed until all required improvements are complete and have been approved by the CBO.

(H) *As-built submittal requirements for the city and Page Utility Enterprises*. Following are the requirements for As-Built drawings that must be provided to the City of Page and Page Utility Enterprises, before any utility services can be provided to the site:

(I) As-builts shall be provided to the city and Page Utility Enterprises in three different formats:

(1) A copy of the working drawing which is the approved site construction and utility plan with changes marked in red per these requirements.

(2) A paper copy with only the actual constructed utilities (not as-design utilities) shown on it stamped and signed by a registered Arizona Engineer with the sheet labeled "As-Built".

(3) An electronic AutoCAD file with only the actual constructed utilities (not as-design utilities).

(J) Contractor shall keep a working drawing onsite for viewing by the city/Utilities at any time. The working drawing shall have ALL changes shown in red.

(K) When changes occur, such as pipe sizes, lengths, etc., a line or "X" shall be drawn through the changes with the actual installed size, material, quantity, etc. written next to the change. Improvements deleted in the field shall be crossed out with an "X" and labeled "not built" or "not installed". The following additional requirements shall be provided and shown on all as-builts:

(1) Provide exact details of changes or additional information, including but not limited to fabrication, erection, installation, location, sizing, material, dimensions, etc.

(2) Provide project control information, including coordinate system and vertical datum basis.

(3) Water systems shall show bends, valves, fire hydrants, blow-offs, air release valves, water meters, services, thrust blocks, etc. Pipes shall be labeled with the type of pipe, size, length and depth to top of pipe. Horizontal bend locations to be determined by surveying, include coordinates on as-builts.

(4) Sewer systems shall show inverts in and out and lid elevations of manholes, cleanouts, services, lift stations, etc. Pipes shall be labeled with the type of pipe, size, length and slope. Inverts shall be determined by surveying.

(5) Storm drain systems shall show invert and grate/opening elevations and length of curb inlet for the catch basins. Pipes shall be labeled with type of pipe, size, length and slope. Inverts shall be determined by surveying.

(6) Electric utilities shall show the location of transformers, j-boxes, conduit, light poles, and the number of conduit and size shall be labeled on the drawing as well as any spare conduits.

(7) Gas/propane utility line location and size shall be shown on the as-builts.

(8) Cable and Communication utility lines and size shall be shown on the as-builts.

(9) All existing and any new easements shall be shown on the paper and electronic as-builts.

(10) Any utility crossings shall be detailed with the depths and separation between utilities.

(11) Any changes or special situations that can't be shown clearly on the drawing shall be shown in a blown-up detail. Such as bends used to raise or lower a waterline.

(12) If utilities share the same trench, a cross-section of the trench shall be provided.

(L) No utility services will be provided to the site or development until all As-builts are provided.

(1) *Appeal*. An appeal from any final decision of the Director or other authorized staff may be appealed to the Board of Adjustment pursuant to the procedures set forth in § 152.086(K). Decisions of the Planning and Zoning Commission may be appealed to the City Council pursuant to the procedures set forth in § 152.086(K).

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.096 ANNEXATION.

(A) *Purpose*. The purpose of this section is to provide procedures consistent with applicable state requirements for the annexation of real property into the corporate limits of the city.

(B) *Initiation of annexations*.

(1) *City Council or City Manager*. The City Council or City Manager may direct staff to review specific property to determine whether it may be legally annexed and to contact property owners to determine whether they will sign an annexation petition.

(2) Owner initiation. One or more property owners may submit an application to annex property owned by them into the city.

(C) Annexation process. All annexation proceedings shall be conducted in conformance with A.R.S. § 9-471 and any other applicable state law requirements for the annexation of land into the city.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

ENFORCEMENT

§ 152.105 PURPOSE.

This section establishes procedures through which the city seeks to ensure compliance with the provisions of this code and obtain corrections for violations.
The section also sets forth the remedies and penalties that apply to violations of this code.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.106 ENFORCEMENT RESPONSIBILITIES.

(A) Building and code compliance. Prior to issuance of building permits, the Building Official shall ascertain that plans presented with the building permit application comply with those approved standards subject to the requirements of the zoning code.

(B) Code compliance. The provisions of this code shall be administered and enforced by the Director and Chief Building Official (CBO), with enforcement assistance from the Code Enforcement Officer, or such other person as may be designated by the Administrator and is authorized to stop any work undertaken not in compliance with any provision of the zoning code, approved permit, or condition of approval.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.107 ENFORCEMENT GENERAL.

(A) No person shall develop or use any land, building, or structure within the city in violation of this code, regulations authorized under this code, or the terms and conditions of permits or other approvals or entitlements issued under this code.

(B) No permit or approval may be issued under this code unless all structures and uses of land and structures to be authorized by the permit or approval conform to this code, regulations promulgated under this code, and the terms and conditions of other applicable permits and approvals issued under this code. Except as otherwise required by Arizona law, any permit issued or administrative approval granted in conflict with this zoning chapter is void.

(C) Any person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this code may be held responsible for the violation and suffer the penalties and be subject to the remedies provided in this code.

(D) Each day any violation of any provision of this code, or the failure to perform any act or duty required by this code, continues shall constitute a separate offense.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.108 TYPES OF VIOLATIONS AND OFFENSES.

(A) Any erection, construction, reconstruction, remodeling, alteration, maintenance, expansion, movement, or use of any land, building, structure, or sign that is inconsistent with this code or any regulation adopted pursuant to this code.

(B) Any development, use, or other activity that is in any way inconsistent with the terms or conditions of any permit or approval required to engage in such activity and that was issued under or required by this code.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.109 VIOLATION REMEDIES.

The Director or designee shall have the following remedies and powers to enforce this code:

(A) Deny or withhold entitlements. The city may deny or withhold all permits, certificates or other forms of authorization on any land or structure or improvements thereon upon which there is an uncorrected violation of a provision of this chapter or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the city. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.

(B) *Entitlement approved with conditions*. Instead of withholding or denying a permit or authorization (as described in division (A), above) the city may grant such authorization subject to the condition that the violation be corrected.

(C) *Revoke entitlements*.

(1) Any development permit or other form of authorization required under this chapter may be revoked when the Director determines:

(a) That there is departure from the plans, specifications, or conditions as required under terms of the permit;

(b) That the development permit was procured by false representation or was issued by mistake; or

(c) That any of the provisions of this chapter are being violated.

(2) Written notice of such revocation shall be served upon the owner, the owner's agent or contract, or upon any person employed on the building or structure for which such permit was issued, or shall be posted in a prominent location; and, thereafter, no such construction shall proceed.

(D) Stop work. With or without revoking permits, the Director or designee may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of this chapter or of a permit or other form of authorization issued hereunder, in accordance with the city's power to stop work under its building codes. A stop-work procedure is as follows:

(1) The stop-work order shall be in writing and directed both to the permit holder and the person doing the work, and shall specify the provisions of this code or other law allegedly in violation. After any such order has been served, no work shall proceed on any building, structure, or tract of land covered by such order, except to correct such violation or comply with the order.

(2) Once conditions for resumption of the work have been met, the Director or designee shall rescind the stop-work order.

(E) Abatement. The city may commence an action to abate a violation of the zoning code pursuant to A.R.S § 9-499.

(F) Other remedies. The city shall have such other remedies as are and as may be from time to time provided by Arizona law for the violation of zoning or related ordinance provisions.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.110 CRIMINAL AND CIVIL PENALTIES.

(A) Any person, firm, or corporation violating any provision of this code, or any amendments to it, shall be guilty of a Class One Misdemeanor punishable by a fine not exceeding $2,500, or by imprisonment for a period not exceeding six months, or by both such fine and imprisonment, for each violation. Every action or proceeding under this section shall be commenced and prosecuted in accordance with the laws of the State of Arizona relating to misdemeanors and the Arizona Rules of Criminal Procedure.

(B) Violation of any provision of this code, or any amendments to it, may also subject the offender to issuance of a civil citation. The citation shall direct the defendant to appear in Page Magistrate Court or pay a fine not to exceed $250 within 14 days after issuance of the citation. The civil citation shall be substantially in the same form and format as the Arizona Traffic Ticket and Complaint standard form.

(1) The citation shall be served by delivering a copy to the defendant by any of the following means:

(a) By having the defendant sign the citation with the promise to appear in court on or before the date specified on the face of the citation.

(b) If the defendant refuses to sign the citation, then the Director or designee shall hand-deliver a copy of the citation to the defendant and note on the defendant's copy of the citation date and time of hand delivery to the defendant.

(c) By mailing a copy of the citation to the person charged by certified or return receipt requested mail, to the person's last known address.

(d) In the event that service cannot be accomplished as set forth in this division, the defendant may be served by any means contemplated or allowed by the Arizona Rules of Civil Procedure or Arizona Rules of Practice for the Superior Court.

(2) The citation shall contain the date and location of the violation, reference to the code section or provision violated, and notice that within 14 days from the date on which the citation was issued the fine for the violation must be paid to and received by the Page Magistrate Court or a request for a hearing be made to and received by the Page Magistrate Court.

(3) The citation shall state that if the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount as may be established by the Court for the defendant's failure to appear.

(4) The Arizona Rules of Procedure in Civil Traffic Violation Cases shall be followed by the Page Magistrate Court for civil citations issued pursuant to this code, except as modified or where inconsistent with the provisions of the zoning and development code or as modified or established for use by the Page Magistrate Court or the Arizona Supreme Court.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.111 CONTINUATION OF PRIOR ENFORCEMENT ACTIONS.

Nothing in this code shall prohibit the continuation of previous enforcement actions undertaken by the city pursuant to previous regulations.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.112 CUMULATIVE PROCEDURES AND REMEDIES.

The procedures and remedies provided for herein shall be cumulative and in addition to any other procedures and remedies to which the city may be entitled by law or equity.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

NONCONFORMITIES

§ 152.120 PURPOSE.

(A) The purpose of this chapter is to regulate and restrict uses, structures, lots, site characteristics, and signs established legally prior to the adoption or amendment of this code but do not conform to the requirements of this code. All such situations are collectively referred to herein as "legal nonconformities."

(B) It is also the intent of this chapter to regulate and restrict uses, structures, lots, site characteristics, and signs that were established illegally after the adoption or amendment of this code that do not conform to the requirements of this code. All such situations are collectively referred to herein as "nonconformities."

(C) It is the intent of this section to encourage the continuing improvement of the city by limiting the extent to which nonconforming structures and uses may continue to be used, expanded, or replaced, while allowing for improvements in their appearance.

(D) It is also the intent of this section to eventually cure all "legal nonconforming" uses, structures, lots and signs, and eliminate all uses, structures, lots and signs that are simply "nonconforming".

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.121 GENERAL PROVISIONS.

(A) Authority to continue. Any legal nonconforming use of land or a legal nonconforming use of a conforming structure that lawfully existed as of the passage of this code and that remains nonconforming, and any nonconformity that is created as a result of the adoption of this code or any subsequent amendment to the text of this code, may be continued or maintained as a legal nonconformity only in accordance with the terms of this section.

(B) *Determination of nonconformance status*. The property owner shall have the burden to show that a purported legal nonconforming structure, lot or use was lawfully established prior to the effective date of this code.

(C) *Change of ownership or tenancy*. Changes of ownership, tenancy, or management of property with an existing legal nonconformity may occur, but such legal nonconformities shall continue to be subject to the provisions of this section into perpetuity, or until a change in a future code, or any subsequent amendment to the text of this code makes it a conforming structure, lot or use.

(D) *Maintenance and minor repair*. Minor repairs or maintenance of legal nonconformities are permitted, provided that the minor repairs and maintenance do not increase or expand the extent of nonconformity. For purposes of this section, MAINTENANCE OR MINOR REPAIR shall mean:

(1) Repairs that are necessary to maintain and to correct any damage or deterioration to the structural soundness or exterior or interior appearance of a building or structure without expanding the building or structure;

(2) Maintenance of land areas to protect against health and environmental hazards; and

(3) Repairs that are required to remedy unsafe conditions that cause a threat to public safety.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.122 NONCONFORMING USES.

(A) Expansion, enlargement and modification. Any nonconforming use (legal or otherwise) of land or a nonconforming use of a conforming structure that is not in compliance with this code shall not be enlarged, extended, moved, or substituted unless the use is brought into compliance with this code. However, reasonable repairs and alterations are permissible for legal nonconformities in accordance with the provisions of § 152.121(D).

(B) *Change of use*.

(1) Any nonconforming use may be changed to a conforming use and once such change is made, the use shall not thereafter be changed back to a nonconforming use. A change to a conforming use shall also not create any additional nonconforming situations.

(2) Where a conforming use is located in a legal nonconforming structure, the use may be changed to another conforming use by securing a certificate of occupancy.

(C) Loss of nonconforming status. If a nonconforming (legal or otherwise) use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of six months, the rights to a legal nonconforming status shall terminate. The initial decision as to whether a prior existing, nonconforming use has been

abandoned shall be made by the Director, subject to said decision being appealed to the Board of Adjustment by the affected property owner within 30-days of the ruling by the Director following the procedures under § 152.086(K).

(D) Conditional uses. A use that received a conditional use permit prior to the effective date of this code and that is permitted in its entirety as a principal use in the district in which it is located under this code shall not be deemed a nonconforming use. Such use shall be deemed a permitted principal use and the conditional use approval and conditions of approval relative to the use shall be null and void.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.123 NONCONFORMING STRUCTURES AND SIGNS.

(A) Continuance. An existing structure or sign that lawfully existed as of the passage of this code and that remains nonconforming, and any nonconformity that is created as a result of the adoption of this code or any subsequent amendment to the text of this code, may be continued or maintained as a legal nonconformity only in accordance with the terms of this section.

(B) Expansion, enlargement and modification. No nonconforming structure or sign may be enlarged or altered in a way that increases its nonconformity, unless said expansion or alteration complies with development standards of the zoning district in which it is located, including but not limited to, setbacks and height limitations applicable to the use for new construction, parking regulations and landscaping and screening requirements of this code, and all other applicable codes and ordinances of the city.

(C) Destruction and replacement. Any legal nonconforming structure or sign when damaged or destroyed by force majeure or some other means, may be restored without impairment to any existing legal nonconforming status, provided:

(1) If more than 50% of the current assessed value of any nonconforming structure or sign is destroyed, it shall not be reconstructed unless it is made to conform to the requirements of this code.

(2) If less than 50% of the current assessed value of any nonconforming structure is destroyed, it may be reconstructed as long as a building permit is submitted within 90 days after the date of destruction, provided the resulting structure complies with current building codes and the size and function of the nonconforming use shall not be expanded. Upon written request, the Director may grant a one-time three month extension for the submittal of a building permit application.

(3) An appraisal, paid for by the owner, shall determine the above assessed value. The appraisal must be done by an Arizona licensed/certified appraiser for structures, or an Arizona licensed sign contractor for signs. A certified assessment from an Arizona licensed structural engineer may also be required by the Director to

assure that the structural integrity of the structure or sign has not been diminished beyond repair.

(D) Loss of nonconforming status. If a nonconforming (legal or otherwise) structure or sign has been abandoned or determined to be not in use for a continuous period of six months, the rights to a legal nonconforming status shall terminate and the structure or sign must be brought into compliance with all current codes in effect at the time the structure or sign is to regain use, and before the structure can be reoccupied. If the sign, or any part thereof cannot be brought into compliance and made conforming, for whatever reason, it shall be removed and the building, land or site restored to its previous condition.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.124 NONCONFORMING LOTS OF RECORD.

Any lot of record that is effective as of the date of this code and is considered a nonconformity because of noncompliance with lot width or area requirements may be used for any use permitted in the zoning district in which it is located, provided compliance with all other applicable building setbacks and all other applicable regulations of this code are met.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.125 RESERVED.

DEFINITIONS

§ 152.135 PURPOSE.

This chapter provides technical and specialized definitions of terms and phrases used in this code that may not reflect common usage. If any definition conflicts with definitions in other provisions of the code, the specific section's meaning and application shall control. If a word is not defined in this section, or elsewhere in the code, or the A.R.S., the Director shall determine the most appropriate definition in compliance with § 152.136(H).

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.136 GENERAL RULES.

The following general rules shall apply for interpreting the terms and provisions of this code.

(A) Tenses, plurals, gender and persons. Words used in one tense or form shall include other tenses and derivative forms. Words used in the singular number shall include the plural and words used in the plural shall include the singular. The masculine gender shall include the feminine and the feminine gender shall include the masculine. The word "person" includes individuals, firms, corporations, associations, trusts and any other similar entities, including the federal government, another city, county or school district, except as exempt by law.

(B) Illustrations and photographs. Illustrations and photographs are included in this code for illustrative purposes only. In case of any difference of meaning or implication between the text of this chapter and any illustration, the text shall control.

(C) Lists and examples. Unless otherwise specifically indicated, lists or examples that use terms such as "for example," "including," and "such as," or similar language are intended as examples and are not lists of all possibilities.

(D) Computation of time. If a deadline or required date of action falls on a Friday, Saturday, Sunday, or holiday observed by the city, the deadline or required date of action shall be the next business day. References to days are calendar days unless otherwise stated.

(E) References to other regulations/publications. Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be construed as a reference to the most recent edition, unless otherwise specifically stated.

(F) Mandatory and permissive terms. The words "shall," "must," and "will" are mandatory, establishing an obligation to comply with the particular provision. The words "may" and "should" are permissive.

(G) Conjunctions. Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows: "And" indicates that all connected items, conditions, provisions or events apply; and "Or" indicates that one or more apply.

(H) Interpretations. The Director has final authority to determine the interpretation or usage of terms used in this chapter. Any person may request an interpretation of any term by submitting a written request to the Director, who shall respond in writing within 15 days. The Planning and Zoning Department shall keep a public record of all interpretations and determinations rendered.

(I) Use interpretation. If an application is submitted for a use type not listed in the Use Tables, §§1 52.025 through 152.033, the Director shall be authorized to make a "Similar Use Interpretation," based on the following considerations:

(1) The actual characteristics of the use in relation to the stated characteristics of each use type;

(2) The relative amount of site area or floor space and equipment devoted to the activity;

(3) Relative amounts of sales from each activity;

(4) The customer type for each activity;

(4) The customer type for each activity;
(5) The relative number of employees in each activity;
(6) Hours of operation;
(7) Building and site arrangement;
(8) Vehicles used with the activity;
(9) The relative number of vehicle trips generated by the use; and
(10) How the use advertises itself.

(J) Use interpretation standards.

(1) No similar use interpretation shall allow a use that is a permitted or conditional use in any other zoning district.

(2) No similar use interpretation shall permit any use in any zoning district unless evidence presented demonstrates it will comply with all applicable use standards, requirements and standards of this code.

(3) No similar use interpretation shall permit any use in a zoning district unless it is more similar to uses listed for the respective zone than it is to permitted or conditional uses in other zoning districts.

(4) If the proposed use is more similar to a use allowed only as a conditional use in the zoning district in which it is to be located, then that use shall require a conditional use permit.

(K) Effect of similar use interpretation. No similar use interpretation finding a particular use to be permitted or conditionally permitted shall authorize the establishment of such use or the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approvals required by the city codes and ordinances or other governmental agencies having jurisdiction. These include, but are not limited to conditional use permits, building permits, and certificates of occupancy.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

§ 152.137 SPECIFIC DEFINITIONS.

(A) For the purpose of this code, unless the content clearly indicates the contrary, the following words, phrases, and terms shall have the following meanings:

(1) Use categories. Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for organizing and assigning present and future land uses into appropriate zoning districts.

(2) Specific use type. Specific uses are assigned to the category that most closely describes the activity of the specific use. Specific uses shall be considered based on common characteristics and not on what a specific use is called. For example, a use called "Wholesale Warehouse" that sells clothes to retail consumers on any scale is included in the "Retail, General" use rather than "Wholesale Establishment" use since the actual activity matches the use description of Retail, General.

(3) Developments with multiple specific uses. When all principal uses of a development fall within one specific use, the entire development is assigned that use. A development that contains a clothing store, bookstore and bakery, for example, would be categorized as a Retail, General use type since all the specific uses are in that use. When the specific uses fall into different use types, each use is classified independently into it's applicable use and subject to all applicable regulations for each specific use.

ABUT, ABUTTING, CONTIGUOUS. To share, border or physically touch a common property boundary or right-of-way.

ACCESSIBLE PARKING SPACE. A parking space that meets the requirements of the Americans with Disabilities Act (ADA).

ACCESSORY BUILDING/STRUCTURE. A secondary detached building or structure situated on the same lot or building site, the use of which is incidental to that of a main building, with or without utilities.

ACCESSORY DWELLING UNIT. A dwelling unit on the same lot with the principal dwelling unit structure or use which includes any structure or portion of a structure, other than the principal structure or use, wherein kitchenette and sanitation facilities are also provided.

ACCESSORY USE. A use of land and/or building or portion thereof secondary to the principal use of the land and/or building and located on the same lot.

ADJACENT/ADJOINING. The condition of being near to or close to but not necessarily having a common dividing line. Two properties which are separated by only a street or alley shall be considered as adjacent to one another.

ADULT ENTERTAINMENT BUSINESS. Any business establishment where employees, independent contractors or patrons expose specified anatomical areas or engage in or simulate specified sexual activities, or any business establishment which offers to its patrons services or entertainment distinguished or characterized by an emphasis on matters depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas. The businesses may include, but are not limited to, Adult Live Entertaining Establishment, Adult Only Massage Establishment, Adult Theater, or Adult Retail Establishment such as:

(1) Adult Book Store. A commercial establishment having for sale or viewing by patrons on its premise a substantial and significant portion of its stock in trade, books, magazines and other periodicals or printed matter principally characterized by their emphasis on matters depicting, describing or relating to specified sexual activities or specified anatomical areas.

(2) Adult Cinema. An enclosed building or open-air theater used on a regular basis for presenting for observation by customers pictorial material or other visual images by direct or indirect projections, or through coin or slug operated or electronically or mechanically controlled still or motion picture, videotape machines or other image-producing devices maintained to show images or material, a predominance of which is principally distinguished or characterized by an emphasis on the depiction of specified sexual activities or specified anatomical areas, in return for the exchange of any form of consideration, irrespective of the number of patrons who may be able to view the presentation at any one time.

(3) Adult Hotel/Motel. A hotel or motel which provides as a predominant part of its major business the presentation of material for viewing by patrons 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 and which rents its facilities on an hourly or less than daily basis.

(4) Cabaret. A nightclub, theater or other enterprise which features as a predominant component of its business live performances by topless and/or bottomless dancers, male or female strippers, or other similar exotic entertainers, where the performances are predominantly distinguished or characterized by an emphasis on specified sexual activities or features a less than complete and opaque covering of specified anatomical areas.

AGRIBUSINESS, ENTERTAINMENT FARMING. A commercial, service and/or industrial use operated primarily for the direct support of agricultural activities that may consist of agricultural equipment rental and sales; the storage, warehousing, distribution and wholesaling of agricultural products; agricultural research, development, management and maintenance services conducted primarily within an office; agri-entertainment, such as pick-your-own operations, pumpkin patches, corn mazes, agricultural festivals and educational activities; and other similar agriculture related uses.

AGRICULTURE, GENERAL. The use of land for agricultural purposes, where growing and harvesting activities associated with horticulture, floriculture, viticulture, apiaries, aviaries along with necessary accessory uses (greenhouses, incidental raising of agricultural animals, or the storage of agricultural related equipment used on the premises and temporary storage of agricultural products used and/or produced on the premise) takes place; provided, however, that the operation of any such accessory use shall be secondary to the principal agricultural activities. General Agriculture

uses may or may not be owner-occupied and may utilize employees who are not owners or family. This use does not include: dairies, commercial animal breeding, concentrated animal feeding operations (CAFO), slaughter and meat packing plants, or fertilizer yards.

AIRPORT HAZARD. Any structure or object, man-made and/or natural growth, located on or in the vicinity of an airport; or any use of land or electronic equipment near such airport which obstructs the air space required for, or is otherwise hazardous to, the flight of aircraft in landing or take-off at such airport.

AIRPORT MASTER PLAN. The master plan for the municipal airport as adopted from time to time by the Airport Board and/or City Council.

ALCOHOLIC BEVERAGES, RETAIL SALES. A retail establishment, such as a liquor store, licensed to sell alcoholic beverages such as beer, wine, and liquor. No on-site consumption is allowed.

ALLEY. A minor way (public or private) that is used primarily for vehicular access to the back or side of properties otherwise abutting a street.

ALLOWED/PERMITTED USE. A use of land identified by §§ 152.025 through 152.033 as a permitted use, subject to compliance with all applicable provisions of this code.

ALTERNATIVE ENERGY SYSTEM. An alternative method of collecting electricity primarily intended to augment on-site electricity consumption, such as solar panels and wind turbines, but does not include utility scale (major) facilities like, but not limited to, wind farms or solar generating facilities.

ANIMAL H0SPITAL/VETERINARIAN. A facility used by licensed veterinarians to provide medical services and/or general hygienic services to animals. Does not include general overnight boarding or kenneling of animals not under medical care.

ANIMAL KENNEL/SHELTER. A place where four or more dogs over the age of three months are boarded, bred, or offered for sale or accepts and/or seizes domestic animals to board them overnight, care for them, placing them through adoption, or assist with law enforcement. A zoo, pet store, veterinary clinic, animal hospital, and animal husbandry are not considered a kennel.

ANTENNA. Any device on a tower, building or structure that emits and/or receives electromagnetic waves for the purpose of communicating and transmitting and receiving information.

APPLICANT. Any person applying for any permit or decision governed or required by this chapter.

ARCHITECTURAL FEATURE. The design and/or construction technique and elements or combination of elements that are the character-defining features of a structure.

AREA, GROSS. The land area (acres/square feet) within the boundaries of a parcel, including all non-dedicated private streets or alleys, and any type of dedicated easements.

ASSEMBLY HALL/AUDITORIUM/CONFERENCE CENTER. A structure designed to facilitate organized short-term events such as weddings, receptions, and conferences. Accessory uses may include meeting rooms, kitchen facilities, parking, and childcare provided for patrons. Schools associated with assembly uses are not an accessory use.

ASSEMBLY, LIGHT. An establishment engaged in the on-site assembly of goods. No manufacturing of parts occurs. Goods are shipped to establishment, assembled, packaged, and reshipped. Assembly and packaging involves only the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts. Typical light assembly uses include ceramic studios and custom jewelry manufacturing.

ASSISTED LIVING CENTER/HOME. A residential care facility that provides resident rooms for housing and caring for the ambulatory, aged or infirm; other than a nursing home, group home, or hospital; licensed by the Arizona State Department of Health Services for more than ten persons in a facility. Care givers are constantly present and may (or may not) reside on site. Facilities typically include common kitchen and dining areas but may contain individual resident kitchenettes.

ATTACHMENT, ATTACHED, ATTACH. Accessory structures or dwellings connected to another structure by a common wall, breezeway, beam, vertical concrete structure or similar that physically attaches/adjoins both structures.

ATTENTION GETTING DEVICE. A device designed and intended to attract attention by noise and/or a sudden, intermittent or rhythmic movement, physical change or lighting change, such as banners, flags, streamers, balloons, propellers, whirligigs, search lights and flashing lights.

AUTOMOBILE/BOAT REPAIR, MAJOR. Repair of automobiles, boats, trucks, motorcycles, motor homes, and recreational vehicles, including the sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto/boat engine repair shops; body, hull and fender shops, transmission shops, restoration, refurbishing, but excludes auto/boat dismantling or salvaging and tire re-treading or recapping.

AUTOMOBILE/BOAT REPAIR, MINOR. This definition is the same as MAJOR except this use only allows minor repairs and no overnight parking of vehicles where this service typically includes quick-service oil, tune-up, wheel and brake shops, muffler shops, auto glass services, propeller service, battery replacement and tire sales and installation, where repairs are made or service provided in enclosed bays. This classification excludes major engine repair, body, hull and fender work, vehicle/boat painting, or towing, repair of heavy trucks, construction vehicles, or boats exceeding nine feet wide by 30 feet long.
AUTO WRECKING AND SALVAGE YARD. Any lot upon which two or more motor vehicles are incapable of being operated due to condition or lack of license or registration, have been placed for the purpose of obtaining parts for

recycling or resale.

BAR, LOUNGE, OR TAVERN. A facility used primarily for the sale or dispensing and on-site consumption of alcoholic beverages by the drink, which may or may not serve food. Any similar type of facility that does not meet the definition of a restaurant shall be considered a bar, lounge, or tavern.

BASIN, DETENTION/RETENTION FACILITY. Detention temporarily stores surface runoff and releases it at a controlled rate through a positive outlet, while retention stores surface runoff that is eventually infiltrated into the ground and/or naturally evaporated.

BED AND BREAKFAST, HOMESTAY. See VACATION HOME RENTALS.

BOARDING/SHELTER CARE. A facility where rooms are provided or rented/leased to persons on a transient basis, which excludes hotels/motels, group homes, resident care homes, assisted living facilities, nursing homes, dormitories, substance abuse detoxification centers or treatment centers.

BREWERY or DISTILLERY. A facility for the brewing/distilling and wholesale distribution of beer or other distilled alcoholic beverages produced onsite, subject to state licensing.

BUFFER. A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

BUILDABLE AREA. That portion of a lot upon when construction is permitted, consisting of the area which lies within the boundaries of the front, side and rear yard setback requirements.

BUILDING/STRUCTURE. A building or structure having one or more stories and a roof, designed primarily for the shelter, support, or enclosure or persons, animals, or property or any structure permanently affixed to the ground or building. This shall include tents, awnings , or vehicles situated on private property and used for the purposes of a building or permanent in-ground swimming pools, fences, or any other permanently affixed above-ground or below-ground structure.

BUILDING FACADE. An exterior building elevation.

BUILDING PERMIT. A permit issued by the city that is required for the construction, demolition, modification, enlargement, or moving of any building, structure or use in the city.

BUILDING, PRINCIPAL. A building which contains the principal use of the lot on which it stands. In any residential zone, dwellings shall be deemed to be the principal building on the lot.

CALIPER. The diameter of the tree trunk measured six inches above the immediate ground level.

CAMPGROUND. A parcel with two or more campsites available for rent to the general public, which may also include recreational vehicles, cabins, or tents as temporary recreational living quarters.

CANOPY/AWNING. A cloth, fabric or metal covered overhang with a metal framework which projects from a wall or roof of a structure over a window, walk, door or similar for protection from the elements that is typically supported by a structure or the ground.

CARPORT. A roofed structure for parking or storage of motor vehicles, open on two or more sides.

CAR WASH. A facility designed/used for rinsing, cleaning and drying automobiles, providing either self-serve facilities or employees to perform such services.

CERTIFICATE OF OCCUPANCY. A document issued by the Director or designee allowing the occupancy or use of a building, which certifies the structure has been constructed and/or will be used in compliance with all applicable city codes.

CHANGE OF USE. Any use which differs or changes from the previous principal or accessory use of a building or land.

CHANNEL LETTER. Individual letters applied singly to form a building-mounted or freestanding sign. Channel letters may be illuminated or nonilluminated.

CHILD CARE, CENTER. Any state-certified facility in which care and supervision for five or more children is regularly provided for compensation for periods of less than 24 hours per day. This classification includes nursery schools, preschools, day care for children or adults, and any other non-residential licensed day care facility.

CHILD/ADULT DAY CARE HOME. A state certified facility, the primary use of which is a residence, in which child care for not less than five children andnot more than ten children through the age of 12 or adult day care for at least five and not more than ten adults is regularly provided for compensation for periods of less than 24 hours per day. The following are not a Day Care, Home; an assisted living facility, group care home, or day care home occupation.

CIRCULATION AREA. That portion of the vehicle accommodation area used for access to parking or loading areas or other facilities on the lot. Essentially it includes driveways and other maneuvering areas but not parking spaces.

CITY. The City of Page, Arizona.

CLINIC. An establishment where patient care is administered on an out-patient basis by one or more licensed physicians and/or dentists and their professional associates.

COFFEE SHOPS/CAFES. Establishments that primarily serve nonalcoholic beverages and/or specialty foods or snacks for consumption on or near the premises.

COLLOCATE or COLLOCATION. To allow the same or competing cell providers to collocate their equipment on their, or on another provider’s existing structure or other authority's utility pole.

COLOR CORRELATED TEMPERATURE (CCT). The temperature of an object (blackbody radiator) in degrees Kelvin that gives the most similar color (spectral) distribution. Higher CCT usually shifts frequency to the blue. The CCT value of lamps is now usually included in all packaging.

COMMERCIAL ENTERTAINMENT, INDOOR. A business that regularly hosts or conducts indoor entertainment on their premises for public entertainment as part of their business practices, including concert halls, performance theatres, stadiums, and other similar indoor entertainment uses.

COMMERCIAL ENTERTAINMENT, OUTDOOR. A large open or partially enclosed space or private business that is regularly used for the public outdoor entertainment, with accessory uses which may include restaurants, bars, concessions, parking, and maintenance facilities.

COMMERCIAL VEHICLE. Any vehicle currently registered as such with any state Department of Motor Vehicles which is used primarily for business purposes as opposed to private or individual use.

COMMON AREA. Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

COMMON OWNERSHIP. Ownership by one or more individuals under any type of ownership.

COMPATIBLE. The use of land and/or a structure that is capable of existing in harmony with other structures or uses of land adjacent to, or in proximity of the land use or structure in question.

CONDITIONAL USE. A use permitted in a particular zoning district after it has been approved through the conditional use permit process that complies with all required conditions for the location or operation of such use as specified in this chapter.

CORRECTIONAL TRANSITIONAL HOUSE. A supervised dwelling unit where individuals who are completing a sentence, reside for a defined period of time for counseling, job placement assistance, and similar services that assist in transitioning from institutional to community living.

COUNCIL. The City Council for the City of Page, Arizona.

COUNTY. Coconino County, State of Arizona.

CREMATORIUM or FUNERAL PARLOR. A facility containing properly installed and certified apparatus intended for cremation, or for the preparation of the deceased for burial and display and any associated rituals conducted prior to burial or cremation, including permanent storage of cremated remains.

CURB CUT. A dip in a sidewalk and curb that enables vehicles to drive to a house, business, garage, parking lot, loading dock or drive-through, in compliance with ADA Standards for the disabled.

CUL-DE-SAC. A local street, one end of which is closed and consists of a circular turn around.

DAY CARE, HOME OCCUPATION. A permanent residential unit where an occupant provides day care and supervision for no more than four children or adults not residing in the household, whether or not for compensation. The following uses are not a home occupation day care use: group home; day care; home and day care center.

DECK. A projecting non-enclosed house extension located less than eight feet above the ground.

DEDICATION. The designation of land by its owner(s) for any general or public use.

DENSITY. The total number of dwelling units and undeveloped lots divided by the gross area (acres) unless otherwise stated.

DEVELOPER. A person or other legal entity who desires to improve or otherwise engage in any development of property within the city.

DEVELOPMENT. Any manmade change to real property, including but not limited to mining, excavation, grading, construction, conversion, or enlargement of the site or any structure on the site.

DEVELOPMENT AGREEMENT. An agreement between the city and any person having a legal or equitable interest in real property for the development of such property which complies with the applicable provisions of the Arizona Revised Statutes for such agreements.

DEVELOPMENT PLAN. A plan submitted for approval by the city pursuant to the city zoning ordinance. Such plan shall describe with reasonable certainty the density, intensity of use and development standards for the parcel or parcels associated with a planned area development.

DIRECTOR/PLANNING DIRECTOR. The Director of the Planning and Zoning Department.
DISABILITY. With respect to an individual: (a) a physical or mental impairment that substantially limits one or more major life activities of such individual;
(b) a record of such an impairment; or (c) being regarded as having such an impairment. For purposes of this definition, a qualified individual with a disability shall not include an individual who is currently engaging in the illegal use of drugs, when the covered entity acts on the basis of such use, except as provided in 42 U.S.C. § 12210. The term "illegal use of drugs" means the use of drugs, the possession or distribution of which is unlawful under the Controlled Substances Act, 21 U.S.C. § 812. Such term does not include the use of a drug taken under supervision by a licensed health care professional, or other uses authorized by the Controlled Substances Act or other provisions of federal law. The term Disability shall be interpreted in a manner consistent with the definition of disability in the Americans with Disabilities Amendment Act of 2008.

DORMITORY. A building used as group living quarters for students, a religious order, or other groups as an associated use to a college, boarding school, convent, or other similar use. Dormitories do not include independent kitchen facilities.

DRIVEWAY. The improved surface that provides ingress and egress to a public street or alley from a house, business or other use or structure.

DUPLEX. A building which contains two dwelling units attached by a common vertical party wall designed for occupancy and permanent living quarters for two individuals or families.

DWELLING. See ***DWELLING UNIT.***

DWELLING, LIVE/WORK. A combined site built dwelling unit and working space, occupied and utilized by a single individual or family in either a detached dwelling unit located behind the principal workplace or a unified structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity in compliance with all applicable planning, zoning and building codes; and the working space is reserved for and regularly used by one or more occupants.

DWELLING, MANUFACTURED HOME. A factory built dwelling unit, certified as a manufactured home (Red Tag) that is transportable in one or more sections and assembled on site, that is at least eight feet wide and 32 feet long that is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation, when connected to on-site utilities, and that was constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974.

DWELLING, MOBILE HOME. A single contained dwelling unit built on or after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974.

DWELLING, MODULAR HOME. A factory-built and inspected residential dwelling unit certified as a modular home (Blue Tag), excluding mobile homes and manufactured homes. Such housing is certified as meeting the state and local building codes as applicable to modular housing and shall be considered equivalent to a site built dwelling unit which requires substantial assembly on site. Also referred to as "factory built" in Department of Building, Fire and Safety Rules, State of Arizona.

DWELLING, MULTI-FAMILY. A single building containing three or more individual and separate dwelling units on an individual lot for occupancy by individuals or families living independently of each other where the building and land are under single ownership and dwelling units are rented or leased. Within a condominium, ownership consists of the airspace within a unit and the building(s), open spaces and common areas and all land within the development is under common ownership.

DWELLING, ACCESSORY SINGLE-FAMILY DETACHED. A stand-alone accessory dwelling unit designed for use by one individual or family, located on a single lot, and sharing no walls with other dwelling units.

DWELLING, SINGLE-FAMILY ATTACHED. See ***DUPLEX.***

DWELLING UNIT. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT. Is a right to use a portion of the land of another for a special purpose or public use such as, by way of example, vehicular or transportation access, drainage, or public utilities, including prescriptive easements on private property.

EFFECTIVE DATE. The date on which this chapter, a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was approved, signed or circulated.

ELECTRONIC MESSAGE CENTER. A sign that uses computer-generated or electronic components to change advertising copy, messages or color, including signs that flip or rotate.

ELEVATION. The vertical distance above or below a fixed reference level, such as sea level, or a flat scale drawing of the front, rear or side of a building or structure.

EMPLOYEE/CONTRACTOR QUARTERS. A group dwelling facility located in one or more buildings occupied on a temporary basis by workers (only) not from the immediate area who are employed in the area for specific purposes (such as seasonal recreation, agricultural, construction services, or similar activities) and for a defined period of time. This does not include hotels, motels, mobile homes, manufactured homes, a manufactured home park, a campground, or a recreational vehicle park as defined and regulated herein.

ENCROACHMENT. A right of access or entry agreed upon by the property owner or mandated by the city, state or federal government.

ERECTED. Built, constructed, altered, moved upon; any physical activities on a site that requires construction, excavation, fill, drainage and the like, is considered erected.

EXCAVATION. Removal or recovery by any means of soil, rocks, minerals, or organic substances other than vegetation from water or land from beneath the land surface whether exposed or submerged.

EXISTING/NATURAL GRADE/ELEVATION. The height of ground before excavating or filling.

EXISTING USE. The use of a lot or structure at the time of enactment of this code.

EXPANSION/ENLARGEMENT. The process of becoming greater in size, number, or amount.

EXTERIOR DISPLAY. Materials and items for sale in conjunction with a retail business that are displayed outside or underneath a canopy for more than 24 hours and which are not stored within a building. This does not include

outside vending machines or architectural props or decorations.

EXTERIOR WALL. Any wall that defines the exterior boundaries of a building or structure.

FAA. An acronym for the Federal Aviation Administration.

FABRICATION. Means to construct or assemble from diverse and usually standardized parts.

FACADE. The entire building front including the parapet.

FAMILY. One or more persons living together as a single housekeeping unit, in a dwelling unit.

FENCE. An artificially constructed barrier of any materials approved by this chapter erected to enclose or screen areas of land.

FINANCIAL INSTITUTION. An institution that provides banking, lending, or similar financial services to persons and businesses. This definition does not include non-chartered financial institutions.

FINISHED GRADE. The final grade and elevation of the ground surface after grading is completed and in conformance with the approved grading plans.

FITNESS AND SPORTS CENTER. A facility primarily featuring equipment for exercise and other active sports and physical fitness facilities, such as swimming, skating, racquet sports, aerobic dance, gymnasium facilities, indoor soccer, yoga, and other similar activities.

FLAG. A fabric sheet of square, rectangular or triangular shape which is hung from a flagpole.

FLEA MARKET/SWAP MEET. An indoor or outdoor premises where the main use is the sale of new or used household goods, personal effects, tools, art work, appliances, and similar merchandise, objects, or equipment in small quantities, in stalls, lots, parcels, or in bulk, for the use, sale or consumption by the immediate purchaser in a building, open air, or partly enclosed booths or stalls not within a wholly enclosed building. This definition does not include temporary retail sidewalk sales, garage sales, estate sales or special events.

FLOOD INSURANCE RATE MAP (FIRM). The official map on which delineates areas of special flood hazards and risk premium zones applicable to the community.

FLOODPLAIN. Any land areas which are susceptible to being flooded.

FLOOR AREA RATIO. The numerical value obtained through dividing the gross floor area of a building or buildings by the total area of such lot or parcel of land.

FLOOR AREA, GROSS. The sums of the areas of one or more floors of a building, including basements, attics, and penthouses, as measured from the exterior faces of the walls for each floor of each building. It does not include cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the main building intended and designed for the

parking of motor vehicles or any such floor space intended and designed for accessory heating and ventilating equipment. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts. elevators shafts, unenclosed porches, public corridors, public toilets, light shafts, equipment rooms and vertical equipment chases.

FORCE MAJEURE. An event that results from the elements of nature, not created by humans.

FRONTAGE. The length of the front property line of a lot or tract of land abutting a public street, road, highway, or rural right-of-way.

FRONTAGE, BUILDING. The length of the exterior building wall facing the main access street, highway or road.

GABLE. A typically triangular section of a wall created when the edges of two roof pitches intersect.

GARAGE/ESTATE SALE. A sale of household items on a residential lot and incidental to that home.

GARAGE, PRIVATE. An accessory building devoted partially or wholly to the parking or temporary storage of a motor vehicle owned by the occupants of the home on that same property.

GARAGE, SIDE ENTRY. A garage that does not directly face the street and the entrance is roughly parallel, rather than perpendicular, to the side property line.

GENERAL PERSONAL SERVICES. An establishment that provides non-medical care, advice, maintenance, repair, treatment, or similar semi-technical, technical, or experienced assistance, other than the practice of a profession and wholesale or retail sale of goods, such as: shoe repair, beauty and barber shops, tanning salons, and dry-cleaners, with or without a drive-thru.

GENERAL PLAN. The general plan of the City of Page, and all elements thereof.

GENERAL RECREATION, INDOOR. An establishment offering recreation and amusements to the public within an enclosed building. This includes arcades, bowling alleys, billiard parlors, bingo parlors, laser tag parlors, and similar types of uses.

GENERAL RECREATION, OUTDOOR. Outdoor recreational uses that are lighted or unlighted, such as amusement parks, miniature golf courses, batting cages, motocross courses, water parks or slides, and other similar types of uses.

GLARE. The sensation produced by a bright light in the visual field that is significantly brighter than that to which the eyes are adjusted, causing discomfort and/or loss in visual acuity.

GRADE, AVERAGE. The average of the finished ground level at the center of all walls of a building or measured from the sidewalk if it is within five feet of the building.

GROSS LEASABLE AREA. The total floor area designed for tenant occupancy and basements, mezzanines, and upper floors, if applicable, shown in square

feet and measured from exterior wall faces.

GROUP CARE, HOME. A single dwelling unit to accommodate a group of no more than six unrelated persons, excluding staff, who do not have a disability (see "resident care home" for disabled persons), and who don't live together as a single housekeeping unit. Group home facilities may or may not be licensed. This definition shall include shelter homes for people at risk and halfway/correctional/ transitional facilities but shall not include resident care homes nor foster care homes as defined by ARS.

HARDSCAPE. That part of a building's grounds consisting of structures, such as plazas, retaining walls and sidewalks, made with materials such as concrete, asphalt and/or sidewalk pavers.

HAZARDOUS MATERIALS. Any substance depicted as being hazardous to living organisms.

HEALTH CARE/MEDICAL FACILITY OR CLINIC. The same general definition as a hospital except a heliport may not be available, and patients are not kept overnight except for emergencies.

HEAVY RENTAL, OUTDOOR. Retail establishments selling or renting construction, farm, or other heavy equipment, such as heavy construction, earth moving and large farm equipment.

HOME OCCUPATION. A commercial business conducted entirely within a dwelling or accessory structure in a residential district without any adverse impact on the residential neighborhood.

HOSPITAL. A public or private facility to primarily accommodate sick, injured or infirm persons which offers multiple medical offices and outpatient care services and overnight stays which may also include a heliport and related facilities and parking.

HOTEL or MOTEL. A facility with continuous on-site management with nine or more sleeping rooms that are intended to be occupied by guests for a fee.

IMPERVIOUS SURFACE. Any material that prevents the infiltration of stormwater into previously undeveloped pervious surfaced land. Semi-pervious surfaces shall include graveled driveways and parking areas or similar.

INDOOR STORAGE (BOAT, RV). An indoor storage facility where boats/recreational vehicles are stored for more than 72 hours.

INGRESS/EGRESS. Ingress is an access or entry, while egress is an exit.

INSTRUCTIONAL SERVICES or TRADE SCHOOL. A specialized instructional establishment that provides on-site training of business, artistic, or commercial trade schools that teach various trades such as carpentry, welding, plumbing and so on. Examples include, but are not limited to, fine arts schools, computer instructional services, and driving schools.

IRRIGATION SYSTEM. The underground landscape watering system comprised of pipes, fittings, valves and other applicable equipment designed and installed to keep landscaping vibrant and alive.

LANDSCAPE AND IRRIGATION PLAN. A plan drawn to-scale on 24"x 36" paper showing the detailed layout of the landscaping and irrigation system, including the plants and materials to be used.

KITCHENETTE. An area designed and used for preparing food with a sink, refrigerator and a 110V electrical outlet for a hot plate or microwave oven.

LANDSCAPING. The combination of xeriscape vegetation such as trees, shrubs, ground cover, and other organic and inorganic materials needed to comply with the landscaping requirements defined in § 152.057 for a commercial or multi-family development. This may also include public art, water features, plazas, patios, decorative courtyards and lighting.

LATTICE TOWER. Any tower that uses three or more poles to form the base with lattice bracing to connect the poles and increase structural support for cell towers and other such uses.

LIGHTING PLAN. A plan drawn to scale on a 24"x 36" paper showing the layout and details of lighting and photo metrics, including the type and location of all materials used.

LIVESTOCK. Cattle, horses, sheep, goats, fowl and other farm/ranch animals, excluding domesticated dogs, cats, birds, fish and other household pets.

LOT. A single tract or parcel of land having frontage onto a public or private street or road right-of-way described as such, that is recorded or shall be recorded with the Coconino County Assessor's office as a survey map or by metes-and-bounds for purposes of sale, lease or separate use in a legal manner pursuant to all state, county and city requirements for the approved development and use of that property.

LOT AREA. The total area in acreage or square feet within the boundary lines of a lot.

LOT AREA, NET. The total area within the property boundaries of the lot, excluding any public or private streets or highways, but including off-street parking areas, easements and other accessory uses.

LOT COVERAGE. The total area of a lot covered by the foundation footprint of any building, accessory building, or structure, not including the roof overhang.

LOT DEPTH. The distance or averaged distance measured between front and rear property lines.

LOT LINE, FRONT.

(1) The property boundary lot line between the lot and the public or private street.

(2) For comer lots fronting onto two public and/or private streets, the front property boundary lot line is between the lot and the side which has the shortest street frontage. The property owner may elect to have the front property boundary lot line be the lot line on the street side which has the longest street frontage, if approved by the Director and recorded with the Coconino County Recorder's office.

LOT LINE, REAR. The property boundary lot line generally opposite or parallel to the front lot line, except in a through or double-frontage lot. If the rear lot line is less than ten feet long or comes to a point at the rear, said rear lot line shall be a line not less than ten feet long, lying wholly within the lot, approximately parallel to the front property boundary line.

LOT LINE, SIDE. Any lot line other than the front or rear lot-line.

LOT WIDTH. The horizontal distance between the side lot lines, if parallel to each other. If the side property lines are not parallel, the width of the lot shall be the average of three measurements taken between the side property boundary lines at the front, middle and rear of the lot.

LOT, CORNER. A lot having public or private street frontage that intersects on two sides of the lot.

LOT, FLAG. A lot where the wider buildable area is located to the rear of the lot (the flag), and the narrow unbuildable area is located to the front and which abuts the street right-of-way (the flag pole).

LOT, INTERIOR. Any lot other than a corner lot, but including a through/double frontage lot.

LOT, THROUGH/DOUBLE FRONTAGE. A lot with street frontage on the front and the rear property boundary lines, where the front lot line is the one granted street access. The street frontage lot line denied street access is the rear property boundary line, and access to that street is prohibited.

MAINTENANCE. The repair, painting, trimming, pruning, watering and other ongoing activities associated with providing an attractive site appearance and safe buildings and structures.

MANSARD. A sloped roof or roof-like facade architecturally comparable to a building wall.

MANUFACTURED HOME, PARK. A site with required improvements and utilities for the long-term parking of manufactured homes, which may include services and facilities for the residents.

MANUFACTURED HOME SUBDIVISION. A subdivision designed for residential use with lots for sale where the residence is to be predominantly manufactured homes.

MANUFACTURING, HEAVY. An establishment engaged in the indoor and/or outdoor manufacture or compounding of raw materials which may include the storage of highly flammable, toxic or explosive materials needed for manufacturing. Examples include, but are not limited to: refining or initial processing of raw materials; rolling, drawing, or extruding of metals; asphalt batch plants; sawmills; meat slaughter and packing houses; and manufacture or packaging of any highly flammable, toxic and/or explosive products, and cement or cement products.

MANUFACTURING, LIGHT. An establishment engaged in the indoor manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and sales, distribution, and indoor and/or outdoor storage of such products, but excluding basic industrial processing. Examples include, but are not limited to: computer, electronics, airplane, automobile or truck assembly, remodeling, or repair; bottling works; brewery or distillery, boat building, machine or blacksmith shops; furniture or woodworking shops, metalworking or welding shops; paint shops; and printing, binding, and publishing shops.

MARKET GARDEN. A lot or any portion thereof, managed and maintained by a person, for growing and harvesting, farming, or other which contributes to the production of agricultural, floricultural, or horticultural products for recreation or direct local consumption rather than commercial processing.

MARQUEE. A permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building.

MEDICAL MARIJUANA. Means all parts of the genus cannabis, whether growing or not, and the seed of such plants that may be administered to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition.

MEDICAL MARIJUANA CULTIVATION or DISPENSARY.

(1) Cultivation. The process by which a person, including a caregiver or dispensary, grows a marijuana plant. A facility shall mean a building, structure or premises used for the cultivation or storage of medical marijuana that is physically separate and off-site from a medical marijuana dispensary.

(2) Dispensary. A non-profit entity defined in A.R.S. § 36-2801(11), that sells, distributes, transmits, gives, dispenses, or otherwise provides medical marijuana to qualifying patients.

(3) Infusion facility. A facility that incorporates medical marijuana (cannabis spp.) by the means of cooking, blending, or incorporation into consumable, edible or transdermal goods.

(4) Qualifying patient. A person who has been diagnosed by a physician as having a debilitating medical condition as defined in A.R.S. § 36-2801-13.

MICROBREWERY, CRAFT DISTILLERY or TASTING ROOM.

(1) Microbrewery or Craft Distillery. A facility for the brewing of beer or distilling of alcohol for onsite consumption as well as wholesale and retail sale, subject to state licensing requirements. Food and/or other alcoholic beverages may also be served.

(2) Tasting Room. A facility for alcoholic beverage tasting and retail sales of related merchandise to customers who are physically present at the tasting room, subject to state licensing requirements.

MODIFICATION/ALTERATION. Any modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs.

MOVIE THEATER. An indoor theater for showing motion pictures.

MULTI-TENANTED BUILDING. A building complex or shopping center containing multiple businesses on the same site, with the same points of site ingress, and egress.

MUSEUM, CULTURAL FACILITY. Any permanent institution for the collection and display of objects of art or science, sponsored by a public or quasipublic agency and open to the public.

NATURE PRESERVES, TRAILS and TRAILHEADS. An area that preserves or protects desert lands, associated endangered species, washes, escarpments, rock outcroppings, critical environmental features, viewsheds, or other natural elements. Such areas may include trails and trailheads.

NEWSPAPER, GENERAL CIRCULATION. A newspaper published for the dissemination of local news and intelligence of a general character, which has a bona fide subscription list of paying subscribers, and has been established, printed, and published at regular intervals in the state, county or city.

NIGHTCLUB. An establishment dispensing alcoholic beverages for consumption on premises where dancing and indoor musical entertainment is permitted.

NON-CHARTERED FINANCIAL INSTITUTION (CHECK-CASHING FACILITIES). Any person or establishment in the business of cashing checks or accepting deferred deposits for a fee, service charge, or other consideration. This does not include licensed banks, credit unions, development corporations, mortgage brokers, pawn brokers, insurance companies or other similar type uses.

NURSERY, COMMERCIAL. A retail establishment selling plants purchased wholesale from off- site, including other items commonly sold at a plant nursery that are stored inside a solid or screened structure. The sale or outdoor storage of bulk items, and/or commercial vehicles or heavy equipment is prohibited.

NURSING HOME. Establishment with individual rooms supported by communal facilities (such as kitchen, dining, living, and recreation) that provides 24- hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of Arizona, including but not limited to, rest homes and convalescent hospitals, but not assisted living center or home, hospitals or clinics.



OCCUPANCY, CERTIFICATE OF (C of O). A document issued by the Chief Building Official (CBO) or Director allowing the occupancy or use of a building and certifying that the structure or use has been constructed and used in compliance with all the applicable codes of the city. A Temporary Certificate of Occupancy (TCO) may be issued prior to the C of O is typically for periods up to 90 days as determined by staff, which allows for temporary occupancy to stock the shelves and/or install furniture, before the C of O is issued for full occupancy.

OCCUPANCY, CHANGE IN. The replacement of an existing use with an approved different use.

OFF-SITE. Not located on the property to be developed.

OFF-STREET. Land located outside of any public or private street rights-of-way, typically within the confines of the property boundary lines.

OFFICE, BUSINESS or PROFESSIONAL. An establishment that provides executive, management, administrative, or professional services, but not the sale of merchandise unless incidental to a permitted use, not including a medical office or clinic. Examples include real estate, insurance, employment, travel, law, architecture, accounting, broadcasting, call centers, and/or similar types of offices.

ON-SITE. Located within the confines of the property boundary lines.

OPAQUE/OPACITY. Means something that has the visual characteristics of a solid wall that cannot clearly be seen through.

OPEN SPACE. An area intended to provide space, light and air, designed for either environmental, scenic, or recreational purposes, which may include, but is not limited to, lawns, decorative planting, walkways, active/passive recreation areas, playgrounds, swimming pools and water courses. This shall not include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

OUTDOOR DISPLAY. The outdoor placement of goods, equipment, merchandise or exhibits at a location easily visible to the public.

OUTDOOR MUSICAL ENTERTAINMENT. Any outdoor musical entertainment projected by natural or amplified means for entertainment purposes.

OUTDOOR SALES. The outdoor display of products or services for retail or wholesale purchase.

OUTDOOR STORAGE. The outdoor placement of any items in a set location for more than 24 hours.

OUTDOOR VENDING. Any outdoor vending by any non-stationary device, utilized for temporarily displaying, exhibiting, selling or offering for sale any food, beverages or merchandise. This shall not include short duration, primarily non-profit uses such as lemonade and Girl Scout cookie stands or outdoor display and sales areas as specified in § 152.046(F)(8).

OUTDOOR STORAGE (BOAT, RV STORAGE). An outdoor facility where boats and/or RVs are stored for more than 72 hours.

OWNER. A person recorded as such on the records of the County Assessor, or a person who has been granted written authorization by the owner to act on his or her behalf.

PARAPET. The extension of a false front or wall above a roofline.

PARKING AISLES. That portion of the parking area consisting of the driving lanes providing access to the individual parking spaces.

PARKING AREA. That portion of a lot that is used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas (spaces and aisles).

PARKING LOT. An area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.

PARKING LOTS and PARKING STRUCTURES. A paved area used for the sole purpose of parking motor vehicles or a structure designed with one or more levels partially or fully enclosed, used for the parking of motor vehicles. The facility may be above, below, or partially below ground. This use does not include private carports or garages.

PARKING, OFF-STREET. Marked or unmarked parking located within a parcel and outside a private or public right-of-way.

PARKING, ON-STREET. Marked or unmarked parking located within a private/public right-of-way.

PARKING, SHARED. The agreed use of parking areas on two or more properties for joint use by the businesses on those properties which requires the prior approval from the Director.

PARKING SPACE, COMPACT. Any parking space measuring at least eight feet wide by 15 feet long, so located to permit parking for a compact automobile.

PARKING SPACE, STANDARD. A designated space in the parking area to park one vehicle. See parking space dimensions based on angle of parking in § 152.056.

PARKING SPACE, TANDEM. Parking where one vehicle parks behind another where the back vehicle must be moved so the front vehicle can leave.

PERMITTED USE. Any use allowed-by-right in a zoning district.

PERSON. Any person, firm, partnership, association, social or fraternal organization, corporation, estates, trust, receiver, syndicated, branch or government or any other group or combination of groups acting as a unit.

PETS, HOUSEHOLD. Any domesticated animals, such as dogs, cats, birds, reptiles, rabbits, fish and amphibians commonly kept as pets for personal enjoyment and not for breeding or commercial purposes.

PREMISES. Any property, structures, off-street parking, points of access, common areas and other appurtenances which allows the parcel to function as a whole.

PRINCIPAL (PRIMARY) USE. A use that fulfills the primary function of an

establishment, institution, household, or other entity that occupies at least 70% of the gross floor area.

PRIVATE STREET. Privately owned, maintained and recorded property designated and improved as a street public right-of-way for pedestrian, bicycle and vehicular use.

PROHIBITED USE. A use not listed as permitted or conflicting with any listed permitted use.

RANCHING. A commercial use for the keeping of livestock and necessary accessory equipment and uses required for the operation of the business. Allowed uses include; grazing livestock; animal husbandry; equine stables for riding, boarding, breeding, training, and lessons; the sale of livestock; rodeos, 4-H and other public or youth-related activities. This use does not include intensive animal operations, such as dairy, poultry and egg farming; feed lots or uses of a similar nature.

RECORDED PLAT. A survey or final plat bearing any certificates of approval required by this chapter and the Arizona Revised Statues, duly recorded in the Coconino County Recorder's office.

RECREATIONAL VEHICLE. A vehicle other than a mobile home designed for temporary dwelling or entertainment and recreational use which is either self-propelled, mounted on, or towed behind another vehicle. Examples include, but are not limited to, travel, camping and fifth-wheel trailers, truck campers, motor homes or vans, boats, watercraft, and off-road vehicles and their trailers.

RECREATIONAL VEHICLE PARK. A site with required services, facilities and utilities to accommodate short and long-term recreational vehicle parking for the residents.

RECYCLING CENTER. A facility which recycles recoverable resources such as newspapers, glassware, plastics, and metals to be reprocessed and treated so they can again be used for production, where some outdoor storage may take place. This facility is not a junk or salvage yard, but it could be approved for those uses in the Industrial Park Zoning District.

RELIGIOUS ASSEMBLY. A facility used primarily for assembly and meetings for religious activities. Accessory uses may include cultural events, parking, staff housing, and group living facilities such as convents.

RESIDENT CARE HOME. Housing for a group of no more than six unrelated persons living in a dwelling due to a physical or mental disability (see "group home" for persons without disabilities) foster care homes or sober living/substance abuse treatment centers as specifically defined by the Arizona Revised Statutes, and may include staff who may or may not live in the dwelling, who provide support services, including but not limited to domestic, medical, rehabilitation, or other similar services, but shall not include halfway/correctional transitional facilities or shelter homes for people at risk.

RESORT, CABINS, LODGES. One or more buildings containing more than five dwelling units and/or guest rooms that may provide outdoor recreational

activities such as golf, horseback riding, swimming, shuffleboard, tennis, and similar activities. A resort may furnish services customary to hotels, such as a restaurant, cocktail lounge, and convention facilities.

RESOURCE EXTRACTION/EXTRACTIVE DRILLING AND MINING. The on-site extraction or mining of surface or subsurface minerals or other natural resources, such as quarries, borrow pits, sand and gravel operations, oil and gas extraction, and other similar extraction and mining operations.

RESTAURANTS. Establishments providing on-premises preparation, consumption, retail sales, and service of food and beverages, with or without a drive-thru.

RETAIL, GENERAL. The retail sale or rental of merchandise not specifically listed under another use classification which typically provides goods for immediate purchase and removal by the consumer. Examples include, but are not limited to: pharmacies, jewelry stores, bait shop, bakeries, bookstores, and florists, with or without a drive-thru.

RETAIL, LARGE/BIG-BOX/ANCHOR. Same as a Retail, General establishment which occupies more than 25,000 square feet of floor area, such as grocery, appliance, electronic, department and furniture stores, membership-based retail stores, and factory outlet stores.

RETAIL, SMOKE/VAPE SHOP. Has a principle use as a cigar shop, hookah lounge, head shop, electronic cigarette or other retail establishment where the primary activity is the sale of tobacco and smoking related goods/paraphernalia.

RETAIL, PAWN SHOP. An establishment whose principal business activity involves advancing money on the security of pledged goods or purchasing tangible personal property on the condition it could be redeemed or repurchased by the seller.

RIGHT-OF-WAY. A public way established or dedicated for public purposes by duly recorded plat, deed, grant, governmental authority, or by operation of the law, which may be publicly or privately owned and maintained.

SATELLITE DISH ANTENNA. A round, parabolic antenna that receives signals from satellites.

SCHOOL, BOARDING. Private education institutions meeting the requirements of the State of Arizona that include group living quarters for a student body or religious order, that does not include degree-granting colleges or universities.

SCHOOL, PUBLIC or PRIVATE K-8. Public or private facilities for primary general academic education consistent with academic requirements of the State of Arizona, including kindergarten through junior high school, and including accessory facilities traditionally associated with K-8 schools.

SCHOOL, PUBLIC or PRIVATE 9-12. Public or private facilities for secondary high schools having curricula of general academic education consistent with the academic requirements of the State of Arizona. This includes accessory facilities traditionally associated with high schools.

SCREENING. A wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from abutting properties, neighboring areas or a street.

SECTION. A section of this code, unless some other code or statute is specifically referenced.

SELF-STORAGE, INDOOR. One or more buildings with controlled access that contains varying sizes of individual, compartmentalized, and controlled access garages, stalls or lockers for storage of customers' property, which does not include any type of boat or RV storage.

SERVICE STATION/CONVENIENCE STORE. Establishments engaged in the retail sales of motor fuels, that may also sell propane gas and convenience store goods and services, which are typically in buildings less than 5,000 square feet.

SETBACK. The minimum required distance between the building and the property boundary lines.

SIGHT VISIBILITY TRIANGLE/SIGHT TRIANGLE. The area of visibility on a street corner to allow for safe operations of vehicles, pedestrians, and cyclists in the proximity of intersecting streets, rail lines, sidewalks, and bicycle paths.

SIGN. Any visual element(s) including words or symbols, placed to attract attention or convey information, including any device providing identification, advertising or directional information for a specific business, service, product, person, organization, place, or building, including graphic devices such as logos, colored fascia, banners, balloons, streamers, inflatable structures, exterior merchandise displays, projected picture signs, holographic projection signs and other attention-getting media and devices, with or without interior or exterior lighting.

SIGN, A-FRAME. A temporary sign supported by its own frame when positioned upright in a manner that forms an "A" when in use; AKA a sandwich or tent sign.

SIGN, ABANDONED. A sign no longer in use or no longer associated with the location, product or activity conducted on the same premises as the sign.

SIGN, ADVERTISING. A temporary or permanent sign which includes any copy or graphics relating to any business, service, product, person, organization or place, in addition to simple identification.

SIGN, ANIMATED. A permanent sign with motion, light or color changes, or the illusion of motion.

SIGN AREA. The area of a sign face, either changeable or permanent, as measured in square feet.

SIGN, WALL. A permanent sign directly attached to the facade/face of a building.

SIGN, AWNING/CANOPY/MARQUE. A permanent sign painted, installed, attached, or otherwise applied to or located directly on an awning, canopy, marque, building overhang or other similar structure.

SIGN, BANNER. A temporary sign made of fabric, cloth, or other pliable material without a rigid structural support or internal illumination on which advertising copy or graphics may be displayed.

SIGN, BILLBOARD. A sign or structure, other than a temporary sign, portraying information or directing attention to a business, activity, commodity, service, entertainment, or message that is not conducted, sold or offered nor does it pertain to the same parcel on which the sign or structure is located.

SIGN, CABINET. An enclosed case to hold internal components and/or internal lighting, with one side holding the sign face.

SIGN, CHANGEABLE COPY. A permanent sign constructed to hold individual letters or text mounted in or on a track, which is typically used as directory signs.

SIGN, CONSTRUCTION. A temporary sign erected on the construction premises placed during the period of construction displaying the entities involved with the project, as determined by the applicant.

SIGN COPY. Any graphic image, symbol, text or numerals used for the advertisement or message.

SIGN, DEVELOPMENT. A permanent sign situated on the subject property under development, where it is usually located at or near the entry and which may be internally or externally illuminated.

SIGN, DIRECTIONAL. A sign providing maneuvering guidance for the purpose of promoting the safe flow of vehicular or pedestrian traffic (i.e. "one way", entrance", "exit", etc.).

SIGN, DIRECTORY. A sign listing the names and locations of the various tenants or activities within a building, multi-tenant development or group of buildings. See Sign, Changeable Copy.

SIGN, DRIVE-THROUGH. A sign oriented to vehicle occupants using a drive-through at an establishment that transacts business through a window, with or without ordering capability.

SIGN, ELECTRONIC MESSAGE. A permanent sign that uses computer-generated or electronic components to change advertising copy, messages or color, including signs that flip or rotate.

SIGN FACE. The area or display surface which contains the sign message or advertisement.

SIGN, FASCIA. A sign affixed to a horizontal surface at the edge of a projecting roof or overhang.

SIGN, FLASHING. A permanent sign with an intermittent, repetitive or flashing light source.

SIGN, FREESTANDING/MONUMENT. A permanent sign that has its own supporting structure independent of the building or business it identifies.

SIGN, GAS-FILLED. Any sign that uses neon, argon, krypton or any similar gas to illuminate transparent or translucent tubing or other materials, or any similar gas lighting on or near the exterior of a building or window.

SIGN, HEIGHT. Refer to § 152.058(B)(4)(a).

SIGN, IDENTIFICATION. A sign that contains only the name of the business, person, organization, place, or building at that location.

SIGN, ILLUMINATED. A permanent sign, that is lighted, either externally or internally.

SIGN, INFLATABLE. An inflatable device or a sign that is displayed, printed or painted on the surface of a balloon or any other form of inflatable background used to attract attention or advertise a message, location or event.

SIGN, LEGAL NON-CONFORMING. Any permanent sign in existence or under construction, as of the effective date of this chapter, which does not conform to the provisions of this chapter, but which was or is being constructed or maintained in compliance with all previous regulations.

SIGN, MENU BOARD. A permanent sign with a changeable face oriented to the drive-through lane of a business that advertises the menu items or services available from the drive-through window.

SIGN, MULTI-TENANT BUILDING IDENTIFICATION. A permanent sign for a building complex or center that contains multiple businesses that share the same site and use common points of vehicular site ingress and egress.

SIGN, OFF-SITE/OFF-PREMISE. Any permanent or temporary sign that displays any message or advertisement for something that does not relate to the premises upon which the sign is located.

SIGN, PERMANENT. Any sign affixed to the ground with a foundation or painted on or anchored to a building, wall or other permanent structure to achieve a lasting and enduring condition and location.

SIGN, POLITICAL. A sign that meets the conditions of A.R.S. § 16-1019.

SIGN, PORTABLE. Any sign not permanently attached to the ground or a permanent structure.

SIGN, PROJECTING. A permanent sign that extends more than 12 inches from a building wall over a property line or right-of-way line.

SIGN, PYLON. A freestanding sign constructed with a support structure that is more than 10% of the height of the total sign and less than 90% of the width of the sign. The support structure shall not be included in the sign area computation.

SIGN, READER PANEL. A permanent, non-electronic sign only for public facility land uses that conveys schedules of events, rules, regulations, announcements, or similar messages.

SIGN, ROOF. Any sign affixed on, above, or over the roof of a building that projects above the highest point of a roofline, wall, a mansard roof peak, or top of fascia of a hipped roof, is prohibited.

SIGN, SHINGLE. A wall-mounted or hanging sign, located under a covered porch, walkway, extended roof, or other similar structure.

SIGN, STREET ADDRESS. A permanent sign with numbers/letters to identify a property address.

SIGN, SUBDIVISION ENTRY MONUMENT. A freestanding sign located at the primary entrance(s) to a residential subdivision.

SIGN, TEMPORARY. Any sign not permanently affixed or attached to a structure or the ground intended to display a message or advertisement for a non-permanent period of time. non-permanent.

SIGN, TWO-PART. A permanent sign composed of two sign panels, at an angle equal to or more than 45 degrees, whose total sign area shall be computed from the total area of both panels.

SIGN, WALKER. A person who wears, holds, or balances a portable sign.

SIGN, WALL MOUNTED. A permanent sign fastened to any vertical portion of a building.

SIGN, WINDOW. Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service that is affixed to, or located within six feet of a windowpane, that can be easily read from the exterior of a building.

SINGLE HOUSEKEEPING UNIT. Any number of related, or up to six unrelated, persons living as the functional equivalent of a traditional family, within a single dwelling unit.

SITE BUILT. A building, structure, or dwelling constructed on site, in conformance with all uniform codes in force at the time of construction. This definition does not include buildings, structures, or dwellings relocated and placed on site.

SITE PLAN. A plan drawn to scale, showing the boundaries of a site and the location of all buildings, structures, uses, principal site development features, or any other information required by this chapter, which is proposed for a specific development.

SLOPE. An included ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.



SMALL WIRELESS FACILITY/C.O.W. A wireless facility that meets both of the following qualifications:

(1) Each antenna is located inside an enclosure of not more than six cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of the antenna's exposed elements could fit within an imaginary enclosure of not more than six cubic feet in volume.

(2) All other associated wireless equipment is cumulatively not more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in calculating equipment volume:

(a) An electric meter;
(b) Concealment elements;
(c) A telecommunications demarcation box;
(d) Ground-based enclosures;
(e) Grounding equipment;
(f) A power transfer switch;
(g) A cut-off switch; and
(h) Vertical cable runs for the connection of power and other services.

SOCIAL SERVICE FACILITY. Facilities providing supportive services for targeted groups on a less-than-24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces which is distinguished from hospitals, nursing homes, and other related facilities that provide 24-hour or overnight care.

SOLAR ARRAY/GENERATION FACILITY. An electrical energy collection and generation plant comprised of one or more freestanding, ground-mounted devices that capture solar energy and convert it to electrical energy for use by an off-site electric utility provider. A solar generation station is also known as a solar plant, solar generation plant, solar farm, concentrated solar power plant, solar power plant, or solar thermal power plat (if non-photovoltaic).

SPECIAL EVENT PERMIT. A permit issued by the Parks and Recreation Director for any fair, parade, march, procession, festival, street dance, circus, carnival, concert, performance, rodeo, race, Christmas tree sales or other temporary activity using outdoor spaces and inviting public participation (with/without charge) on public or private property. There are two types of special events: civic and commercial.

STORE/STAY QUARTERS. A dwelling unit attached or part of a principal indoor storage (boat, RV) building or unit that may be used as a temporary residence by the owner, subject to the provisions of § 152.046(F)(3).

STREET. A publicly or privately-owned and maintained right-of-way, dedicated to public use, which provides vehicular and pedestrian access to adjacent properties.

STREET, ARTERIAL. A street designed to carry large volumes of traffic and provides for efficient vehicular movement between large areas of the city as designated on the Functional Street Classification Map in the city's general plan.

STREET, COLLECTOR. Streets that typically conduct and distribute traffic between other local and arterial streets as designated on the Functional Street Classification Map in the city's general plan.

STREET, PRIVATE. A privately-owned and maintained street intended for local vehicular traffic in a gated or otherwise controlled or closed-off community, subdivision or cul-de-sac.

STREET WIDTH. The width of the street measured from back of curb on both sides of the street.

STRUCTURAL ALTERATIONS. Any change in the supporting components of a building, such as bearing walls or partitions, columns, beams or girders, or
any complete rebuilding of the roof or exterior walls, foundations, footers or stem walls.

SUBSTANCE ABUSE DETOXIFICATION/TREATMENT CENTER. An inpatient or outpatient health facility staffed by medical professionals providing therapy and/or rehabilitation for substance- dependent individuals. Methadone distribution centers are included.

TEMPORARY USE or BUILDING. A use/structure permitted under this code for a limited period.

TOTAL SIGN AREA. The entire area of the sign face upon which sign copy and/or imagery may be placed, excluding any supporting structure.

TOUR SERVICES. Businesses primarily engaged in providing recreation and other activities for tourists and residents, including, but not limited to: jeep, helicopter, hiking, biking, equestrian, off-highway vehicle, and rafting tours.

TRAILER, COMMERCIAL. A container or flatbed trailer on wheels and towed by a motor vehicle, used to transport items related to a business and often used as an advertising device for that business.

TRUCK STOP. A commercial facility whose primary purpose is to provide service and maintenance to diesel-powered trucks and tractor-trailers, including bays for truck washing and fuel dispensing, but excluding the overhaul of large diesel trucks or engines. Other facilities may also be present, such as convenience markets, motels and restaurants.

UNDERLYING DISTRICT. The base zoning district classification applying to a group of properties upon which additional overlay district regulations are superimposed.

USE. The principal purpose for which a lot or the main building is designed, arranged, or intended to be used, occupied, or maintained.

USE, ACCESSORY. A use customarily incidental and subordinate to the principal use.

USE, CONDITIONAL. Any use which may be established in the particular zoning district in which it is allowed only upon meeting the conditions and limitations as prescribed by this chapter.

USE, PERMITTED. A use which is lawfully established in a particular district as a use-by-right, which conforms with specified development standards.

UTILITY FACILITY and SERVICE YARD, MAJOR. A regional/area utility service that typically has employees on the site on an ongoing basis, such as, but are not limited to: wastewater and water treatment plants, reservoirs, power plants, and maintenance yards.

UTILITY FACILITY, MINOR. A utility service that typically supports the immediate vicinity, where employees are typically not on site on an ongoing basis, such as, but are not limited to: electric transformer and gas regulator stations; telephone exchange buildings; well, water, and sewer pumping stations; water storage tanks and pressure regulating stations.

VACATION HOME RENTALS. Vacation home rentals are permitted within the city limits as allowed and regulated by the Arizona Revised Statutes. Vacation rentals do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center or other similar use.

VEHICLE, INOPERATIVE. A vehicle that cannot be operated lawfully on a public roadway for any reason other than the lack of current vehicle registration, or that cannot move under its own power.

VEHICLE STACKING/STORAGE. Generally refers to a drive-through scenarios where the first vehicle is unable to move without the second vehicle also moving. See § 152.056.

VISIBLE. Capable of being seen by a person of normal height and visual acuity walking or driving on or next to a public road.

WASTE FACILITY, LANDFILL. A planned and approved method or system of waste disposal in which the waste is disposed or buried in layers, compacted by earth or other approved methods, also known as sanitary landfill.

WASTE FACILITY, TRANSFER STATION. A facility where solid waste from homes, businesses, and industries is transferred from one type of collection vehicle or container to another. Transfer activities are entirely within covered structures. A transfer station is an intermediary point between the locations of waste generation and ultimate processing or disposal. Does not include liquid waste transfer, recycling or refining activities, hazardous or toxic waste disposal, or solid waste disposal.

WATCHMAN'S QUARTERS. An attached unit to a principal building that may be used as a permanent residence for employees of businesses or property owners when their presence is required for security purposes by the employer 24 hours a day, subject to the provisions of § 152.046(F)(2).

WHOLESALE ESTABLISHMENT. An establishment primarily engaged in the sale or distribution of goods and materials in large quantity to retailers for resale to consumers. This shall not include heavy manufacturing, resource extraction, bulk storage of hazardous materials, or scrap or salvage operations.

WIRELESS COMMUNICATION FACILITY (WCF). WCF transmit analog or digital voice or communications using electromagnetic signals via antennas, microwave dishes, and similar devices. Supporting equipment includes buildings, shelters, cabinets, towers, electrical equipment, generators, parking areas, and other accessory items. Specific use types include, but are not limited to:

(1) Tower. (Including any facility with a tower).

(2) Broadcasting or Recording Studio. (No tower). A building or portion thereof used for broadcasting or recording but without a tower.

(3) Satellite Earth Station. A telecommunication facility that transmits to and/or receives signals from an orbiting satellite.

(4) Small Wireless Facilities. See SMALL WIRELESS FACILITY.

(5) Transmitting Station. (No tower). Any facility that transmits or broadcasts information but without a tower, including WCF without towers.

WIRELESS TELECOMMUNICATION, ANTENNA SUPPORT STRUCTURE/TOWER. A structure designed to support antennas and equipment associated with single or multiple collocated antennas, and may include monopole, lattice or guy wire support towers and other similar structures.

WIRELESS TELECOMMUNICATION, ATTACHED WIRELESS COMMUNICATION FACILITY. A WCF is an antenna array attached to an existing building/structure, like, but not limited to utility poles, water towers, with any accompanying attachment device, plus transmission equipment.

WIRELESS TELECOMMUNICATION, CAMOUFLAGED. A wireless communication facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing proposed structure is considered camouflaged.

WIRELESS TELECOMMUNICATION, CO-LOCATION. Use of a common tower or site by two or more wireless license holders or by one for more than one type of communications technology and/or placement on a structure owned or operated by a utility or other public entity.

WIRELESS TELECOMMUNICATION, HEIGHT. When referring to a WCF, height shall mean the distance measured from ground level to the highest point on the tower, including the antenna.

WIRELESS TELECOMMUNICATION, SETBACKS. When referring to an antenna support structure, setback shall mean the required distance from the structure to any property line.

WIRELESS TELECOMMUNICATION, TEMPORARY WIRELESS COMMUNICATION FACILITY (TEMPORARY WCF OR COW). A WCF which is placed in use for a limited period of time, is not deployed in a permanent manner, and does not have a permanent foundation.

WIRELESS TELECOMMUNICATION, WIRELESS COMMUNICATION FACILITY. Any facility used for the transmission and/or reception of wireless communication services.

WIRELESS TELECOMMUNICATION, WIRELESS COMMUNICATION SERVICES. Wireless communication services means any personal wireless services as defined in the Federal Telecommunications Act of 1996 which includes commercial mobile, un-licensed wireless, common carrier wireless exchange access, and similar services that exist or may eventually be developed.

YARD. The open space between buildings and property lines that is unobstructed from the ground up.

YARD, REQUIRED FRONT. The open space between the front lot line and the front of a building between the two side lot lines. A front yard setback is parallel to the front lot line.

YARD, REQUIRED REAR. The open space between the rear lot line and the rear of a building between the two side lot lines. A rear yard setback is parallel to the rear lot line. YARD, REQUIRED SIDE. The open space between a side lot line and a building that extends from the front yard to the rear yard.

YARD, STREET SIDE. A side yard adjacent to a public or private street extending from the front yard to the rear yard.

ZERO LOT LINE. Where one or both sides of a building rests directly on a side lot line.

ZONING CLEARANCE. The approval by the Director and/or designee of a plan that is in conformance with the zoning ordinance and any other applicable codes of the city.

ZONING DISTRICT. A designated area in which the same zoning regulations apply to all properties within that district.

ZONING ORDINANCE. Everything that is included in this chapter.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)



APPENDICES

Appendix A: Use Standards

Permitted Use Table: Planned Debelopment Districts							
Use[1]	***PDR***	***PRD***	***PDMR***	***PDC***	***PDI***	***PDBP***	***PDGC***
Retail Sales and Rentals							
Accessory uses, incidental to principal use	P	CUP	P	CUP	CUP	CUP	CUP
Automobile sales (new and used vehicles)	NP	NP	NP	P	NP	NP	NP
Boat and recreational vehicle sales	NP	NP	NP	P	NP	NP	NP
Convenience stores with gas services	NP	NP	NP	P	NP	NP	NP
Fuel (gasline, diesel, propane) service	NP	P[17]	NP	NP	NP	NP	NP
General merchandise	NP	P	NP	P	NP	NP	P
Grocery store, supermarket and bakeries	NP	P	NP	P	NP	NP	NP
Home appliance and home furnishing	NP	P	NP	P	NP	NP	NP
Liquor stores	NP	P	NP	P	NP	NP	NP
Outlet mall	NP	P	NP	P	NP	NP	NP
Office residence	NP	CUP	NP	CUP[4]	CUP[4]	CUP[4]	CUP[4]
Pet stores, including pet food and supplies	NP	P	NP	P	NP	NP	NP
Second-hand merchandise in an enclosed building	NP	P	NP	NP	NP	NP	NP
Recreation and Entertainment							
Adult Entertainment[2]	NP	CUP	NP	CUP	NP	NP	NP
Art studios	NP	P	NP	P	NP	NP	NP
Assembly hall	NP	P	NP	P	NP	NP	NP
Billard hall	NP	P	NP	P	NP	NP	NP
Bowling alley	NP	P	NP	P	NP	NP	NP
Carnivals, circuses, and similar uses[12]	NP	TUP	TUP	TUP	TUP	TUP	TUP
Fraternal lodges	NP	P	NP	P	NP	NP	NP
Golf Course	NP	P	NP	P	NP	NP	P
Government and commercial facilities associated with administration and management of visitor and recreation activities	NP	P	NP	NP	NP	NP	P
Libraries	CUP	CUP	CUP	CUP	NP	NP	NP
Motion picture theaters (indoor) and associated accessory retail uses	NP	P	NP	P	CUP	NP	NP
Museums	NP	P	NP	P	NP	NP	NP

On-site sale and consumption of alcohol	NP	P	NP	P	NP	P	P
Outdoor musical entertainment[3]	NP	CUP	NP	CUP	CUP	CUP	CUP
Recreation and active play areas/fields (public and private) and associated accessory retail uses	NP	P	NP	NP	NP	NP	P
Recreational facilities	NP	P	NP	P	CUP	CUP	CUP
Restaurants	NP	P[11]	NP	P	CUP	CUP	P[11]
Theaters	NP	P	NP	P	NP	NP	NP
Personal Services							
Adult education facility	NP	P	NP	P	NP	CUP	NP
Barbers and beauty salons	NP	P	NP	P	NP	CUP	CUP
Cemetery	CUP	NP	CUP	CUP	NP	NP	NP
Day care	CUP	P	CUP	CUP	NP	CUP	CUP
Dog grooming	NP	CUP	NP	P	NP	NP	NP
Dog/cat boarding	NP	NP	NP	NP	NP	NP	NP
Fitness studio	NP	P	NP	P	NP	CUP	CUP
Interior decoration, fabrication and sales	NP	P	NP	P	NP	NP	NP
Laundries and dry cleaners	NP	P	NP	P	NP	NP	NP
Massage therapy	NP	P	NP	P	NP	NP	CUP
Photos studios, equipment, supplies and service copy centers	NP	P	NP	P	NP	NP	NP
Shoe repair	NP	P	NP	P	NP	NP	NP
Sight-seeing tours with associated parking	NP	P	NP	P	NP	NP	NP
Veterinary clinic[7]	NP	CUP	NP	CUP	NP	NP	NP
Treatment/counseling facilities	NP	NP	NP	CUP[14]	NP	NP	NP
Group homes	CUP[15]	NP	CUP[15]	NP	NP	NP	NP
Professional Services and General Commercial							
Ambulance service	NP	CUP	NP	CUP	NP	NP	CUP
Appliance repair	NP	CUP	NP	CUP	NP	NP	CUP
Auto/boat service stations (without body repair)	NP	CUP	NP	P[6,9]	NP	NP	NP
Banking and financial services	NP	NP	NP	P	NP	NP	NP
Bus line deposits	NP	P	NP	CUP	NP	NP	NP
Churches and accessory uses, including convents and parish houses	P	NP	P	CUP	NP	NP	NP
Clinics	NP	P	NP	P	NP	NP	P

Indoor manufacturing	NP	NP	NP	NP	P	NP	CUP
Indoor storage and warehousing	NP	NP	NP	P	P	NP	NP
Medical and dental facilities	NP	P	NP	P	NP	CUP	NP
Motel/hotel	NP	P	NP	P	NP	CUP	CUP
Mortuaries	P	NP	P	P	NP	NP	NP
Newspaper printing	NP	CUP[9]	NP	CUP[9]	P	NP	NP
Offices	NP	P	NP	P	CUP	P	NP
Outdoor display	NP	CUP	NP	CUP	NP	NP	CUP
Outdoorstorage	NP	NP	NP	CUP	CUP	NP	NP
Outlet mall	P	P	NP	P	NP	NP	NP
Paint spray (indoor)	NP	NP	NP	CUP	P	NP	NP
Radio and television stations	NP	CUP[9]	NP	CUP	CUP	NP	NP
RV storage	NP	NP	NP	NP	CUP	P	NP
Schools: beauty, dancing, business, gymnastic	NP	P	NP	p	NP	CUP	CUP
Self-service storage	NP	NP	NP	CUP	CUP	NP	NP
Sign sales and limited fabrication	NP	NP	NP	CUP	P	NP	NP
Small engine/personal watercraft repair (indoor)[8,9]	NP	CUP	NP	CUP	P	NP	NP
Vehicle detailing[8]	NP	NP	NP	CUP	CUP	NP	NP
Wholesale supplies	NP	NP	NP	NP	NP	NP	NP
Residential Land Use							
Single-family dwelling	P	NP	P	NP	NP	NP	NP
Single-family manufactured homes	NP	NP	NP	NP	NP	NP	NP
Accessory building and uses incidental to the principal use	P	CUP	P	CUP	CUP	CUP	CUP
Bed and breakfast homestay	P	NP	P	NP	NP	NP	NP
Dormitories	NP	NP	NP	NP	NP	NP	NP
Duplex	NP	NP	P	NP	NP	NP	NP
Manufactured home park and accessory laundry and recreational facilities	NP	NP	NP	NP	NP	NP	NP
Temporary offices, travel trailers, construction sheds, etc.	CUP	CUP	CUP	NP	NP	NP	NP
Apartments/multiple family	NP	P[18]	P	CUP	NP	NP	NP
Residential shelter/school[16]	CUP	NP	NP	NP	NP	NP	NP
P = Permitted, NP = Not Permitted, CUP = Conditional Use Permit, TUP = Temporary Use Permit							

Notes:
1. Commercial uses are restricted to closed buildings unless approved with a conditional use permit.
2. To obtain a conditional use permit, the adult entertainment business shall not be closer than 1,000 feet from the boundaries of a residential zoning district or from the property lines of any public or private school, public park or playground, or church or operated by a bona fide religious organization. The business shall not be located within 2,000 feet of any other two adult businesses and shall display no sign visible from the exterior except for a sign identifying the business as an adult entertainment business. The business shall exclude persons less than 18 years of age from its premises. No materials depicting sexual activities or specified anatomical areas shall be visible from the exterior of the business. All distances shall be measured in a straight line, without regard to intervening structures or objects, from the property line of the business to the nearest property line of another adult entertainment business, school, church, public facility, residential district or other use facility specified in this regulation.
3. The conditional use permit will be personal to the individual and applicable to only one location. The permit is not transferable. The permit is subject to an annual review. Outdoor musical entertainment will not be permitted in the public right-of-way. The entertainment will be limited to the hours of 8:00 a.m. to 12:30 a.m. No retail or wholesale over-the-counter sale of goods are permitted to be sold in conjunction with the entertainment, other than the products or services being provided by the permitted business, unless accompanied by an Arizona Transaction Privilege Tax License. The performer will not use any flammable items, fireworks, electronic light displays, or laser-operated device. Outdoor musical entertainment shall be restricted to music or singing which is not excessive or disturbing to the community as prescribed by § 130.01. If the sound is of sufficient volume and duration that it would cause discomfort or annoyance to a reasonable person of normal sensitivities, it shall be prohibited.
4. Before granting a CUP, the Commission shall (1) determine that the use is incidental and subordinate to the principal use; (2) only one office residence shall be granted per lot; (3) adequate off-street parking is provided; (4) the accessory residence must be an integral part of the primary commercial structure and may not exceed 50% of building floor area, with a maximum accessory residence size of 1,000 square feet.
5. All vehicles being displayed outdoors must be screened by a three feet high solid wall. Landscaping may be substituted for the solid wall. The landscaping must be three feet high and three feet deep, with provisions for maintenance.
6. Service and repair within this district for boats exceeding nine feet in width and 30 feet in length are not permitted.
7. No animals under care may be housed outside.
8. Service bay doors may not front Lake Powell Boulevard.
9. Service bay doors for service stations and repair facilities may not face residential neighborhoods.
10. During the construction of a dwelling on a lot, but not exceeding 12 months with a valid building permit.
11. Restaurants - drive-thru service will be permitted with the requirement that drive-thru service windows not face Highway 89, Lake Powell Boulevard or Scenic View Road and shall be screened from roadways with solid structures made of similar materials that match the main structure.
12. No For events on city property a special events permit is required.
13. No outdoor boarding of animals. Outdoor runs permitted between 7:00 a.m. and 7:00 p.m. only..
14. Residential uses may be permitted in conjunction with a treatment/counseling facility. All similar facilities shall be separated by 1,000 feet, measured in a straight line in any direction of the lot line of another such facility.
15. No more than ten persons at any one time shall reside in the group home and shall be subject to all applicable licenses required by city, state or federal agencies. All similar facilities shall be separated by 1,000 feet, measured in a straight line in any direction of the lot line of another such facility.
16. Residential shelters shall include living quarters (long or short term), office facilities, counseling and other directly related activities and shall be subject to all applicable licenses required by the city, state or federal agencies. All similar facilities shall be separated by 1,000 feet measured in a straight line in any direction of the lot line of another such facility. Shelters shall not include treatment facilities. Residential shelter permits may run with the land or applicant. School facilities permitted in this district may be public, private or charter with a curriculum similar to public schools meeting state or federal educational requirements.
16. Residential shelters shall include living quarters (long or short term), office facilities, counseling and other directly related activities and shall be subject to all applicable licenses required by the city, state or federal agencies. All similar facilities shall be separated by 1,000 feet measured in a straight line in any direction of the lot line of another such facility. Shelters shall not include treatment facilities. Residential shelter permits may run with the land or applicant. School facilities permitted in this district may be public, private or charter with a curriculum similar to public schools meeting state or federal educational requirements.

17. Fuel service stations shall not be permitted in development projects of less than 39 acres.

Not more than one fuel service station will be permitted in development projects of 29 acres or larger.

The fuel service station must be a part of a single development project and fit within the overall design theme of the development and be incidental to a larger business.

Gasoline pumps may not be located directly on Highway 89 or Lake Powell Boulevard and must comply with the gateway area plan and other applicable codes and regulations.

Fuel service in the PRD District shall not include truck stops or convenience stores.

18. Apatments/multiple-family - shall be permitted use with a requirements that all units be tenant owned.

(Ord. 648-18, passed 11-28-2018)

Appendix B: Development Standards

Appendix B: Development Standards
Principal Building Bulk Standards

Zoning District	*Minimum Lot Size per Unit (sq ft)*	*Minimum Development Area (sq ft/acres)*	*Minimum Building Size Area (sq ft)[1]*	*Maximum Lot Coverage[2]*	*Minimum Front Setback (ft) 3,4,13, and 29*	*Minimum Side Setback (ft) 4 and 21*	*Minimum Rear Setback (ft) 4 and 21*	*Minimum Building Height (ft)[5]*
RE-2A	2 acres	2 acres	1.425[6]	10%	25	25 or 5[32]	25 or 5[32]	25/35[7]
RE-1A	1 acre	1 acre	1.425[6]	15%	25	25 or 5[32]	25 or 5[32]	25/35[7]
R1-8	8,000[8]	8,000[8]	1.425	40%	20	10 or 5[32]	10 or 5[32]	25
R1-7	7,000	7,000	1,000	40%	20	10 or 5[32]	10 or 5[32]	25[9]
R1-5	5,000	5,000	None	None	15[1]	5	10	
R2	3,500	7,000[10]	740	40%	20	10[11] or 5[32]	10[11] or 5[32]	25[9]
MHS	5,000	5,000	None	50%	18	8, 16[12] or 4[32]	15[15]	
MHP	3 acres[16]	3,000[16]	None	N/A	10[30]	5[31]	5[31]	15[15]
RM	1,500[17]	7,000[18]	None	45%	20	10[11] or 5[32]	10 or 5[32]	25[15]
CBD	19	19	None	None	None[20]	None[20]	None[20]	30[15]
C-2	19	19	None	None	20[21]	None[21]	None[21]	30[15]
SC	19	19	None	None	20[21]	None[21]	None[21]	30[15]
IP	19	19	None	None	None	None	None	None
BP	19	19	None	60%	50/100[22]	20	20	30[15]
PDR	None	3 acres[33]	None	None	23	23	23	24
PRD	None	3 acres[25,33]	None[26]	None	23	23	23	24
PDGC	None	3 acres[33]	None	None	23	23	23	24
PDMR	None	3 acres[33]	None	None	23	23	23	24

PDC	None	3 acres[33]	None	None	23	23	23	24
PDI	None	3 acres[33]	None	None	23	23	23	24
PDBP	None	3 acres[33]	None	None	23	23	23	24
FD	None	None	None	None	None	None	None	None
AP	19	19	None	None	27	27	27	28

Notes for Principal Bulk Standards

1. Does not include square footage associated with garages, carports and/or accessory structures.

2. The maximum applies to the area covered by both the principal and accessory structures. .

3. Automobile service station: no automobile service station fuel pump (face) shall be located closer than 20 feet to a front or side street lot line.

4. Canopies, cornices, eaves: architectural features, such as canopies, cornices and eaves may extend no more than two feet into any required minimum yard area, provided that all columns, pillars or other supporting structures are placed in conformance to minimum setbacks..

5. Shall not apply to belfries, chimneys, cupolas, domes, flag poles, flues, monuments, radio towers, television antennas or satellite dishes, or aerials, spires, tanks, water towers, air conditions units or similar roof structures, such as parapet walls and cornices and necessary mechanical appurtenances usually carried about the roof level, except for buildings within the airport hazard area. Such features are limited to that height necessary for proper functioning, and any roof structure shall not exceed 25% of the roof area; nor be used for any purpose other than a use incidental to the approved use of the building. In no event shall the height of a building and any appurtenances located within the Airport Hazard Area (AHA) exceed the limitations within the AHA. Height restrictions in the AHA are defined by the slope gradient 7:1 from the centerline of the runway.

6. 700 square feet for an accessory guest house, which must be incidental to, and constructed after, the principal dwelling unit.

7. 25-foot maximum at the eaves; 35 foot maximum at the ridge board.

8. Except Block 13, lots 13-18; 7,800 square foot lots permitted for these lots.

9. Except churches, libraries, hospitals and public buildings.

10. Except Lot 27, Block 14, which shall be 6,500 square feet.

11. For duplexes or end units of single-family attached apartments, only one side yard with a minimum width of 10 feet is required.

12. Only one required side yard of 16 feet may be required (corner lot must have a 20 foot setback) with a conditional use permit if: (1) The lot owner obtains and records a three-foot maintenance easement from the adjacent lot owner; and (2) There is a one-hour firewall from grade to roof sheathing; and (3) No roof shall drain on to adjacent property.

13. For accessory buildings, the setback must be either in the rear half of the lot or 50 feet, whichever is less.

14. Except for Blocks 55-57, Lots 14-22; Block 58, Lots 25-33; Block 59, Lots 34-41 and 44-51; Block 60, Lots 52-59 and 62-69; and Block 61, Lots 29-44, where an eight-foot rear yard setback is permitted, exclusive of any easements.

15. Can be modified with a conditional use permit. In the MHS District, may be increased to 20 feet if minimum lot size of 8,000 square feet and CUP granted, with a minimum ten-foot side yard setback.

16. Maximum density not to exceed ten-units per acres, except RV parks, which may permit up to 18 units per acres. A minimum lot size of two acres is required for a RV Park.

17. Duplex units require 3,500 square feet per unit; single-family attached require 2,000 square feet per unit and a minimum lot width of 20 feet; single-family detached requires a minimum lot size of 7,000 square feet per unit.

18. Minimum lot width of 70 feet is required for multi-family. Minimum 20-foot building separation required for duplex and multi-family units.

19. Adequate to provide required off-street parking.

20. Subject to approval of the city, based on the type of development and design.

21. If the commercial lot is adjacent to a side or a rear lot line of a residential zone, the required side or rear yard shall be the minimum average width of that required in the adjoining residential zone. On corner lots, the side street yard shall be the same as the front building lines of the majority of the lots fronting on the same street.
22. 50 feet on interior roads; 100 feet on arterial and collector roads. On corner lots, the side street yard shall be the same as that for the majority of the lots fronting on the same street.
23. Yards abutting streets and vacant areas shall be determined by the Planning and Zoning Commission. For yards abutting existing developments, the minimum setback will be equal to the setback in the adjacent development. The Commission may require greater setbacks, as well as screen walls, hedges, shrubs and trees to preserve the character of the surrounding area.
24. Same as the underlying zoning, except a greater height may be approved if design features, such as open space and building setbacks, to avoid adverse impacts due to the increase in height.
25. For essential governmental facilities, nature and recreational trails, bike paths, wildlife habitats, scenic overlooks and parking, public rest areas or tourism information centers, there shall be no minimum requirement.
26. Minimum 300 square feet for each motel/hotel room.
27. Subject to approval by the Airport Board and the Planning and Zoning Commission, based on the type of development and site design.
28. Per approved conditional use permit requirements
29. For corner lots, the front yard setback applies to both yards fronting on the street.
30. There shall be a minimum distance of ten feet between the front of the manufactured home and any private street or sidewalk, including tongue and bay windows or any other attached projection.
31. The minimum distance between manufactured homes, or attached/detached accessory structures in the same manufactured home parks shall be ten feet. Manufactured homes or attached/detached accessory structure may not be closer than ten feet to the exterior boundary or five feet to space lines of the park.
32. For accessory buildings. For zero lot line installation in a MHS Zoning District: no roof shall drain onto adjacent property and there shall be a one-hour firewall from grade to the roof sheathing.
33. Lots may be re-subdivided as a part of the planned development process, as outlined in § 152.086(J).
34 Except for a shade cover attached to the front of the home and open on three sides. Minimum setback shall be eight feet from the front lot line.

(Ord. 648-18, passed 11-28-2018)



Appendix C: Signs

Appendix C: Signs Planned Development District Sign Regulations - Gateway															
Primary Use	Maximum Total Size of All Signs (Square Feet)	Type of Sign													
		Monument Sign [12,10]					Pole Mounted Sign [12]					Wall, Canopy or Awing			
		Maximums					Maximums					Maximums			
		Setback[1]	#of Signs	Size sqft	Height (feet)	Change sign	Set-back[1]	#of Signs	Size sqft	Height (feet)	Change sign	#of Signs	Size sqft	Height (feet)	Change sign
General business (one business on one site)	150-300[2]	5[3]	1[4]	60	8	40%	20[3]	1[4]	50	14	50%	Not limited	1.5 [5, 16]	Not limited[14]	No
Commercial complex (40,000+ sqf)	Not limited[11]	5[3]	1[4]	80	8	No	20[3]	1[4]	200	14	25%	Not limited	1.5 [5, 16]	Not limited[14]	No
Small commercial complex (12,000 - 40,000 sqft)	Not limited[11]	5[3]	1[4]	60	6	No	20[3]	1[4]	75	18	25%	Not limited	1.5 [5, 16]	Not limited[14]	No
Theater	150-300	5[3]	1[4]	60	8	50%	20[3]	1[4]	50	18	75%	Not limited	1.5 [5,]	Not limited[14]	100%
School, church Mortuary, child care center	60	5[3]	1[4]	24	5	40%	No	No	No	No	No	1[8]	24	Not limited[14]	No
Residential development	60	5[3]	1[4]	24	5	No	No	No	No	No	No	No	No	No	No
No = Not Allowed N/A = Not applicable															

Planned Development District Sign Regulations - Gateway (Contd)											
Primary Use	Maximum Total Size of All Signs (Square Feet)	Type of Sign									
		Shingle Sign				Directional Sign [12, 15]			Menu Board[12]		
		Maximums				Maximums			Maximums		
		Setback[1]	#of Signs	Size sqft	Height (feet)	#of Signs	Size sqft	Height (feet)	#of Signs	Size sqft	Height (feet)
General Business (one business on one site)	150-300[2]	10[3]	2[6]	4	7[7]	Not limited	3	3	2[9]	30[15]	6
Commercial complex (40,000+ sqft)	Not limited[11]	NO	No	No	No	No	No	No	No	No	No
Small commercial complex (12,000-40,000 sqft)	Not limited[11]	NO	No	No	No	No	No	No	No	No	No
Theater	150-300	No	No	No	No	No	3	3	No	No	No
School, church, mortuary, Child care center	60	No	No	No	No	Not limited	3	3	No	No	No
Residential development	60	No	No	No	No	Not limited	3	3	No	No	No
No = Not Allowed N/A = Not applicable											

1. From the property line, with the exception of directional and applicable temporary signs.
2. If a business has more than 50 feet of street frontage, the total area of all signs on-site may be increased one square foot beyond the 150 square foot maximum for each foot of street frontage exceeding 50 feet - but the total area shall not exceed 300 feet.
3. 30 feet from a Residential Zoning District.
4. One monument or pole sign per street frontage except a second monument or pole sign is permitted for a lot with street frontage greater than 200 feet. The second sign must be at least 100 feet from the first.
5. 1.5 square feet of sign area for each building front foot on the wall on which the sign is placed.
6. One perpendicular and one parallel shingle sign is permitted for each business front and shall be adjacent to the business that it identifies. A shingle sign shall be suspended from a roof overhang or covered walkway. No part of a shingle or suspended sign shall extend beyond the edge of the overhang.
7. The minimum distance between the bottom of the shingle sign and the nearest grade or sidewalk.
8. One wall sign allowed for each building.
9. Two freestanding or wall mounted menu boards for each drive-through restaurant, located not less than 45 feet from the street property line.
10. One sign with a maximum area of 24 square feet is permitted at each driveway.
11. The sign shall not be counted in the total sign area allowed for individual business.
12. Signs may be illuminated. Source of illumination must not be visible.
13. A wall sign is permitted on a roof surface if the roof surface is within 25 degrees of vertical.
14. Top of wall sign cannot exceed height of prevailing roof line, or not to exceed building height allowed by this zoning code, whichever is less.
15. This sign shall not be counted in the total sign area of this site.
16. Gas stations: 15% of the aggregate area of each side of the canopy face.

(Ord. 648-18, passed 11-28-2018)

Planned Development Distrist Sign Regulations - Non-Gateway

Primary Use	***Maximum Total Size of All Signs (Square Feet)***	***Type of Sign***													
		Monument Sign [12, 10]					***Pole Mounted Sign [12]***					***Wall, Canopy or Awing***			
		Maximums					***Maximums***					***Maximums***			
		Setback[1]	***#of Signs***	***Size sqft***	***Height (feet)***	***Change sign***	***Setback[1]***	***#of Signs***	***Size sqft***	***Height (feet)***	***Change sign***	***#of Signs***	***Size sqft***	***Height (feet)***	***Change sign***
General Business (one business on one site)	150-300[2]	5[3]	1[4]	40	5	25%	20[3]	1[4]	50	14	50%	Not limited	10[3]	2[6]	4
Commercial complex (40,000+	Not limited[11]	5[3]	1[4]	60	5	No	20[3]	1[4]	200	14	25%	Not limited	No	No	No
Small Commercial complex (12,000-40,000 sqft	Not limited[11]	5[3]	1[4]	60	5	No	20[3]	1[4]	75	14	25%	Not limited[11]	No	No	No
Theater	150-300	5[3]	1[4]	60	5	75%	20[3]	1[4]	50	14	75%	150-300	No	No	No

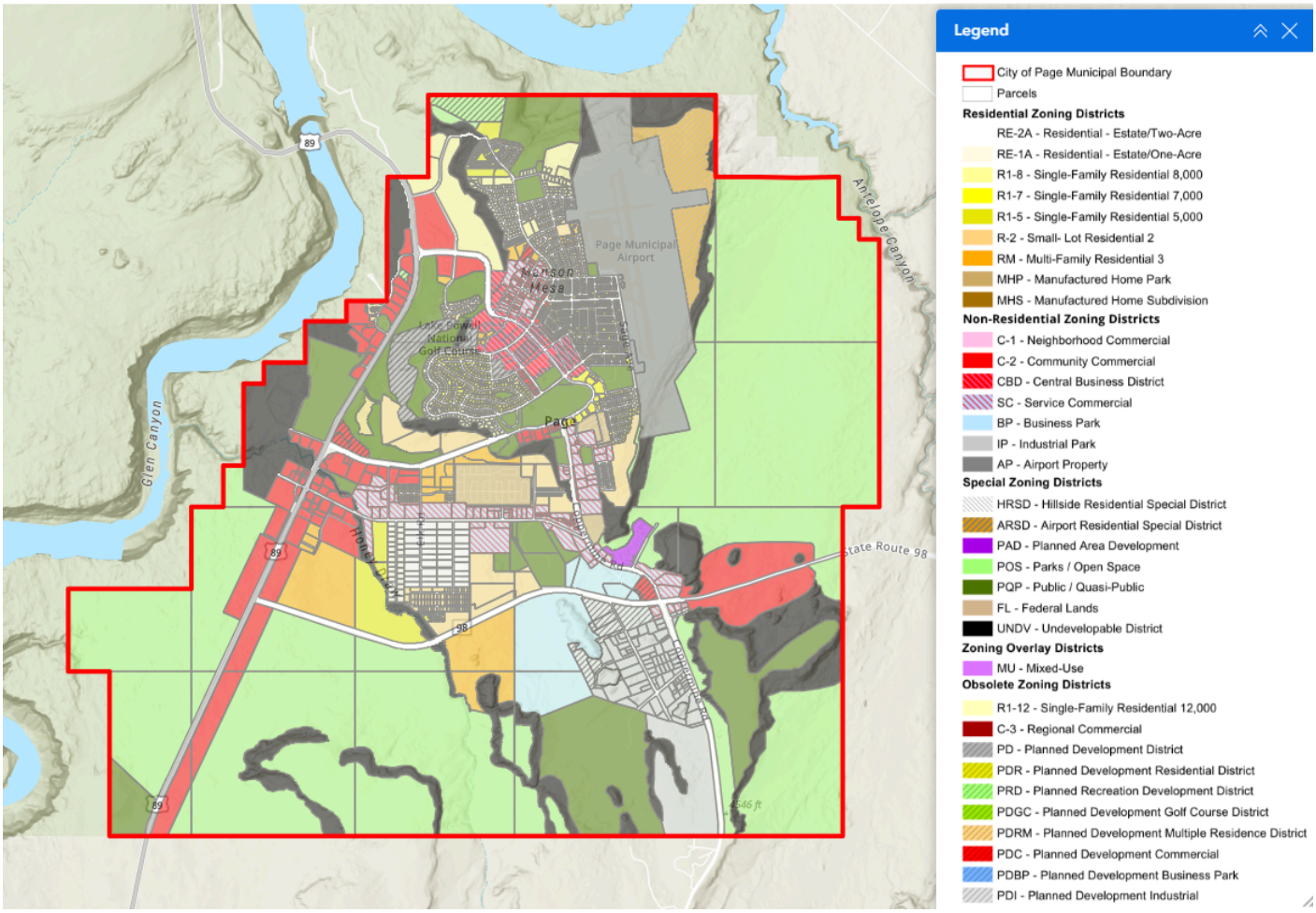
Planned Development District Sign Regulations - Non-Gateway (Cont'd)												
Primary Use	**Maximum Total Size of All Signs (Square Feet)**	**Type of Sign**										
		Shingle Sign				**Directional Sign [12,15]**			**Menu Board[12]**			
		Maximums				**Maximums**			**Maximums**			
		Setback[1]	**#of Signs**	**Size sqft**	**Height (feet)**	**#of Signs**	**Size sqft**	**Height (feet)**	**#of Signs**	**Size sqft**	**Height (feet)**
General Business (one business on one site)	150-300[2]	10[3]	2[6]	4	7[7]	1[4]	3	3	2[9]	30[15]	6
Commercial complex (40,000+ sqft)	Not limited[11]	No	No	No	No	1[4]	No	No	No	No	No
Small Commercial complex (12,000-40,000 sqft	Not limited[11]	No	No	No	No	No	No	No	No	No	No
Theater	150-300	No	No	No	No	No	3	3	2[9]	30[15]	6
School, church mortuary, child care center	60	No	No	No	No	Not limited	3	3	No	No	No
Residential development	60	No	No	No	No	Not limited	3	3	No	No	No

No = Not Allowed N/A = Not applicable

1. From the property line, with the exception of directional and applicable temporary signs.
2. If a business has more than 50 feet of street frontage, the total area of all signs on-site may be increased one square foot beyond the 150 square foot maximum for each foot of street frontage exceeding 50 feet, but the total area shall not exceed 300 feet.
3. 30 feet from a residential zoning district.
4. One monument or pole sign per street frontage, except a second monument or pole sign is permitted for a lot with street frontage greater than 200 feet. The second sign must be at least 100 feet from the first.
5. 1.5 square feet of sign area for each building front foot on the wall on which the sign is placed.
6. One perpendicular and one parallel shingle sign is permitted for each business front and shall be adjacent to the business that it identifies. A shingle sign shall be suspended from a roof overhang or covered walkway. No part of a shingle or suspended sign shall extend beyond the edge of the overhang.
7. The minimum distance between the bottom of the shingle sign and the nearest grade or sidewalk.
8. One wall sign allowed for each building.
9. Two freestanding or wall mounted menu boards for each drive-through restaurant, located not less than 45 feet from the street property line.
10. One sign with a maximum area of 24 square feet is permitted at each driveway.
11. The sign shall not be counted in the total sign area allowed for individual business.
12. Signs may be illuminated. Source of illumination must not be visible.
13. A wall sign is permitted on a roof surface if the roof surface is within 25 degrees of vertical.
14. Top of wall sign cannot exceed height of prevailing roof line, or not to exceed building height allowed by this zoning code, whichever is less.
15. This sign shall not be counted in the total sign area of this site.
16. Gas stations: 15% of the aggregate area of each side of the canopy face.

(Ord. 648-18, passed 11-28-2018)

Appendix D: Zoning Map


Legend
City of Page Municipal Boundary
Parcels
Residential Zoning Districts
RE-2A - Residential - Estate/Two-Acre
RE-1A - Residential - Estate/One-Acre
R1-8 - Single-Family Residential 8,000
R1-7 - Single-Family Residential 7,000
R1-5 - Single-Family Residential 5,000
R-2 - Small- Lot Residential 2
RM - Multi-Family Residential 3
MHP - Manufactured Home Park
MHS - Manufactured Home Subdivision
Non-Residential Zoning Districts
C-1 - Neighborhood Commercial
C-2 - Community Commercial
CBD - Central Business District
SC - Service Commercial
BP - Business Park
IP - Industrial Park
AP - Airport Property
Special Zoning Districts
HRSD - Hillside Residential Special District
ARSD - Airport Residential Special District
PAD - Planned Area Development
POS - Parks / Open Space
PQP - Public / Quasi-Public
FL - Federal Lands
UNDV - Undevelopable District
Zoning Overlay Districts
MU - Mixed-Use
Obsolete Zoning Districts
R1-12 - Single-Family Residential 12,000
C-3 - Regional Commercial
PD - Planned Development District
PDR - Planned Development Residential District
PRD - Planned Recreation Development District
PDGC - Planned Development Golf Course District
PDRM - Planned Development Multiple Residence District
PDC - Planned Development Commercial
PDBP - Planned Development Business Park
PDI - Planned Development Industrial
Page Municipal Airport
Horseshoe Mesa
Lake Powell National Golf Course
Page
Glen Canyon
Antelope Canyon
89
98
State Route 98