CHAPTER 4. PERFORMANCE STANDARDS

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Section 4.8.A: Purpose

Section 4.8.B: Applicability

Section 4.8.C: Performance Standards

Section 4.8.D: Permits and Administration:
Section 4.1: Parking

Section 4.1.A: Purposes

The purpose of this Section is in order to regulate and ensure the provision of adequate parking and access for motor vehicles. This Section also provides options for the adjustment of parking requirements. In order to alleviate or to prevent traffic congestion and shortage of curb spaces, on-street parking, off-street parking facilities shall be provided incidental to new Uses and major alterations and enlargements of existing Uses. The number of Parking Spaces prescribed in this Section, shall be in proportion to the need for such facilities created by the particular type of Use. Off-street parking is to be laid out in a manner that will ensure its usefulness, protect the public safety, and, where appropriate, insulate surrounding land Uses from its impact.

Section 4.1.B: Applicability

1. Off-street parking shall be provided for any new Building constructed and for any new Use established; for any addition or enlargement of an existing Building or Use; and for any change in the occupancy of any Building or the manner in which any Use is conducted that would result in additional Parking Spaces being required, subject to the provisions of this Article.

2. No existing Use of land or Structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this Section, provided that facilities being used for off-street parking on the effective date of this Ordinance shall not be reduced in capacity to less than the minimum standards prescribed in this Article.

3. For additions or enlargements, expansions of existing Buildings or Uses, or any change of occupancy or manner of operation that would increase the number of Parking Spaces required, additional parking is required as follows:
   a. The additional parking shall be required only for such addition, enlargement, expansions, or change and not for the entire existing Building or Use,
   b. provided that no additional parking shall be required where the total number of spaces prescribed for the addition, enlargement, expansion, or change is less than 10 percent of the number of spaces prescribed for the use as conducted prior to such addition, enlargement, or change.

4. Parking required by this Section for any Building or Use shall not be considered as providing parking for any other Building or Use, except where a joint shared parking facility serves more than one Building or Use, or where shared parking is approved as prescribed by Section 4.1.D.1 or where the Planning and Zoning Commission determines that overlapping parking requirements will not conflict with each other.
5. All off-street Parking Spaces and Areas required by this Section shall be maintained for the duration of the Use requiring such areas. Required Parking Spaces and Areas shall not be used for the sale, display or repair of motor vehicles. Use of parking spaces for other goods and services may permitted with issuance of a Temporary Use Permit as prescribed by Section 3.2.B.

6. No Use shall be required to provide more spaces than prescribed by this Section or prescribed by any conditional use permit.

Section 4.1.C: Performance Standards

1. General

a. In the CN Zone, off-street parking for a shopping center shall be provided on the same Site at a ratio of 5 spaces for each 1,000 square feet of gross floor area.

b. In all residential zones, for residential uses, off-street parking shall be provided in accordance with Section 2.1.D.1 a for G, AR and RR Zones; Section 2.2.C.2.12 m for Single Family Residential Zones; and Sections 2.3.C.2 r, s and t 11 and 12 for Multi-family Residential Zones, and Section 2.10.D.1 for Planned District zones.

c. In all other zones and for all other Uses, off-street parking shall be provided in accordance with the standards prescribed in Section 4.1.C. The requirement for any Use not specifically listed shall be determined by the Director of Community Development on the basis of the requirement for similar Uses.

d. Where the application of the off-street parking requirements result in a fractional number of spaces, a fraction of one-half or greater shall be resolved to the next higher whole number.

e. All required off-street Parking Spaces shall be located on the same Lot as the Use to be served unless shared parking is approved as prescribed by Section 4.1.D.1 a joint parking facility or parking district is established and approved by the Planning and Zoning Commission.

2. Schedule of Off-Street Parking Requirements

REFERENCE NOTE TO BE DELETED: General standards: commercial = 1 space per 200 SF; outdoor commercial = 1 space per 500 SF of sales area; office = 1 space per 250 SF; industrial = 2 per 3 employees not less than 2 spaces per 1,000 SF

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Off-Street Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art gallery</td>
<td>1 space for each 250 square feet of gross floor area</td>
</tr>
<tr>
<td>Administrative, business, professional, research, executive, and public buildings, utility offices, and grounds</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>------------------------------------------------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>Agricultural and cooperative extension and experimental facilities</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Airports, landing fields, heliports and related activities and Uses</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Animal Shelters</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Adult Use, Adult Entertainment Business</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Animal Hospitals and Veterinary Facilities, without commercial boarding</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Auction houses/stores</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Auto Lubrication and Oil Change Operation, General Automotive Repair, Tire sales and service</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Automobile, recreational vehicle, boat, motorcycle, farm implement and machine, sales and services, including rental agencies</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Bakeries, Wholesale</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Banks, Financial institutions</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Banquet halls, conference centers and wedding facilities</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Bars, Micro-breweries, Craft Distilleries, Wineries, Tasting and Tap Rooms</td>
<td>1 space for each 100 square feet of building</td>
</tr>
<tr>
<td>Campgrounds</td>
<td>1 space per campsite</td>
</tr>
<tr>
<td>Cement products, block, brick, pipe, tile or asphalt manufacturing</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Cemeteries, human and animal</td>
<td>2 spaces per acre</td>
</tr>
<tr>
<td>Ceramic studio with outdoor kiln as a commercial use</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Commercial Fertilizer Operations</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Commercial Vehicle Service and Repair</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Commercial Trade or vocational schools</td>
<td>1 space for every 3 students</td>
</tr>
<tr>
<td>Community Centers</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Community Service Agency Camps</td>
<td>1 space for every 1 employee and 1 space for each camp vehicle</td>
</tr>
<tr>
<td>Contractor’s Yards and Building trades offices</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Convalescent homes</td>
<td>1 space for every 1 employee</td>
</tr>
<tr>
<td>Convenience Market</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Day Care Center, Child and/or Adult Care</td>
<td>1 space for every 1 employee</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Drive-In Restaurants</td>
<td>1 space for each 100 square feet of building</td>
</tr>
<tr>
<td>Dry Cleaning, Laundry and Dying Plants</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Educational Institutions</td>
<td>1 space for every 1 employee, plus 2 spaces per classroom for K-8, and 1 space per 4 students for high schools and colleges</td>
</tr>
<tr>
<td>Equestrian Centers, Riding Academies or Hunt clubs</td>
<td>1 space for every 3 anticipated customers</td>
</tr>
<tr>
<td>Farmers Markets</td>
<td>1 space per every 500 square feet of sales area</td>
</tr>
<tr>
<td>Feedlot, Commercial</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Feed store</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Fire Stations</td>
<td>1 space for each 450 square feet of building; 1 space for each 250 square feet of public meeting space</td>
</tr>
<tr>
<td>Hospitals</td>
<td>1 space for every 2 patient beds</td>
</tr>
<tr>
<td>Hotels, Motels and Resorts</td>
<td>1 space per employee and 1 space per rental unit</td>
</tr>
<tr>
<td>Industrial, heavy construction, earthmoving equipment, machines, presses, forges, material sales and rentals</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Kennel, Commercial</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Laboratories: dental, medical, electrical, optical and mechanical</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Large retail establishments as defined in Chapter 6 (establishments over 70,000 square feet are prohibited)</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Libraries and Museums</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Lumber and building material yards, including product showrooms</td>
<td>1 space for each 500 square feet of sales area</td>
</tr>
<tr>
<td>Manufacturing, Heavy</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Manufacturing, Light with no outdoor storage</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Manufacturing, Medium</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Marijuana Dispensaries subject to the provisions of Section 3.12</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Medical, chiropractic, dental and related health services for humans including laboratories and clinics</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Meat Processing Plants</td>
<td>2 spaces for every 3 employees, but not less than 2 per 1,000 square feet of building</td>
</tr>
<tr>
<td>Medical Marijuana off-site cultivation and infusion facilities</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Mortuaries, pet or human</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Nurseries and garden supply stores, including outdoor display and sales</td>
<td>1 space for each 500 square feet of sales area</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Oil, Gas and Petroleum pumping, distributing, or storage facility</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Parks, Public or Private</td>
<td>Per parking analysis provided by the applicant. See Recreation Facilities, Outdoor</td>
</tr>
<tr>
<td>Personal Services Establishment such as barber shops, beauty and nail salons, massage and spa services, and body art studios</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Printing and Publishing Shop</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Post Office Branch</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Postal Terminal</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Pre-School</td>
<td>1 space for every employee, plus 2 spaces per classroom</td>
</tr>
<tr>
<td>Public Utility Service Yards</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Recreational Facilities, Indoor</td>
<td>1 space for each 1,000 square feet of building</td>
</tr>
<tr>
<td>Recreational Facilities, Outdoor</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>1 space for every 3 seats in main assembly room</td>
</tr>
<tr>
<td>Restaurants with or without outdoor seating areas</td>
<td>1 space for each 100 square feet of building</td>
</tr>
<tr>
<td>Retail business establishments conducted primarily within an enclosed building</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Self Service storage</td>
<td>2 spaces per 500 square feet of office</td>
</tr>
<tr>
<td>Stone and monument yards</td>
<td>1 space for each 500 square feet of sales area</td>
</tr>
<tr>
<td>Tire retreading and recapping</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Truck stops and travel centers</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Vehicle body shop and painting</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Vehicle Wrecking and Salvage Yards</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Vehicular, Boat and Recreational Vehicle storage yards</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Warehousing Operations</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Wholesale uses and distribution centers</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Automobile, boat, camper, or similar vehicle sales, display or rental uses</td>
<td>1 space for each 500 square feet of gross floor area, but not less than 5 spaces.</td>
</tr>
<tr>
<td>Automobile car wash</td>
<td>Spaces or reservoir parking equal to 5 times the capacity of the car wash</td>
</tr>
<tr>
<td>Bank, financial institution, public or private utility office</td>
<td>1 space for each 200 square feet of gross floor area</td>
</tr>
<tr>
<td>Barber or beauty shop</td>
<td>1 space for each 200 square feet of gross floor area</td>
</tr>
<tr>
<td>Bed and Breakfast Establishment</td>
<td>1 space for each guest room plus 2 spaces for permanent residents.</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Boarding or rooming house</td>
<td>1 space for each guest room or guest dwelling.</td>
</tr>
<tr>
<td>Bowling alleys</td>
<td>3 spaces for each alley</td>
</tr>
<tr>
<td>Camp</td>
<td>1 space for each employee on largest shift plus one space for each camp vehicle normally parked on the premises plus 1 visitor space for each 10 campers.</td>
</tr>
<tr>
<td>Church, chapel, or mortuary</td>
<td>1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room.</td>
</tr>
<tr>
<td>Cleaning or laundry use or similar personal service use</td>
<td>1 space for each 250 square feet of gross floor area.</td>
</tr>
<tr>
<td>Clubs or lodges</td>
<td>1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room.</td>
</tr>
<tr>
<td>College, or university, including auditoriums, stadiums and housing facilities; vocational schools</td>
<td>.75 space for each full-time equivalent student, less the number of spaces provided for on-campus housing facilities according to this schedule.</td>
</tr>
<tr>
<td>Commercial service uses, repair shops, area garages, wholesale uses</td>
<td>1 space for each 200 square feet of gross floor (including display).</td>
</tr>
<tr>
<td>Community Center</td>
<td>1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons to the maximum capacity plus one space for each employee on the largest shift.</td>
</tr>
<tr>
<td>Contractor’s Yard</td>
<td>2 spaces plus one space for each employee.</td>
</tr>
<tr>
<td>Convalescent Home</td>
<td>1 space for each 3 patient beds.</td>
</tr>
<tr>
<td>Convenience Markets</td>
<td>1 space for each 200 square feet of gross floor area.</td>
</tr>
<tr>
<td>Country club, swim club or recreation use</td>
<td>1 space for each 3 persons based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Director of Community Development.</td>
</tr>
<tr>
<td>Dormitories and other student housing</td>
<td>2 spaces for each three guest rooms.</td>
</tr>
<tr>
<td>Drive-in Restaurants</td>
<td>1 space for each 100 square feet of gross floor area, but not less than 10 spaces for each such establishment.</td>
</tr>
<tr>
<td>Elementary or junior high school</td>
<td>2 spaces for each teaching station.</td>
</tr>
<tr>
<td>Fire station</td>
<td>1 space for each 200 square feet of gross floor area.</td>
</tr>
<tr>
<td>Food store, supermarket or similar use</td>
<td>1 space for each 150 square feet of gross floor area (including display).</td>
</tr>
<tr>
<td>Furniture or appliance stores</td>
<td>1 space for each 750 square feet of sales display area.</td>
</tr>
<tr>
<td>Government Buildings</td>
<td>1 space for each 200 square feet in addition to the parking required for employees.</td>
</tr>
<tr>
<td>High school, including auditoriums and stadiums on site</td>
<td>7 spaces for each teaching station.</td>
</tr>
<tr>
<td>Horse stable</td>
<td>1 space for each employee plus 1 space for each 4 stalls.</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 space for each two patient beds.</td>
</tr>
<tr>
<td>Hotels and Motels</td>
<td>1 space for each guest room.</td>
</tr>
<tr>
<td>Kennel</td>
<td>1 space for each employee plus one space for each 1,000 square feet but no less than 4 spaces.</td>
</tr>
<tr>
<td>Manufacturing or industrial Uses, including office or other incidental operations on the site</td>
<td>2 parking spaces for each 3 employees, but in no event less than 2 spaces for each 1,000 square feet of gross floor area.</td>
</tr>
</tbody>
</table>
### Use | Minimum Off-Street Parking Required
--- | ---
Medical or dental office | 5 spaces for each doctor.
Mineral extraction operations | 1 space for each employee on the maximum shift.
Other business, technical service, administrative or professional office or commercial building | 1 space for each 250 square feet of gross floor area.
Plant nursery, garden shop | 5 spaces plus additional space for each 1,000 square feet of sales or display area.
Post office | 1 space for each employee plus 1 space for each 500 square feet of gross floor area.
Pre-school | 1 space for each staff member plus one space for each 10 students.
Recycling center | 1 space for each employee plus 1 space for each 500 square feet of gross floor area.
Restaurant, cocktail lounge, or similar Use for sale or consumption of food or beverage | 1 space for each 100 square feet of gross floor area, but not less than 10 spaces for each such establishment.
Retail, general | 1 space for each 200 square feet of gross floor area.
Retail, outdoor | 1 space for each 500 square feet of open sales and display area plus one space for each employee.
Retail, showroom | 1 space for each 500 square feet of showroom/display area plus 1 space for each employee; additional parking required for associated Warehouse area.
Self-service storage | 2 spaces plus 1 space for each 100 units.
Theater or auditorium not on a school site | 1 space for each 3 seats in main assembly room; or 1 space for each 20 square feet in main assembly room.
Skating rinks | 1 space for each 3 seats; or 1 space for each 50 square feet of rink area.
Warehouse and distribution industry | 2 parking spaces for each 3 employees, but in no event less than 1 space for each 2,000 square feet for the first 20,000 square feet; 1 space for each 4,000 square feet of floor area of the remaining Building area. If there is more than 1 shift, the number of employees on the largest shift may be used in determining parking requirements.

3. Site Development Standards for Off-Street Parking Areas

   a. Each off-street Parking Space shall consist of a rectangular area not less than 9 feet wide by 18 feet long, together with drives, aisles, turning and maneuvering areas and having access at all times to a public Street or Alley. All parallel parking stalls shall be a minimum of 8 x 24 feet.

   b. Landscaping shall be provided for each off-street Parking Area as required by Section 4.4: Landscaping, and the following Standards:

   (1)c. Any unused space resulting from the design of the parking area shall be used for landscape purposes.
d. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and shall be adequately maintained.

e. All off-street Parking Areas, except for single family Dwellings, shall be constructed and maintained to provide the following:

1. Grading, drainage, and a minimum of two inches of asphaltic concrete paving over a four inch aggregate base or other acceptable paving design prepared by a registered professional engineer to the specifications of the County Engineering Supervisor. A paving waiver may be granted by the Planning and Zoning Commission or a Variance is granted by the Board of Adjustment for projects requiring approval by the Planning and Zoning Commission or Board of Adjustment. A waiver to off street parking paving requirements may be granted by the Director through the Administrative Adjustment process as prescribed by Section 5.6 if the request meets the following criteria:

   aa. The parking area is in a rural area where surrounding properties are also unpaved or accessed from unpaved roads, and

   bb. Dust from the site will not negatively impact neighboring properties, and

   cc. An adopted Area Plan supports the waiver, where applicable, or

   dd. The proposed alternative paving material is permeable, such as permeable concrete, “grasscrete pavers” or similar material approved by the Engineering Supervisor.

   dd. If a paving waiver is granted, the Parking Area shall be improved with a compacted aggregate base or similar material as approved by the Community Development Engineering Supervisor.

2. Internal spacing, circulation, and dimensions as indicated on the sample parking lot plan.

3. Bumpers, wheel stops, stall markings and other vehicular controls to the specifications of the Director of Community Development.

4. Where provided, parking lot lighting shall meet the requirements of Section 4.3: Lighting.

5. Drainage shall be provided to the specifications of the County Engineer.

6. Parking lot turn-outs shall be a minimum of 100 feet from the nearest street intersection.

4. Parking Area design dimensions shall be as follows: (See sample parking lot plan.)
4.—In the event practical difficulties and hardships result from the strict enforcement of the following standards due to existing permanent Buildings or an irregularly shaped parcel, an Administrative Adjustment Variance by the Director of Community Development may be given for Standards Nos. 1 through 4 inclusive, not to exceed ten (10) percent.

2.—NOTE: The number in the left-hand column of the following listing refers to the numbers on the attached sample parking lot plot plan.

<table>
<thead>
<tr>
<th>(1.) parking space angle:</th>
<th>30°</th>
<th>45°</th>
<th>60°</th>
<th>90°</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2.) parking space length:</td>
<td>16’</td>
<td>17’</td>
<td>18’</td>
<td>18’</td>
</tr>
<tr>
<td>(3.) drive aisle between parking spaces:</td>
<td>14’</td>
<td>16’</td>
<td>19’</td>
<td>24’</td>
</tr>
<tr>
<td>(4.) overall parking lot width:</td>
<td>46’</td>
<td>50’</td>
<td>55’</td>
<td>60’</td>
</tr>
</tbody>
</table>

5.(5) 14’ for one-way traffic; 24’ for two-way traffic (two-way aisles shall be permitted only on 90 degree parking designs).

6.(6) Islands shall have a maximum length of 180 feet.

7.(7) Islands shall have a minimum width of 5 feet. The minimum average width of islands at the extremities of 90 degree parking islands shall be 5 feet.

8.(8) Curbs shall be installed at a minimum of 5 feet from walls, fences, Buildings or other Structures. This requirement excepts driveways that are not a part of the maneuvering area for parking. A curb shall be installed a minimum of three feet (3’) from the edge of driveways that are parallel to block walls or fences.

9.(9) Curb radius shall be 3-foot minimum.

10.(10) Driveway widths shall be 24 feet minimum and constructed to County standards.

11.(11) First Parking Space shall be 10 feet minimum distance from Front and Street Side Property Lines.

12.(12) Walk openings four feet (4’) wide shall be permitted in the island every 5 spaces.

13.(13) All parallel parking stalls shall be a minimum of 8 x 24 feet.

g. Where off-street parking facilities are provided but not required by Section 4.1, such facilities shall comply with the development standards of this Section.

h. Loading spaces shall be provided to the specifications of the Director of Community Development or Engineering Supervisor.
**Section 4.1.D: Adjustments to Off-Street Parking Requirements**

1. Adjustments to Off-Street Parking Requirements. A reduction in the required number of parking spaces may be requested as follows:

   a. Shared On-Site Parking. Where two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods. An agreement between property owners to maintain shared parking may be required to be filed with building and use permits.

   b. Modifications to Parking Standards. In the event practical difficulties and hardships result from the strict enforcement of the following standards due to existing permanent Buildings or an irregularly shaped parcel the Community Development Director may grant minor modifications to the standards set forth in this Section constituting not more than a 20% reduction of required Parking through the Administrative Adjustment process.

2. A reduction in the required number of parking spaces as determined by the Director pursuant to Section 5.6, Administrative Adjustments, or as approved by the Planning and Zoning Commission for Conditional Use Permits, may be allowed based on the following information:

   a. The reduction in number of required parking spaces shall be based on a parking demand study and a traffic management plan, when required, performed in accordance with established professional practices.
b. Modifications to Parking Standards constituting more than a 20% reduction of required Parking shall require approval of a Variance as outlined in Section 5.8 of this Ordinance.

Section 4.1.DE: Permits and Administration

Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.
SUGGESTED PARKING
(TYPICAL PLOT PLAN)

NOTE
12' x 20' min. for Handicapped parking.
Section 4.2: Signs

Section 4.2.A: Purpose

The purpose of this section is to regulate the location, height, size, and illumination of Signs are regulated in order to maintain the attractiveness and environmental qualities of the County; to protect business sites from loss of prominence resulting from excessive Signs on nearby sites; and, to protect the public safety and welfare.

Section 4.2.B: Applicability

1. Exempt Signs

The following Signs shall be exempt from the provisions of this Section:

1a. Official notices authorized by a court, public body, or public safety official.

b2. Directional, warning or information or Wayfinding sign package Signs authorized by federal, state or county or municipal authority.

c3. Memorial plaques and Building cornerstones when cut or carved into a masonry surface or when made of incombustible material and made an integral part of the Building or Structure.

d4. Commemorative symbols, plaques and historical tablets.

e5. Political Signs provided pursuant to A.R.S. § 16-1019, provided however, that such Signs shall be displayed no more than sixty (60) calendar days prior to the primary election to which they refer, and shall be removed within three (15) calendar days following the date of the general election to which they refer. Signs shall not exceed sixteen (16) square feet in residentially zoned areas or a maximum of thirty-two (32) square feet in all other areas.

f. Non-commercial flags, emblems, insignias and posters of any national, state, international organization, political subdivision or other governmental agency; unlighted non-verbal religious symbols attached to a religious symbol attached to a place of religious worship; and institution, and temporary displays of a patriotic, religious, charitable, or civic character shall be exempt from the provisions of this Section; however, if the height exceeds thirty (30) feet, such Signs shall be subject require an Administrative Adjustment as prescribed in Section 5.6, or shall require approval of a Variance as outlined in Section 5.8 of this Ordinance. The preceding shall not be construed as to permit the use of such flags, insignias, etc. for the purpose of advertising or identifying a product or business.
2. Prohibited Signs

The following special purpose signs shall be prohibited:

4a. Billboards

   i(1). Billboards and off-premise Signs shall not be permitted in any zone. All existing Billboards and off-premise Signs are Nonconforming Uses subject to the provisions of Section 3.14 of this Ordinance.

   (2)ii. If any existing Billboard contains copy advertising a Use, business or product no longer in existence, or is left blank, or is maintained without paid copy for a period of 180 days or more, such Billboard shall be removed immediately unless a conditional use permit is approved for its reuse.

2. Portable Signs

   Portable and sandwich board Signs are prohibited. Temporary real estate “open house” Signs shall be exempt.

3b. Vehicle Signs

   Signs painted on or attached to vehicles parked on public or private premises that are displayed in view of vehicular or pedestrian traffic for a period in excess of twenty-four (24) hours shall be prohibited.

Section 4.2.C: Performance Standards

1. All Signs

   a. All Sign illumination shall be from the interior or from top mounted, downward directed flood light projection. Signs may not be illuminated between the hours of 9:00 PM prescribed in Table 4.3.3, Lighting Curfews and sunrise, unless the Use they advertise is open to the public during those hours. If illumination is provided, all lights must be installed and used in conformance with Section 4.3, Lighting of this Ordinance.

   b. No Sign shall rotate, or simulate movement, or be animated, by means of fluttering, spinning or reflective devices.

   c. No Sign may encroach upon or overhang any adjacent property or any public Right-of-Way. No Sign shall be attached to any utility pole, light standard, tree or any other public facility. No Sign may be placed in any public Right-of-Way or Easement without an Encroachment Permit.
d. Canopy Signs shall not project above the canopy; Signs attached to a Building shall not project above the eave line except as approved by the Planning and Zoning Commission.

e. Ground mounted signs may be placed within the building setback of the applicable zoning district.

e. The square footage of a Sign made up of letters, words, or symbols within a frame shall be determined from the outside edge of the frame itself. The square footage of a Sign composed of only letters, words, or symbols shall be determined from imaginary straight lines drawn around the entire copy or grouping of such letters, words, or symbols. Only those portions of the construction elements that are an integral part of the Sign itself shall be considered in the allocation of square footage allowed.

f. All Signs shall be structurally safe and shall be maintained in good condition in the opinion of as determined by the Director of Community Development and the Chief Building Official. Furthermore, it shall be the responsibility of the owner of the land and/or improvements to remove any Sign or Signs on premises where the use has been discontinued for a period of ninety (90) days.

g. All Signs, together with all of their supports, braces, guys and anchors shall be kept in good condition. The display surfaces of all Signs shall be kept neatly painted or posted at all times. Also, all weeds shall be removed periodically as necessary. The Community Development Director may order the removal of any sign not in conformance with the provisions of this Section.

h. No cloth, paper, plastic or similar Advertising Signs or Devices other than in rigid frames as provided herein shall be permitted.

i. For retail commercial Uses in any zone where such Uses are listed as permitted or conditional Uses, Window Signs may be permitted. Signage exceeding 25% of the window area is prohibited. Window Signs above the ground floor shall be considered equivalent to a wall Sign and shall be included in the overall signage calculation.

SIGN GRAPHIC

j. No roof Signs shall be permitted. However, where no Building Setback is provided, roof Signs may be permitted subject to the approval of the Planning and Zoning Commission.

k. Projecting Signs shall not extend out more than thirty-two (32) inches from the wall to which they are attached, and shall not exceed ten (10) square feet in area. A minimum of eight (8) feet of clearance between the ground and the bottom edge of the Sign shall be provided.

l. No person shall exhibit, post or display upon any Sign or wall any statement, symbol or picture of an obscene nature.
m. No person, firm or corporation shall erect, construct, enlarge, modify or relocate any Sign in the County without first obtaining a Building Permit, as applicable, for each such Sign. Where said Sign is electrical or illuminated by electricity, a separate electrical permit shall be obtained.

n. Signs shall not blink, flash, or be animated by lighting in any fashion. Electronic reader-board copy Sign copy shall not be changed more than once in 24 hours. Electronic signs are considered unshielded and externally illuminated and shall comply with Section 4.3, Lighting.

o. The operation of searchlights or similar lighting sources for advertising, display or any other commercial purpose is prohibited.

p. No Sign shall be located in such a manner as to obstruct or otherwise interfere with an official traffic Sign, signal, or device, or obstruct or interfere with a driver’s view of approaching, merging or intersecting traffic. A clear sight triangle shall be maintained at all street intersections and driveway entrances. Such clear sight triangle shall be determined by measuring twenty-five (25) feet along each property line at Street intersections, and along the property line and the driveway for driveway entrances. Signs that are to be located in such clear sight triangle shall not exceed three feet in height.

q. Signs that are placed on gasoline pumps or on spanners above gasoline pumps that do not exceed one quarter (1/4) square foot in area shall not be counted toward the maximum number of wall Signs allowed for each Use. One such Sign may be placed on each side of a gasoline pump or spanner. If such Signs exceed one quarter (1/4) square foot in area they shall be considered wall Signs and will be counted toward the maximum number of wall Signs allowed for each Use.

2. Special Purpose Signs.

The following special purpose Signs shall be permitted:

4a. Permanent Special Purpose Signs

(1) Directional Signs. In any zone, one parking directional Sign not exceeding ten (10) square feet in area or six (6) feet in height at each Parking Area entrance or exit. Directional Signs painted on paved Parking Areas shall be permitted. No advertising message of any kind shall be displayed on a parking directional Sign.

(2) Subdivision entrance Signs. At the major Street entrance(s) to a Subdivision or development, not more than two (2) signs, each not exceeding twenty (20) square feet in area per Sign, shall be permitted. Such Signs shall be attached to and shall not extend above a wall or fence, and shall indicate only the name and/or the address of the Subdivision or development. Design, color scheme and height of entrance Signs are subject to the approval of the Director of Community Development. Such Signs shall be constructed of materials and shall be affixed to the wall or fence in such a manner as to render them not readily susceptible to vandalism.
b2. Temporary Real Estate, Development and Sale Signs

Real Estate and Development Signs

(1) For sale or rental Signs. In any zone, one on-site unlighted Sign not exceeding six (6) square feet on each Street Frontage adjoining a Site. Freestanding Signs shall not exceed six (6) feet in height. Parcels of 40 acres or more shall be allowed one freestanding Sign not exceeding twenty (20) square feet in area and eight (8) feet in height. All sale and rental Signs shall be removed within thirty (30) days from the date of sale.

(2) Open house Signs. Open house Signs shall be limited to four (4) square feet and shall not exceed three (3) feet in height. They shall be limited to no more than two days per week for any given property. One on-site and no more than three Off-Premise Signs are permitted. The Signs shall be placed no more than 30 minutes prior to the beginning of the open house and shall be removed within 30 minutes of the end of the open house. Off-Premise Signs placed in public Rights-of-Way or Easements shall be placed such that they do not obstruct traffic or visibility at the intersection. They shall not obstruct multi-purpose paths or sidewalks. When placed on private Easements, they shall be placed with the property owner’s permission.

(3) Construction Signs. On the Site of a property actively under construction, one unlighted Sign not exceeding twenty (20) square feet in area and six (6) feet in height in a residential zone or forty (40) square feet in area and eight (8) feet in height in a commercial or industrial zone to identify each contractor, architect or engineer engaged in the project. Said Signs shall be removed within five (5) days after the issuance of a certificate of occupancy by the Chief Building Inspector.

(4) Directional Subdivision Signs. In any zone, unlighted Signs advertising Subdivisions containing only the name of the Subdivision, the name of the developer and/or agent, an identification emblem and directional message shall be permitted, provided:

   aa. There shall be no more than three such Signs for each Subdivision;

   bb. The total area of all Signs shall not exceed thirty (30) square feet;

   cc. The total height of each Sign shall not exceed eight (8) feet;

   dd. Directional subdivision Signs may be displayed during the two years following the date of recordation of the final plat for the Subdivision, or until one hundred percent (100%) of the Lots have been sold, whichever occurs first.

   ee. Directional Subdivision Signs may be located outside the boundaries of the Subdivision, but no further than the closest intersection of a public Street.
v. (5) Temporary on-site Subdivision Signs shall be permitted provided there shall be no more than one hundred (100) square feet of total Sign area for each Subdivision and a total of five (5) Signs. Freestanding Signs shall not exceed fifteen (15) feet in height in a commercial Subdivision and eight (8) feet in height in a residential Subdivision. Such on-site Signs shall be permitted to remain for two (2) years from the date the required Sign permit is issued. An extension beyond the two (2) year limitation may be granted for a one (1) year period subject to the approval of the Planning and Zoning Commission. However, if a conditional use permit is approved for a sales office, any temporary on-site Subdivision signs may remain for the term of the conditional use permit.

vi. Subdivision entrance Signs. At the major Street entrance(s) to a Subdivision or development, not more than two (2) signs, each not exceeding twenty (20) square feet in area per Sign, shall be permitted. Such Signs shall be attached to and shall not extend above a wall or fence, and shall indicate only the name and/or the address of the Subdivision or development. Design, color scheme and height of entrance Signs are subject to the approval of the Director of Community Development. Such Signs shall be constructed of materials and shall be affixed to the wall or fence in such a manner as to render them not readily susceptible to vandalism.

vii. (6) Office Buildings and shopping centers and industrial Subdivisions may display leasing and rental Signs for a period of one year following final construction inspection. These Signs shall be limited to one freestanding Sign and two Building-mounted Signs not to exceed a total of one hundred fifty (150) square feet in area. Freestanding Signs shall not exceed eight (8) feet in height.

3. (7) Special Sale Signs.

For retail commercial Uses in any zone where such Uses are listed as permitted or conditional uses, special sale Signs may be permitted while a special sale of goods or services is being conducted. Signs attached to the Building or to an existing freestanding Sign shall be in rigid frames securely attached to a building or support structure, and the display of the Signs shall be limited to fourteen (14) days per calendar quarter. The size of special sale Signs shall not exceed one hundred per cent (100%) of total square footage of any permanent on premise Signs that advertise the commercial Use. Portable and sandwich board signs shall be limited to four (4) square feet and shall not exceed three (3) feet in height.

4. Other Special Signs.

Flags, emblems, insignias and posters of any nation, state, international organization, political subdivision or other governmental agency; unlighted non verbal religious symbols attached to a place of religious worship; and, temporary displays of a patriotic, religious, charitable, or civic character shall be exempt from the provisions of this Section; however, if the height exceeds thirty (30) feet, such Signs shall be subject to the approval of the Director of Community Development. The preceding shall not be
Coconino County Zoning Ordinance
Chapter 4: Performance Standards

3. Signs in General, Agricultural Residential, and Rural Residential Zones

Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following signs shall be permitted in a General, Agricultural Residential, or Rural Residential Zone:

4a. Residential Uses

i. (1) One nameplate not exceeding one square foot in area indicating the name of the occupant.

ii. (2) One Ranch Arch Sign meeting the following provisions.

   aa. The Lot shall be a minimum of two (2) acres in area.

   bb. Signs may only identify a property and its residential use. No Ranch Arch Sign shall be permitted in conjunction with other Uses the property.

   cc. A minimum of fourteen (14’) feet of clearance or alternative access for emergency vehicles shall be provided.

   dd. The Ranch Arch Sign and associated supports may be a maximum of sixteen (16’) feet tall.

   ee. The maximum square footage of the Sign is capped at fifteen (15) square feet.

2b. Agricultural Uses

i. (1) One unlighted Sign not exceeding six (6) square feet in area or six (6) feet in height pertaining to the sale of products raised on the premises.

ii. (2) One unlighted identification Sign not exceeding ten (10) square feet in area or six (6) feet in height identifying an Agricultural or related Use conducted on the premises. Freestanding Signs shall not exceed six (6) feet in height.

iii. (3) Only one Sign pertaining to the Agricultural or related Use of the premises shall be permitted.

2c. Public and Semi-Quasi-Public Uses

   One Freestanding Sign not to exceed fifteen (15) square feet in area and six feet in height, and one unlighted wall Sign not to exceed six (6) square feet in area.

4d. Commercial and Other Uses
One Sign not to exceed fifteen (15) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

5. Special Uses

Signs identifying special Uses shall be as authorized by the conditional use permit required for the establishment of special Uses within the G, AR, and RR Zones.

4. Signs in Residential Zones

Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in a Single Family Residential, Multi-Family, Residential and Manufactured Home or Manufactured Home Park Residential Zone:

4a. Residential Uses

i. (1) Single-family Dwelling Units: one name plate not exceeding one square foot in area indicating the name of the occupant. On a site with more than one Dwelling Unit, name plates shall not be combined.

ii. (2) Multi-family Dwellings, Apartment developments, boarding or rooming houses, Dormitories: one unlighted identification Sign not exceeding fifteen (15) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

4b. Agricultural Uses

One unlighted Sign not exceeding six (6) square feet in area or six (6) feet in height pertaining to the sale of products raised on the premises. Freestanding Signs shall not exceed six (6) feet in height.

4c. Public and Semi-Quasi-Public Uses

One freestanding Sign not to exceed fifteen (15) square feet in area and six feet in height, and one unlighted wall Sign not exceeding six (6) square feet in area. Lighting requirements for Signs shall be as specified in the required conditional use permit.

4d. Commercial and Other Uses

One Sign not to exceed fifteen (15) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

5. Signs in Commercial Zones

Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in a Commercial Zone:
a. Agricultural Uses in all Commercial Zones. One unlighted Sign not exceeding six (6) square feet in area pertaining to the products raised on the premises. Freestanding Signs shall not exceed six (6) feet in height.

b. Commercial Uses in the CN-2/A and CG-10,000 Zones

i.(1) One Freestanding identification Sign may be placed on each Lot or parcel of land. Freestanding Signs shall not exceed fifteen (15) feet in height. The maximum area of Freestanding Signs shall be as follows:

a. In the CN-2/A Zone Freestanding Signs shall not exceed seventy-five (75) square feet in area.

b. In the CG-10,000 Zone Freestanding Signs shall not exceed seventy-five (75) square feet in area; provided, however, that for each lineal foot of property frontage in excess of seventy-five (75) feet, an additional one square foot of Sign area shall be permitted to a maximum of one hundred (100) square feet.

cc. Where more than one business or land use in a Mixed Use development is being conducted on a single Lot or parcel of land, the permitted sign area for each business may be combined into one Freestanding Sign up to a maximum combined area of one hundred and twenty-five (125) square feet.

ii.(2) Wall and Parapet Signs shall be allowed as follows:

a. The total area of all wall Signs shall not exceed one square foot of area for each lineal foot of property frontage up to a maximum of one hundred fifty (150) square feet;

b. The maximum size of any one Sign shall be seventy-five (75) square feet;

c. A maximum of two (2) wall Signs may be placed on any side of a Building;

d. The total area of Signs displayed on any side of a Building shall not exceed seventy-five (75) square feet.

e. A maximum of six (6) wall Signs may be displayed for each Use;

f. Should a portion of a parcel be leased for development the dimensions and orientation of the leased portion shall be used to determine frontage and total Sign face square footage.

iii.(3) Wall Signs on multiple tenant commercial Buildings shall be allowed as follows:

a. One tenant directory wall Sign may be displayed. The maximum size of the directory Sign shall be seventy-five (75) square feet. The directory Sign may be located on any wall of the Building.
bb. One wall Sign may be displayed for each tenant. The maximum size of the wall Sign shall be forty (40) square feet. Each wall Sign shall be located on a wall of the space occupied by the tenant that is advertised.

c. One Projecting Sign may be displayed for each tenant. The maximum size of each Projecting Sign shall be as prescribed in Section 4.2.C.1.k. Each Projecting Sign shall be attached to a wall of the space occupied by the tenant that is advertised.

iv. (4) Signs on canopies above gasoline pump islands shall be allowed as follows:

aa. The total area of Signs placed on such canopies shall be deducted from the total area allowed by Subsection 4.2.C.5.ii.a above;

bb. A maximum of two Signs may be placed on such canopies. The number of Signs placed on such canopies shall be deducted from the total number of Signs allowed by Subsection 4.2.C.5.ii.e above;

cc. A maximum of two Signs that do not exceed six (6) square feet in area (i.e. franchise logos) may be placed on such a canopy. No more than one such Sign may be placed on any one side of a canopy. Such Signs shall not be counted toward the maximum total area allowed or the maximum number of Signs allowed.

b2. Commercial Uses in the CH-10,000 Zone

Signs identifying commercial Uses in the CH-10,000 Zone shall be permitted to the same extent as in the CG-10,000 Zone; provided, however, additional signage may be approved under design review when applicable.

c3. Public and Semi-Public Uses: Commercial Zones

One Sign not exceeding thirty (30) square feet in area. Freestanding Signs shall not exceed six (6) feet in height. Lighting requirements for Signs shall be as specified in the required conditional use permit.

6. Signs in Industrial Zones

a.—Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in an Industrial Zone:

aa. Agricultural Uses in all Industrial Zones. One unlighted Sign not exceeding six (6) square feet in area or six (6) feet in height pertaining to the products raised on the premises

la. Industrial Uses in the MP-20,000 Zone

i. (1) One single-faced wall or canopy Sign per Use, not exceeding one square foot of area for each lineal foot of Building or portion thereof, may be placed on the side of
the Building facing the major Street frontage up to a maximum of one hundred (100) square feet.

ii. (2) One monument-type Sign per Use may be permitted providing the maximum area shall not exceed twenty (20) square feet and the maximum height shall not exceed six (6) feet.

2b. Industrial Uses in the M-1-10,000 Zone

i. (1) One single-faced wall or canopy Sign per Use, not exceeding one (1) square foot of area for each lineal foot of Building or portion thereof, may be placed on the side of the Building facing the major Street frontage up to a maximum of one hundred (100) square feet.

ii. (2) One Freestanding Sign not exceeding one hundred (100) square feet in area provided, however, that there be no more than one (1) such Sign per lot or parcel of land. Where more than one (1) Use is being conducted on a single Lot or parcel of land, the permitted Sign area for each business may be combined into one (1) Freestanding Sign up to a maximum of one hundred twenty-five (125) square feet. Freestanding Signs shall not exceed fifteen (15) feet in height.

3c. Industrial Uses in the M-2-6,000 Zone

Signs identifying industrial Uses in the M-2-6,000 Zone shall be permitted to the same extent as in the M-1-10,000 Zone.

4d. Public and Semi-Public Uses: Industrial Zones

One Sign not exceeding thirty (30) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

5. Should a portion of a parcel be leased for development the dimensions and orientation of the leased portion shall be used to determine frontage and total Sign face square footage.

7. Signs in Planned District and Special Purpose Zones

a. Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in the following Special Purpose Zones:

ba. Signs in the MHP Zone

At the major Street entrance(s) to the Manufactured Home Park or Manufactured Home Subdivision, not more than two (2) lighted Signs, each not exceeding twenty (20) square feet in area, attached to and not extending above a wall or fence, indicating only the name and/or the address of the Manufactured Home Park or Subdivision.

eb. Signs in the PRD Zone
At the major Street entrance(s) to the planned residential development, not more than two signs, each not exceeding twenty (20) square feet in area, attached to and not extending above a wall or fence, identifying only the name and/or the address of the planned residential development.

de. Signs in the PC Zone

Signs in the PC Zone shall be as specified in the text which constitutes the standards of development as approved by the Board of Supervisors.

de. Signs in the PS Zone

Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in the PS Zone:

i. Agricultural Uses. One unlighted Sign not exceeding six (6) square feet in area or six (6) feet in height pertaining to the products raised on the premises.

ii. All Other Uses. Signs shall be as specified in the conditional use permit required for all Uses except Agricultural Uses.

eg. Signs in the OS Zone

1. Permitted Uses. One unlighted Sign not exceeding ten (10) square feet in area or six (6) feet in height.

2. Conditional Uses. Signs identifying Uses permitted subject to the granting of a conditional use permit shall be as specified in the approved use permit.

gf. Signs in the FPM Zone

Signs in the FPM Zone shall be in accordance with the regulations applicable to the underlying zone in which the FPM Zone is combined or as authorized under a conditional use permit required for specified uses.

hg. Signs in the RC Zone

Signs in the RC Zone shall be as specified on the development plan as approved by the Board of Supervisors.

i. Signs in the P Zone

Only those Signs as specified in Section 4.2.C.2.1, Directional Signs, shall be permitted in the P Zone except that additional signing may be permitted as authorized under a Conditional Use permit required for specified Uses.

jh. Signs in the MR Zone
(1.) Permitted Uses. One unlighted Sign not exceeding ten (10) square feet in area or six
(6) feet in height.

(2.) Conditional Uses. Signs identifying Uses permitted subject to the granting of a
Conditional Use permit shall be as specified in the approved use permit.

Section 4.2.D: Permits and Administration

1. Cash Deposit on Certain Signs

Directional Subdivision Signs. Applications for permits for directional Subdivision Signs
shall be accompanied by a cash deposit of $250.00 for each Sign which shall be posted with
the Finance Department. Such $250.00 cash deposit shall be used to defray the costs of Sign
removal by the County in the event the permit holder defaults upon the agreement to remove
same. Before any permit for any such Sign is issued, the applicant and the record owner(s) of
the property shall furnish the Department of Community Development written authority
granting the County permission to enter upon the premises to remove such Sign.

2. Elimination of Nonconforming Signs

The elimination of nonconforming Signs shall be as prescribed in Section 3.14.3.C.2,
Nonconforming Signs.

3. Sign Permit Requirements

a. The following Signs shall not require a Sign permit: Real Estate For Sale, Rental and
Open House Signs (see Section 4.2.C.2.b(1) and (2) 2i and ii), residential name plates
(see Section 4.2.C.3.a.4.(1)) and residential construction Signs (see Section
4.2.C.2.2b(3).iii). A Sign permit shall be obtained for all other Signs including new
construction, modifications, replacements and Sign face changes prior to their
installation.

b. The following information shall be submitted when applying for a Sign permit in addition
to the requirements of Section 5.1.A, Administrative Permits.

(1.) Provide specific signage information (sketch or photographs) indicating color
scheme, lettering or graphic style, lighting and material for each proposed or existing
Sign.

(2.) All open zoning Violations shall be addressed prior to the acceptance of a complete
Sign permit application.

(3.) If required, Design Review Overlay, Conditional Use Permit, Variance, and
other permits and licensing as necessary shall be obtained prior to the acceptance of a
complete Sign permit application.
Section 4.3: Lighting

Section 4.3.A: Purposes

1. It is hereby found that the topography, and atmospheric conditions and of Coconino County, Arizona, are uniquely suited for astronomical observation. A substantial investment has been made in observatories in the County, and that the use of certain types of outdoor lights and certain outdoor lighting practices have an adverse impact on astronomical observation. It is further recognized that naturally dark landscapes and star-filled skies are valued by many, and that poor lighting practices in outdoor lighting waste energy, hamper the reasonable use and enjoyment of property, can interfere with foraging, courtship, or other behaviors of nocturnal wildlife, and can endanger the public welfare by producing unnecessary glare.

2. Accordingly, it is the intent of this Ordinance to encourage lighting practices and systems which will minimize light pollution, light trespass, impacts to nocturnal wildlife, and conserve energy while maintaining night-time safety, utility, security and productivity. Since not all areas in the County are near established observatories, four Lighting Zones are established, allowing increased flexibility in the uses of outdoor lighting further from the observatories.

3. There may be other areas that are worthy of designation where protection of the night sky is deemed to be highly important, and where the establishment of more restrictive Lighting Zones is desired.

Section 4.3.B: Applicability

1. In the event of conflict between the regulations set forth in this Ordinance and any other regulations applicable to the same area, the more stringent limitation and requirement shall govern.

2. Airports: Airport navigation lighting systems are exempt from the provisions of this Ordinance. All other lighting at airports, including that used for loading areas, hangars, terminal aprons, parking areas, etc., shall conform to all applicable standards of this Ordinance.

3b. Holiday Decorations: Low-wattage holiday decorations are exempt from the provisions of this Ordinances from 15 November through 25 October through 15 January. Such lighting and all associated wiring used outdoors must be certified for outdoor use by Underwriters Laboratories.

Section 4.3.C: Performance Standards

1. Approved Materials and Methods of Construction or Installation/Operation
a. The provisions of this Ordinance are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this code, provided any such alternate has been approved by the Community Development Director. The Community Development Director may approve any such proposed alternate provided he/she finds that it:

1. Provides at least approximate equivalence to the applicable specific requirements of this Ordinance; and

2. Is otherwise satisfactory and complies with the intent of this Ordinance.

2. Lighting Zones. Different areas, with different developed and natural conditions, and different distances from astronomical observatories, have differing levels of appropriate light usage, and different sensitivities to the various obtrusive aspects of outdoor light usage. Because of this, three Lighting Zones are hereby defined and established. These Zones are shown on the Lighting Zone Maps that are attached hereto as Map 1a and Map 1b and by this reference made a part hereof. In general, these Zones are described as follows:

4a. Zone I: all areas within Coconino County located within two and a half (2.5) miles within the following locations:

   i. (1) The Hall telescope at Lowell Observatory on Anderson Mesa
   ii. (2) The Kaj Strand telescope at the U.S. Naval Observatory
   iii. (3) Roden Crater
   iv. (4) The Discovery Channel Telescope

4b. Zone II: all areas within Coconino County more than two and a half (2.5) miles, yet less than seven (7) miles of the locations listed in 4.3.C.2.1 above.

4c. Zone III: all other areas within Coconino County.

4d. Split Parcels: A parcel located in more than one of the described Lighting Zones shall be considered to be only in the more restrictive Lighting Zone.

3. Preferred Source and Zone I Use Preference

a. Preferred Source: Low-Pressure Sodium (LPS) lamps are the preferred illumination source throughout the County; their use is to be encouraged, when not required, for outdoor illumination whenever its use would not be detrimental to the use of the property.

b. Day/Night Uses: Uses which can turn off their outdoor lighting during night hours are to be encouraged in Lighting Zone I; those which require all night illumination are to be discouraged.

4. General Requirements, all Zones.
a. Upward-directed Floodlighting: Outdoor floodlighting by flood light projections above the horizontal plane is prohibited.

b. The requirements for lamp source and shielding of light emissions for Outdoor Light Fixtures are as follows:

Use Code:

i. A = allowed

ii. F = fully shielded, allowed

iii. X = prohibited

### TABLE 4.3.1: LAMP TYPE AND SHIELDING STANDARDS

<table>
<thead>
<tr>
<th>LAMP TYPE</th>
<th>ZONE I</th>
<th>ZONE II</th>
<th>ZONE III</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1 Lighting:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low-Pressure Sodium</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Others above 2500 Lumens (1)</td>
<td>X</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Others below 2500 Lumens (1)</td>
<td>F</td>
<td>F</td>
<td>A(1,2)</td>
</tr>
<tr>
<td>Class 2 Lighting:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low-Pressure Sodium</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Others above 2500 Lumens (1)</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Others below 2500 Lumens (1)</td>
<td>F</td>
<td>F</td>
<td>A(1,2)</td>
</tr>
<tr>
<td>Class 3 Lighting:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low-Pressure Sodium</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Others above 2500 Lumens (1)</td>
<td>X</td>
<td>X</td>
<td>F</td>
</tr>
<tr>
<td>Others below 2500 Lumens (1)</td>
<td>F</td>
<td>A(1,2)</td>
<td>A(1,2)</td>
</tr>
<tr>
<td>Residential Lighting (all classes):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All types over 1000 Lumens (1)</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>All types below 1000 Lumens (1)</td>
<td>F</td>
<td>A(1,3)</td>
<td>A(1,3)</td>
</tr>
</tbody>
</table>

**Note 1.** Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties.

**Note 2.** Unshielded lighting is limited to a total of 3,000 Lumens per Acre on non-residential and multi-family residential lands Uses; 2,000 Lumens per residence on single-family residential properties.

**Note 3.** For single-family residential Uses, unshielded fixtures up to 2,000 Lumens output per lamp and a total of 8,000 Lumens per residence are permitted if used in functioning motion-sensing fixtures that remain on for short periods only.

C. Total Outdoor Light Output, excluding streetlights used to illuminate public Rights-of-Way, shall not exceed the following limits averaged over the entire project (values listed are total initial lamp Lumens per Acre and per residence):
TABLE 4.3.2: MAXIMUM TOTAL OUTDOOR LIGHT OUTPUT STANDARDS (VALUES LISTED ARE LUMENS PER ACRE AND LUMENS PER RESIDENCE)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Lighting Zone</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial, Industrial, and Multifamily (Lumens per Acre)</td>
<td>I</td>
<td>II</td>
<td>III</td>
</tr>
<tr>
<td>total (shielded + unshielded)</td>
<td>25,000</td>
<td>50,000</td>
<td>100,000</td>
</tr>
<tr>
<td>unshielded only</td>
<td>0</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Non-LPS</td>
<td>2,500</td>
<td>50,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Single-family Residential (Lumens per residence)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>total (shielded + unshielded)</td>
<td>10,000</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>unshielded only</td>
<td>0</td>
<td>2,000</td>
<td>2,000</td>
</tr>
</tbody>
</table>

Note 1. Fixtures installed such that all parts of the fixture are located underneath and at least five (5) feet from the nearest edge of a Building overhang, roof eave, or balcony are to be included in the Total Outdoor Light Output as though they produced only one-quarter of the lamp’s rated Lumen output.

d. Effective Shielding: All light fixtures which are required to be shielded shall be installed in such a manner that the shielding is effective as defined in Section 6 under Fully Shielded Fixture and Partially Shielded Fixture.

e. Direct Lighting on Site: All fixtures, except streetlamps, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source as much as is feasible.

f. Direct lighting off Roadways: All fixtures, except streetlamps, shall be installed in such a manner that the direct illumination does not fall onto any public or private Street or Road as much as is feasible.

g. Curfews: Class 1 and Class 3 lighting must be extinguished at the curfew times listed, or no later than 30 minutes after the business closes, whichever is later:
TABLE 4.3.3 LIGHTING CURFEWS (SPORTS, CLASS 1, CLASS 3, SIGNS)

<table>
<thead>
<tr>
<th>Lighting Zone</th>
<th>I</th>
<th>II</th>
<th>III</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00pm</td>
<td></td>
<td>10:00pm</td>
<td>11:00pm</td>
</tr>
</tbody>
</table>

h. High-Intensity Lights: Search lights, laser source lights, or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel or at their direction.

i. Mercury Vapor Sales: The installation, sale, offering for sale, lease or purchase of any mercury vapor light fixture or lamp for use as outdoor lighting is prohibited, except that until 1 January 2006, the provisions of this Subsection shall not apply to any replacement lamp.

5. Special Requirements, Outdoor Advertising Signs

a. Externally Illuminated Sign Standards: External illumination for Signs shall conform to all provisions of this Ordinance. In particular, such lighting shall be treated as Class 1 lighting and shall conform to the lamp source, shielding restrictions and Lumen caps of Section 4.3. All upward-directed Sign lighting is prohibited.

b. Internally Illuminated Sign and Neon Sign Standards: Illumination of Copy and Background; Colors: Outdoor internally-illuminated advertising Signs must be constructed as follows:

   i. In Lighting Zone I: The Sign face(s) must be composed of illuminated text and symbols against an opaque (unilluminated) background. The colors of these elements are not restricted.

   ii. In Lighting Zones II and III: The Sign face(s) must be either composed of illuminated text and symbols against an opaque background or with generally LIGHTER text and symbols against a colored (note white, off-white, light gray, cream or yellow) background.

c. Exclusion of Lamp Outputs: Lamps used for internal illumination of Signs shall not be counted toward the Lumen cap in Section 4.3.

d. Neon Signs: Neon Signs shall be treated as internally illuminated Signs for the purpose of this Code, and shall not have their luminous outputs counted toward the Lumen caps of Section 4.3. Neon lighting extending beyond the area considered to be the Sign area (as defined in Sign Code of this jurisdiction) shall conform to all provisions of this Code. In particular, such lighting shall be treated as Class 3 (decorative) lighting and shall conform to the Lumen caps and shielding standards of Section 4.3.

e. Non-Sign Lighting: Other internally-illuminated panels or decorations not considered to be signage according to the Sign code of this jurisdiction (such as illuminated canopy
margins or Building faces), shall be considered decorative (Class 3) lighting, and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards and Lumens per Acre caps of Section 4.3.C.

f. Curfews: Illumination for all advertising Signs, both externally and internally illuminated, shall be turned off no later than the curfew times listed in Table 4.3.3 or when the business closes, whichever is later. Signs subject to curfews are required to have functioning and properly adjusted automatic shut-off timers.

g. Curfews for Pre-Existing Signs: Light background (white, off-white, light gray, cream or yellow) internally illuminated Signs, installed legally before enactment of this code [December 18, 2001], may continue to be used and illuminated but must conform to the curfews of Section 4.3.C.4.g and Table 4.3.3.

6. Special Requirements, Special Uses

a. Service Station Canopies:

i. (1) Lighting Class: Lighting for service station canopies shall be considered Class 1 lighting.

ii. (2) Shielding: All Luminaires mounted on or recessed into the lower surface of service station canopies shall be fully shielded and utilize flat lenses.

iii. (3) Total Under-Canopy Output: The total light output used for illuminating service station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in Lumens, shall not exceed sixty (60) Lumens per square foot of canopy in Lighting Zone II and III, and shall not exceed twenty (20) Lumens per square foot in Lighting Zone I (note: these values are not footcandle illuminances). All lighting mounted under the canopy, including but not limited to Luminaires mounted on the lower surface or recessed into the lower surface of the canopy and any lighting within signage or illuminated panels over the pumps, is to be included toward the total at full initial Lumen output.

iv. (4) Inclusion Toward Total Outdoor Light Output: The Lumen output of lamps mounted on or within the lower surface of a canopy is also included toward the lumen caps in Table 4.3.2 as follows:

1. a. Fixtures installed such that any part of the fixture is five (5) feet or less from the nearest edge of the canopy are to be included in the Total Outdoor Light Output by simply adding the Lumen outputs of the lamps used;

2. b. Fixtures installed such that all parts of the fixture are located at least five (5) feet but less than ten (10) feet from the nearest edge of the canopy are to be included in the total outdoor light output as though they produced only one-quarter of the lamp’s rated lumen output;
Section 4.3.C: Canopy Light Output

3cc. Fixtures installed such that all parts of the fixture are located ten (10) or more feet from the nearest edge of a canopy are to be included in the Total Outdoor Light Output as though they produced only one-tenth of the lamp’s rated lumen output.

b. Outdoor Recreational Facilities:

(1) Lighting Class: Lighting for Outdoor Recreational Facilities shall be considered Class 1.

(2) Lumen Cap Exemption: Lighting for Outdoor Recreational Facilities areas only is not subject to the Lumens per Acre limit set in Subsection 4.3.C.d and Table 4.3.1.

(3) Shielding: Fixtures used for field/track/arena Facilities areas must be fully shielded.

(4) Curfew: No such facility shall be illuminated after the curfew times listed here except to conclude a scheduled recreational or sporting event in progress prior to the curfew, and prevented from concluding before the curfew by unforeseeable circumstances.

Section 4.3.D: Permits and Administration

1. Temporary Lighting Permits

a. Findings: The Community Development Director may grant a permit for temporary lighting if he/she finds the following:

(1) The purpose for which the lighting is proposed is not intended to extend beyond thirty (30) days; and

(2) The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible; and

(3) The proposed lighting will comply with the general intent of this Ordinance; and

(4) The permit will be in the public interest.

b. Application Contents: The application for the Temporary Lighting Permit shall include the following information:

(1) Name and address of applicant and property owner;

(2) Location of proposed fixtures;

(3) Type, wattage and lumen output of lamp(s);

(4) Type, shielding and use of proposed fixtures;

(5) Intended use of the lighting;
(6) Duration of time for requested exemption;

(7) The nature of the exemption;

(8) Such other information as the Community Development Director may request.

c. The Community Development Director shall endeavor to rule on the application within five (5) business days from the date of submission of the request and notify the applicant in writing of his/her decision. The Community Development Director may grant one (1) renewal of the permit for an additional thirty (30) days if he/she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year. A denial by the Director may be appealed to the Planning and Zoning Commission within 30 days.

2. Nonconforming Uses

a. Mercury Vapor: Mercury vapor lamps in use for outdoor lighting on the effective date of this Ordinance shall not be so used after 1 May 2006.

b. Bottom-mounted Sign Lighting: Bottom-mounted outdoor advertising Sign lighting shall not be used in Zones I, II and III after 1 May 1996.

c. Pre-existing Non-conforming Lighting: No Outdoor Lighting Fixture which was lawfully installed prior to the enactment of this Ordinance shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a nonconforming fixture unless the fixture thereafter conforms to the provisions of this ordinance.

d. Conformance after Abandonment/Damage: In the event that an Outdoor Lighting Fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixtures shall comply with the provisions of this Ordinance.

3. Variances. Any person desiring to install an Outdoor Lighting Fixture in Violation of this Ordinance may apply to the Board of Adjustment for a Variance from the regulation in question per Section 5.8. Such Variances shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of the regulations and this Ordinance. Provided, that any Variance may be allowed subject to any reasonable conditions that the Board may deem necessary to effectuate the purpose of this chapter.

4. Lighting Permit Requirements

a. Non-Single Family Residential Lighting:
Whenever a person plans to install new outdoor lighting is installed, or existing outdoor lighting, including fixtures and/or bulbs, is replaced, a Lighting Permit must be applied for and granted. The applicant shall, as a part of said application, submit sufficient information to enable the Community Development Director to determine whether the proposed lighting will comply with this Ordinance.

The following information shall be submitted when applying for a Lighting Permit in addition to the requirements of Section 5.1.A, Administrative Permits.

A description of each illuminating device, fixture, lamp, support and shield. This description may include, but is not limited to, manufacturer’s catalog cuts and drawings (including sections where required), lamp types and lumen outputs. For existing lighting, photographs of the fixtures will be accepted if original manufacturer’s information is not available.

A separate Building Permit application shall be submitted for new lighting construction and electrical installation. Required Building Permits shall be obtained prior to the installation of lighting.

Single Family Residential Lighting:

When lighting on single family residential sites is a condition of approval the above permit process is to be applied and compliance with the Zoning Ordinance verified before issuance of the Certificate of Occupancy.

Section 4.4: Landscaping

Section 4.4.A: Purposes

The purpose of this Section is to establish Landscaping standards and guidelines in order to maintain and enhance, and protect native landscapes and the environmental qualities of the County; to mitigate the impacts of adjacent Uses; and to enhance the quality and appearance of new or existing development in the County. By requiring adequate and environmentally compatible Landscaping will enhance, the visual qualities of the environment will be enhanced, and other environmental qualities will be improved by promoting conservation of water used for Landscaping, addressing wildfire safety concerns, control of Noxious Weeds and invasive plants, and providing erosion and storm water runoff control. Use of native and drought tolerant plants will help, providing control of Noxious Weeds and invasive plants, requiring native and/or drought tolerant plants, and encouraging the preservation of existing trees and vegetation.

Section 4.4.B: Applicability

Conflicting Regulations
These Landscape standards shall apply to all new and existing development and redevelopment except Single-family and Duplex residential on individual lots/parcels, unless the Use has been determined to be legal non-conforming in conformance with Section 3.13.B, Nonconforming Uses. Section 4.4.F.1 describes the threshold for when redevelopment will require additional Landscaping. Specific standards may apply to different Uses as described in this Section and other sections of this Ordinance.

In the event of conflict between the regulations set forth in this Section and any other regulations applicable to the same area, the more stringent requirement shall govern.

Section 4.4.C: Performance Standards

1. Requirements for all Landscaping

a4. All Landscaped Areas shall be permanently maintained in a neat and orderly manner and all plants shall be maintained in a healthy, living condition. Dead plants, weeds, and non-plant materials must be removed and replaced as necessary.

b2. All Landscaped Areas shall be provided with a permanent means of irrigation pursuant to Section 4.4.C.18F.2.e, unless that requirement is waived by the Community Development Director pursuant to Section 4.4.F.2.e (3).

3. In all areas of the County the preferred Landscaping materials are Native Plants as defined by the Native Plants for Northern Arizona Landscapes compiled by The Arboretum at Flagstaff. The use of specifically identified Invasive Species and Noxious Weeds is prohibited. Some non-native species, which meet the definition of Drought Tolerant, may be used.

d4. All portions of a Site where existing vegetative cover is damaged or removed, or where consists primarily of weeds have become the predominate vegetation, and are not otherwise covered with new improvements, must shall be successfully revegetated with a substantial mix of native and/or drought tolerant grasses and ground covers. The density of the re-established vegetation must be adequate to prevent soil erosion and invasion of weeds after one growing season.

e5. All required Landscaping must be located on the property it serves. Elements such as plants, walls, fences, buffering and screening located on adjacent properties or public Rights-Of-Way shall not count toward the Landscaping requirements.

f6. Additional Landscaping may be established in public Rights-Of-Way with the approval of the appropriate jurisdiction (i.e. ADOT or County Public Works).

g7. Retention of existing native vegetation and natural features is encouraged. Areas of native vegetation shall be protected with vegetation protective fencing to avoid construction impacts. See Table 4.4.1, Landscaping Credit for Existing Trees. Special consideration may be given to developments which retain existing trees, vegetation, and...
natural features of the Site where possible and which are replaced and enhanced when necessary.

h8. All landscape design shall take into consideration the need for Defensible Space.

i9. Lighting used in the landscape plan must comply with the provisions of Section 4.3 of this Ordinance.

j. Parking, Buildings, and display or storage of equipment or vehicles is not permitted in required Landscaped Areas.

402. Preferred Landscape Materials

a. All landscape plans must use native and/or Drought Tolerant plant materials appropriate for their location. Invasive Plants and Noxious Weeds are prohibited. Preferred Landscaping materials are native plants as defined by the Native Plants for Northern Arizona Landscapes compiled by The Arboretum at Flagstaff. Plants not listed on the Native Plants guide may be approved if the applicant can demonstrate the plant is non-invasive, is drought tolerant, and is appropriate for the climate zone. A detailed plant list shall be included with all plans. The list shall include both the botanical and common names.

b. If turf areas are included, they must use a sod or seed mix specifically cultivated to thrive in the conditions present at the particular Site. The use of non-native and/or high water consumptive turf such as Kentucky Blue Grass is discouraged/prohibited. The applicant must provide information regarding the composition of a sod or seed mix as part of the detailed plant list as required.

c. Rock material used in Landscaping shall be subordinate to and not a substitute for plant material. Rock material must be compatible and appropriate.

d. The use of artificial trees, shrubs, turf, or plants shall not be permitted as Landscaping. Artificial turf may be approved by the Director if it is a minor feature and the use is based on special and unique situations.

443. Landscape Design

a. Site design shall consider the location of existing native trees and shrubs and these shall be retained to the greatest extent possible and only removed where required for fire prevention or to allow for the placement of roads, buildings, and other development. There shall be no clearing of the site prior to the approval of a Landscape plan.

ba. Plants should be grouped in strategic areas and not spread thinly around the site.

cb. Trees must be planted to allow for maximum growth in height and shape without the need for pruning in excess of that required to maintain the health of the plant.
d. New vegetation shall be selected, planted, and maintained so that at maturity it will not interfere with utility lines, snow storage areas, vehicular parking, pedestrian circulation, traffic sight visibility at driveways and Street intersections, and will not cause damage and upheaval of sidewalks and pavement.

e. All landscape designs shall take into consideration the need for Defensible Space, as described in Section 4.4.E of this Section.

f. All Landscaped Areas shall incorporate a ground cover to tie the Landscaping together and to discourage weed growth.

g. A mix of deciduous and evergreen plant materials shall be used to provide a year-round effect.

h. A clear sight triangle shall be maintained at all Street intersections and driveway entrances. Such clear sight triangle shall be determined by measuring 25’ along each property line at Street intersections, and along the property line and the driveway for driveway entrances. Landscape materials in this area shall have a clear trunk height of six (6) feet from grade level; mature shrubs, groundcover, or other materials shall not exceed three (3) feet in height from grade level.

Preservation of Existing Vegetation

a. All landscape plans must identify methods for protecting existing vegetation that will remain. Construction materials and debris may not be stockpiled within 1 ½ times the drip line perimeter outside the drip line of all trees and shrubs being retained. This protection area must be clearly marked with temporary fencing or similar material.

b. The preservation of healthy existing trees and shrubs shall be provided wherever possible, as described in Section 4.4.C.3.a above. These trees and shrubs must be shown on the landscape plan and labeled as “existing.” They must also be listed on the plant list with their current size shown.

<table>
<thead>
<tr>
<th>Existing Tree Size (DBH)</th>
<th>Number of Trees not required</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8”</td>
<td>1 Tree</td>
</tr>
<tr>
<td>10-18”</td>
<td>2 Trees</td>
</tr>
<tr>
<td>&gt;18”</td>
<td>3 Trees</td>
</tr>
</tbody>
</table>

Note: When existing native trees and shrubs are retained, for each tree not required to be planted, the requirement for shrubs and groundcover associated with the tree shall be waived.
Section 4.4.D: Required Landscaping

13. Standard Plant Units.

a.—All Landscaping requirements are stated in terms of the number of standard Plant Units as described in Table 4.4.2 and in the areas described in Table 4.4.3, unless otherwise noted in this Section. Table 4.4.2 below describes one Plant Unit. All landscape plans shall include a mixture of evergreen and deciduous plants and trees.

<table>
<thead>
<tr>
<th>TABLE 4.4.2: ONE LANDSCAPE PLANT UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity of Plants Required (see Note 1)</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td>All Landscaped Areas</td>
</tr>
</tbody>
</table>

This Section defines 3 alternative Plant Units. All Landscaping shall conform to one or more of the Plant Unit alternatives of this Section.

b.—The following table specifies Plant Unit alternatives. In general, the three alternative plant mixes are interchangeable. In some instances, the Director of Community Development may require the use of a specific Plant Unit to achieve a particular result.

<table>
<thead>
<tr>
<th>Plant Unit Alternative</th>
<th>Quantity Required</th>
<th>Type and Size at Time of Installation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative A</td>
<td>3</td>
<td>8’ high evergreen trees</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>2’ high shrubs (or 5-gal min.)</td>
</tr>
<tr>
<td>Alternative B</td>
<td>2</td>
<td>6’ high evergreen trees</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>3” caliper deciduous tree (min 10-12’ height)*</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>2’ high shrubs (or 5-gal min.)</td>
</tr>
<tr>
<td>Alternative C</td>
<td>4</td>
<td>3” caliper deciduous tree (min 8-10’ height)</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1 ½” caliper deciduous trees (min 6’-8’ height)</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>2’ high shrubs (or 5-gallon minimum)</td>
</tr>
</tbody>
</table>

Note 1: c.—Clump or cluster planting which will achieve a total diameter of 4” may be considered in lieu of a 3” caliper tree.

d.—When applied through the Ordinance, and where the resulting number of required Plant Units is expressed in a fraction, the required number of Plant Units shall be rounded off to the nearest whole number (rounding is done at the end of calculations).

Note 2: In desert and grassland areas where trees are not common, large cacti may be used in lieu of trees subject to the approval of the Community Development Director.

TABLE 4.4.3: AREAS REQUIRED TO BE LANDSCAPED
# Coconino County Zoning Ordinance
## Chapter 4: Performance Standards

### Required Area

<table>
<thead>
<tr>
<th>Parking Lots</th>
<th>The perimeter and interior of parking areas</th>
<th>As shown in the Parking Lot Landscaping Table below</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Frontages</td>
<td>10 ft. wide strip along all street frontages</td>
<td>1 unit per 100 lineal ft. of street frontage</td>
</tr>
<tr>
<td>Building Perimeter</td>
<td>Adjacent to and within 50 ft. of buildings</td>
<td>1 unit per 100 lineal ft. of building perimeter</td>
</tr>
<tr>
<td>Multifamily Developments or Manufactured Home Parks (*Building perimeter does not apply to these developments)</td>
<td>Within the multifamily development or manufactured home space</td>
<td>1 tree and 5 shrubs per multifamily residence or manufactured home space</td>
</tr>
<tr>
<td>Detention Basins within setbacks or high visibility areas</td>
<td>Perimeter of the detention basin</td>
<td>2 units per 100 lineal ft. of basin perimeter</td>
</tr>
</tbody>
</table>

### Parking Lot Landscaping

Landscaping in parking lots shall be provided according to Table 4.4.4 and the standards provided below:

**Table 4.4.4: Parking Lot Landscaping**

<table>
<thead>
<tr>
<th>Parking Spaces</th>
<th>Minimum Landscaped Area Required</th>
<th>Minimum Plant Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>6-20</td>
<td>324 sq. ft.</td>
<td>1 unit</td>
</tr>
<tr>
<td>21-32</td>
<td>27 sq. ft./space</td>
<td>2 units</td>
</tr>
<tr>
<td>33-44</td>
<td>27 sq. ft./space</td>
<td>3 units</td>
</tr>
<tr>
<td>45+</td>
<td>40 sq. ft./space</td>
<td>3+units¹</td>
</tr>
</tbody>
</table>

*Table Note 4: The number of Plant Units required shall be pro-rated for parking lots over 44 spaces at the rate of one plant unit per 324 square feet of landscaped area.

**a.** Landscaping shall be proportionally distributed throughout parking and driveway areas, including the perimeter and interior of the parking area. Where islands are required or provided, they shall be landscaped.

**b.** Landscape Islands. For parking lots with eight or more spaces aligned in a row, the required interior parking area landscaping shall be installed in islands separating adjacent parking spaces or in peninsulas parallel to the individual parking spaces. Up to 12 back to back spaces may be laid out in a row between islands or peninsulas if either a 36 square foot tree well is located midway between them or a landscape strip with a minimum width of five feet is installed between the rows of parking spaces. All rows of parking spaces shall have a terminal island no less than five feet in width to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping.
c. Where parking lots are adjacent to side or rear property lines, a minimum 5’ wide perimeter strip of Landscaping shall be provided.

d. All Landscaped Areas adjacent to vehicular parking and access shall be protected by 6” vertical concrete curbing, 6” bumper stops, or similar materials in order to control storm water flows and minimize damage by vehicular traffic.

e. The curb or barrier around Landscaped Areas may be utilized as a wheel stop provided the area of vehicle overhang does not exceed 2 ½ feet and does not damage or interfere with the Landscaping. A minimum five (5) foot wide planter is required for a single vehicle overhang and an 8 foot wide planter for a double vehicle overhang.

f. Parking, Buildings, and display or storage of equipment of vehicles is not permitted in required Landscaped Areas.

g. To ensure that landscape materials do not constitute a driving hazard, trees used to landscape parking islands shall have a clear trunk height of six (6) feet from grade level; mature shrubs, groundcover, or other Landscaping material shall not exceed three (3) feet in height from grade level.

153. Buffer and Screen Street Frontage Landscaping

a. All required Front and street side Landscape Areas shall be a minimum 10 feet in width and fully landscaped in accordance with a minimum of one Plant Unit for every 100 lineal feet of frontage. In areas where greater buffer or screening is desirable additional Plant Units may be required by the Planning and Zoning Commission.

4. Building Perimeter Landscaping. One Plant Unit shall be required for every 100 lineal feet of perimeter of the Building footprint, located within 50 feet of, and adjacent to, the perimeter of the Building. Landscaping shall be consistent with Firewise and Defensible Space Standards as prescribed in Section 4.4.E. In situations where the Use or Building design makes planting within 50 feet impractical, such as mini storage warehousing, it may be permitted to place all or a portion of on-site Building Landscaping beyond the 50 foot limit, subject to the approval of the Community Development Director.

5b. Detention Basin Landscaping. Where detention basins and/or drainage ways are constructed partially or entirely within Setback areas or other high-visibility areas on Sites, they must be adequately landscaped. A minimum of two (2) Plant Units shall be required for every 100 feet of the perimeter of the basin, measured at the top of the basin. All detention basin surfaces shall be treated with a native groundcover seed mix or lawn mix as required, river-native rock, retention fabric or similar non-plant alternative may be allowed subject to the approval of the Director of Community Development Director.

6. General Landscaping Requirements

a. Undeveloped Areas. If phasing is proposed, or if only a portion of the parcel is being developed, the undeveloped area shall be maintained in existing Native Plants. If the area
has been disturbed or the existing vegetation consists primarily of weeds, the area must be successfully revegetated with a substantial mix of native and/or Drought Tolerant grasses and ground covers. The density of the re-established vegetation must be adequate to prevent soil erosion and invasion of weeds after one growing season.

b. Buffering and Screening. Where landscape screening is required by the Ordinance or through Commission or Board action, such Landscaping shall be in addition to the general Landscaping requirements.

c. In areas where greater buffering or screening is desirable, additional Plant Units may be required by the Planning and Zoning Commission.

d. When required, fences and walls adjacent to County roads or State highways shall have a unifying theme and provide variation by using any of the following: changes in height, different material combinations, offset angles, material articulation, and/or plant materials.

15. Screening

a. Where landscape screening is required by the Ordinance or through Commission or Board action, such Landscaping shall be in addition to the general Landscaping requirements.

b. Required fences and walls adjacent to County roads or State Highways shall have a unifying theme and provide variation by using changes in height, different material combinations, offset angles, articulation, and/or plant materials.

16. Site Landscaping

In addition to the required buffer and screen Landscaping, and parking lot Landscaping, the Building site shall include Landscaping designed to visually integrate the Structure(s) with the Site.

1. The Site Landscaping shall include one Plant Unit for every 100 lineal feet of perimeter of the Building footprint, and located within 50 feet of, and adjacent to, the perimeter of the Building. In situations where the Use or Building design makes planting within 50 feet impractical, such as mini storage warehousing, it may be permitted to place some or all of their on-site Building Landscaping beyond the 50-foot limit, subject to the approval of the Director of Community Development.

2. If phasing is proposed, or if only a portion of the parcel is being developed, the undeveloped area shall be maintained in existing Native Plants. If the area has been disturbed or the existing vegetation consists primarily of weeds, the area must be successfully revegetated with a substantial mix of native and/or Drought Tolerant grasses and ground covers. The density of the re-established vegetation must be adequate to prevent soil erosion and invasion of weeds after one growing season.
3. For Manufactured Home Parks or Multi Family Developments, one Plant unit per single residential unit or Lot is required.

487. Installation and Maintenance

a. Landscaping and irrigation devices shall be installed in accordance with the approved landscape plan prior to issuance of a Certificate of Occupancy or commencement of the use. If approved Landscaping and irrigation cannot be installed prior to occupancy or commencement of the use, a temporary Certificate of Occupancy may be issued upon posting of an approved financial assurance based on a contractor’s estimate for completing the work, plus 10% contingency. The work shall be completed prior to the end of the next planting season.

b. It is the responsibility of the property and/or business owner to maintain the Site as approved and provide for replacement of plant materials that have died or otherwise been damaged or removed, and maintenance of all landscape materials including, but not limited to fencing, paving, rocks, and retaining walls.

19. Modification to Landscaping Standards

The Director of Community Development may grant minor modifications to the standards set forth in this Section if it is determined that:

1. The strict application of these standards is not possible due to existing physical conditions; and

2. The modification is consistent with the purpose of this Section; and

3. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section.

Section 4.4.E: Fire Protection and Weed Mitigation

1. Firewise Standards and Defensible Space

All subdivisions and developments requiring a landscape plan located within the Wildland-Urban Interface shall incorporate Firewise management practices into the design and maintenance of Landscaping. Firewise standards identify three zones at different distances from buildings and structures, and describe the landscape design and maintenance that should occur in these zones. All defensible space within these zones shall be maintained at least once annually.

a. Zone 1: 0-10 feet from buildings, structures, decks, etc.

   (1) Remove native brush from under trees.

   (2) Trim all trees so that the lowest branches and canopy are above the roofline.
(3) Tree canopies shall be a minimum 10’ apart.

(4) Trim or prune shrubs/vegetation to a maximum height of 2’ and provide a clear space around each plant of at least 4’. Shrubs that normally grow taller than 2’ shall be removed rather than being improperly pruned. Exception: Cultivated ground cover does not require clear space.

(5) Remove all dead materials.

(6) Remove all combustible materials and vegetation from under decks.

(7) Remove native brush and grass within 10’ of buildings, structures and decks.

b. Zone 2, 10-30 feet from buildings, structures, decks, etc.

(1) Remove all ladder fuels by trimming, pruning up or removing vegetation from under trees. The distance to the lowest tree branch shall be a minimum of three times the shrub height.

(2) Trim tree limbs a minimum of 6’ from the ground.

(3) Tree canopies shall be a minimum of 10’ apart and no closer than 10’ to any structure.

(4) Reduce the continuity of fuels by removing dead materials and removing/thinning shrubs so that a person can walk between them. Creating islands of shrubs/vegetation for wildlife habitat is recommended.

(5) Cut grasses to a height no greater than 4” above ground level.

(6) Where vegetation is greater than 4’ in height, create a clear space around each plant (or group of plants), with a width that is twice the height of the plant(s).

(7) On slopes greater than 20% gradient, vegetation treatment shall be extended an additional 100’ to a total of 130’ from the structure, or to the property line, if less than 130’.

(8) Remove the top or most recent layer of undecomposed (light colored) pine needle or leaf droppings. The underlying darker, decomposing material should remain undisturbed.

c. Zone 3, 30-150 feet from buildings, structures, desks, etc where no slope exist.

(1) Remove all ladder fuels by trimming, pruning up or removing vegetation from under trees. The distance to the lowest tree branches shall be a minimum of 3 times the brush height.

(2) Remove all dead materials.
2. Weed Mitigation

All new subdivisions and developments requiring a landscape plan within the County shall provide for weed mitigation on development sites as outlined in this subsection. A qualified professional shall be consulted to develop effective weed treatment, re-vegetation and monitoring plans. The landscape plan shall be prepared by a landscape architect, a professional landscape designer, a plant nursery, or other qualified professional, unless a waiver is approved by the Director of Community Development.


(1) Identify all Noxious Weed species on the development site including weeds on new roads and in staging and parking areas.

(2) Treat and remove all existing weeds prior to any ground disturbance. Methods for removal should combine tools such as direct removal and herbicide application.

(3) Minimize the area of the ground disturbance footprint to the greatest extent practical.

(4) Use only outside aggregate materials that are certified or guaranteed to be weed-free.

(5) Decontaminate the undercarriages of all heavy equipment and machinery prior to use on the site.


(1) Use integrated weed management to eradicate any reoccurrence of weeds using direct removal, herbicide application, and follow-up treatment.

(2) Reseed or plant disturbed areas with native, drought-tolerant plants in sufficient density to prevent soil erosion and re-invasion of invasive weeds. Soil conditions shall be evaluated prior to revegetation, treatment applied, and soil amendments added where necessary to establish reseeding.

c. Long-term: Monitoring and Control.

(1) Monitor the reoccurrence of Noxious Weeds across the entire property on an annual basis following construction.

(2) If weeds are found during annual monitoring, control is required as described above until the site is weed free.

(3) The site must remain weed free. A site visit may be conducted by the Community Development Department to document compliance.
Section 4.4.D.F: Permits and Administration

Landscape Plan Requirements

a1. Landscape Plan required: A approved landscape plan designed in accordance with this Section is required for all new subdivisions, development and redevelopment for any Use other than single family residential and duplexes located on individual lots/parcels. The landscape plan shall be approved prior to any Site clearing for any Use other than single-family residential. A landscape plan designed in accordance with this Section shall be provided for all new development and redevelopment, except for single family residential. The landscape plan shall be prepared by a landscape architect, a professional landscape designer, or a plant nursery, or other qualified professional, unless a waiver is approved by the Director of Community Development. Additions to an existing Building, or substantial improvements comprising 25% of the value of the Building prior to the improvements, as determined by the Chief Building Official, shall prompt compliance with these requirements for that portion of the Site affected by the improvements. Additions to an existing Building, or substantial improvements comprising over 50% of the value of the Building prior to the improvements, as determined by the Chief Building Official, shall prompt compliance with these requirements for the entire Site.

b2. The plan shall include the following:

4a. A site plan drawn to scale providing sufficient detail to evaluate the features of Landscaping and irrigation required by this Section. The site plan shall show the location of property lines, proposed contours, drainage Structures, existing and proposed development including all Buildings, parking, pedestrian, and circulation areas. If phased development is proposed, the phasing plan shall be identified. The plan shall show the location of all proposed Landscaped Areas, and the dimensions and total area (in square feet) for each interior parking lot Landscaped Area.

2b. The location, design and materials of all Landscape Areas including planting strips along all Streets, earth berms, retaining walls, fences, water features, retention areas, trash enclosures, lighting, and paved areas shall be shown. Where fencing is used for required screening, a scaled elevation drawing of the fence must be included.

3c. The location, size, and type of all proposed plant and non-plant materials, including any existing vegetation to be retained and existing trees over 6” caliper proposed to be removed.

4d. A chart comparing the Landscaping requirements to the proposed materials and area covered, including, but not limited to, the following information:

i. (1) Total parking lot and circulation areas, including interior drives and driveways (in square feet);

ii. (2) Total number of parking stalls required and total provided;
iii. (3) Total parking lot Landscaped Area required and total provided (in square feet);

iv. (4) Total buffer and screen Landscaped Area required and total provided (in square feet);

v. (5) Total site Landscaped Area required and total provided (in square feet);

vi. (6) Total quantity and size of plant material required and the total provided;

vii. (7) Size, type, and quantity of non-plant material to be provided;

viii. (8) Any other information as the Community Development Director may determine is necessary to ensure compliance with this Ordinance.

5e. All landscape plans must provide an irrigation plan. Irrigation systems shall be designed to maximize efficient water use and minimize the waste of water. An automatic irrigation system designed to provide efficient irrigation coverage is required.

i. (1) The irrigation system should be designed to correlate to the organization of plants into zones with similar watering requirements.

ii. (2) The use of treated effluent, a collection system to capture runoff, and other alternatives for irrigation purposes are encouraged.

iii. (3) A waiver from the automatic irrigation system requirement may be approved by the Director of Community Development. If an alternative means of watering is proposed a specific plan must be provided.

3. Modification to Landscaping Standards. The Director of Community Development may grant minor modifications to the standards set forth in this Section constituting not more than a 20% reduction of required Landscaping through the Administrative Adjustment process as prescribed in Section 5.6. The following Findings shall be made before approving a modification.

a. The strict application of these standards is not practical due to existing physical conditions including limited water availability;

b. The modification is consistent with the purpose of this Section; and

c. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section.

4. Modifications to Landscaping Standards constituting more than a 20% reduction of required Landscaping shall require approval of a Variance as outlined in Section 5.8 of this Ordinance.
5e. If the Community Development Director determines that the proposed Landscaping does not comply with this Ordinance, the plan will not be approved.

Section 4.5: Projections into Required Yards

Section 4.5.A: Purpose

1. The purpose of required yards are required to ensure that the use of a property does not infringe on the rights of neighbors, to allow room for light and sunshine in the home, to reduce the spread of fire from Structure to Structure, for space for outdoor recreation outside the home, and to serve as filtration areas for storm water run-off.

2. Minor Allowed projections are permitted in required yards in order to provide reasonable levels of flexibility for encroachment into required Yards while protecting the purpose of the yard.

Section 4.5.B: Applicability and Exemptions

The following performance standards apply in all zones unless otherwise specified. (New to RC and all Special Purpose zones)

Section 4.5.C: Performance Standards

1. Required Separation distances between Structures on the same property may be reduced to five (5) feet if: are regulated by the adopted Building Code.

   a. Structures which encroach into separations have a one (1) hour fire rating on wall(s) which encroach into required separations

   b. Have a Class A roof

2. Portions of Projections of a Structure, such as steps or stairways, chimneys, bay or bow windows, and attached greenhouses, which are less than fifteen (15’) feet in height and less than twenty (20%) percent of the length of the side of the Structure closest to said setback shall be permitted the following projections:

   a. In any Residential Zones may project not more than six (6’) feet into any required Front, Street Side or Rear Setback, nor into any required Side Setback more than one half (1/2) of said required Side Setback.

   b. In any Commercial Zone (RC), may not project more than four (4) feet into any required Setback. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.
c. In any Industrial Zone, may **not** project more than one-half (1/2) the width of the required Setback. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.

3. Uncovered paver/stone patios or slabs on grade may encroach into any Setback. Balconies, porches or decks shall not encroach or project into any required Setback.

4. Swimming pools and spas, including all Accessory or appurtenant Structures and equipment, shall be allowed to encroach so long as they maintain a minimum Setback of five (5’) feet from all property lines and Buildings, except as permitted in Section 2.2.D.5.A.

5. A detached Accessory Structure, including Distributed (individual) Renewable Energy Systems in Residential Zones, regardless of the requirements for Building Permits, shall meet all Setback and separation requirements for the underlying zone except as provided herein:

a. A detached Structure shall meet the Setback requirements of the main Building for the Front and Street Side Setbacks.

b. A detached Accessory Structure which does not exceed fifteen (15’) feet in height and 600 sq. ft. in area shall meet the Front and Street Side Setbacks, but may be located within an Interior Side or Rear Setback; provided, however, that such Structure shall not be located closer than five (5’) feet to an Interior Side or Rear Lot Line.

e. A detached Accessory Structure which exceeds fifteen (15’) feet in height, or 600 square-feet in area, shall maintain the same minimum Side and Rear Setbacks as required for the main Dwelling.

d. In the RS-6,000 and RS-10,000, RMH and MHP Zones on parcels of one-half (1/2) acre or smaller:

1. Structures that are 120 square feet or less shall meet the Front and Street Side Setbacks but may be within six (6’) feet of the main Dwelling and three (3’) feet from any Interior Side or Rear Property Line.

2. Structures that are sixty-four (64’) square feet or less and eight (8’) feet or less in height measured to the highest peak may have a zero (0’) foot separation from the main Dwelling and a one (1’) foot Interior Side or Rear Setback as long as the roof does not drain onto an adjacent property.

3. If there is more than one (1) shed on a property, there must be at least a six (6’) foot separation between sheds.

6. Canopies and Eaves

a. In any residential Zone on Lots smaller than 1 acre, Canopies, or roofs attached to the main Building or connecting the main Building with a detached Accessory Structure,
may extend into a required Rear or Interior Side Setback provided that portions of such Structure extending into the Setback:

1. Shall not exceed fifteen (15’) feet in height nor project closer than five (5’) feet to an Interior Side or Rear Lot Line;

2. Shall be entirely open on at least three (3) sides except for necessary supporting columns; except that a roof connecting a main Building and an Accessory Structure shall be open on at least two (2) sides.

b. In any non-Residential Zone, detached canopies shall be considered Accessory Structures and shall meet all of the Setback requirements for main Buildings. No portion of the canopy shall extend into the Setback. Canopies may be located in front of the main Building outside the required Front and Street Side Setback.

c. In any Zone, roof eaves may extend into any required setback up to three (3’) feet.

7. Energy Efficient Improvements and Cisterns, Rain Barrels and other Water Collection Systems

a. Above-ground water collection systems may be located within an Interior Side or Rear Setback; provided, however, that such Structure shall not be located closer than three (3’) feet to an Interior Side or Rear Lot Line.

b. The exterior walls of buildings of that are retrofitted for improved energy efficiency such as for insulation or vertical solar arrays, may project into required yard setbacks by one (1’) foot.

Section 4.5.D: Permits and Administration

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Administrative Adjustments

   a. Required Yards may be reduced per the standards of Section 5.6, Administrative Adjustments.

   2. Adjustments shall require issuance of an Administrative Permit subject to the provisions of Section 5.1.A.

   a. Findings
1. In granting an Administrative Adjustment, the Director of Community Development shall make findings of fact that establish that the circumstances necessary for granting a variance by the Board of Adjustment, as prescribed in Section 5.8.B.4 (Findings) do apply.

2. Site Area: Additional Findings.

In order to grant approval of an Administrative Adjustment allowing a reduction in minimum site area the Director must make the following additional finding:

That the property cannot otherwise meet the minimum site area requirement of its current zoning classification.

b. Decision of Director.

If the Director of Community Development denies an application for an Administrative Adjustment, or, if the applicant disagrees with the conditions imposed on the granting of an Administrative Adjustment, if any, the applicant may file for a Variance in accordance with Section 5.8, Variances.

Section 4.6: Walls and Fencing

Section 4.6.A: Purpose

The purpose of walls and fencing at or near the property line is to provide visual screening, security, privacy, decorative enhancement, and containment of animals, between properties of the same use and zone, and between properties that are zoned differently and that allow land uses that may require additional screening between uses.

Section 4.6.B: Applicability

The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

Section 4.6.C: Performance Standards

1. In any required Front or Street Side Setback, an opaque or solid wall or fence shall not exceed three (3) feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required Front or Street Side Setback to a maximum height of six (6) feet.

2. A wall or solid fence not more than six (6) feet in height, as measured from the highest adjacent Grade, may be maintained along the interior side or rear lot lines provided that such wall or solid fence does not extend into a required Front or Street Side Setback. Stacking
Coconino County Zoning Ordinance
Chapter 4: Performance Standards

Section 4.6.D: Permits and Administration:

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Walls or fences exceeding six (6) feet in height may be permitted only through the Variance or Administrative Adjustment procedure set forth in Chapter 5, and subject to the granting of a Building Permit.

Section 4.7: Outdoor Storage and Associated Visual Screening

Section 4.7.A: Purpose

The purpose of outdoor storage and visual screening requirements is to ensure visual and aesthetic compatibility of uses that may impact neighboring properties, either within the same zoning or between properties of different zoning districts.

Section 4.7.B: Applicability

The following performance standards apply in all zones unless otherwise specified.

Section 4.7.C: Performance Standards

1. Residential

In all Residential Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, tires, secondhand building material, pipe, drums, appliances, household furniture, household...
refuse, unlicensed Travel Trailers or utility trailers, etc., shall be permitted subject to the following conditions:

a. For any Lot or parcel of land, the area permitted for the above described outdoor storage shall be 200 square feet. An additional 100 square feet of outdoor storage per acre for properties larger than one acre, shall be permitted up to a maximum of 2000 square feet.

b. On any Lot or parcel of land, all outdoor storage shall be located to the rear of the primary structure on the property, and screened from neighboring properties and roadways by a wall; opaque, rigid fencing; Landscaping; or other Structure. Second-hand materials may not be used for the construction of such screening unless otherwise approved by the Community Development Director. Any wall or fencing shall not exceed six (6) feet in height and shall be subject to the provisions of Section 4.6. Stored secondhand materials, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.

c. All permitted screened outdoor storage areas shall meet the minimum required Building Setbacks as prescribed by this Section.

d. Outdoor storage shall not be permitted on any parcel unless there is a Dwelling on the parcel.

e. Temporary storage of construction materials shall be permitted on any Lot or parcel of land provided such materials are being used in conjunction with a valid construction project on that Lot or parcel.

7. In the MHP Zone, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, second-hand Building materials, pipe, drums, appliances, household furniture, household refuse, unlicensed Travel Trailers or utility trailers, etc. shall be subject to the following conditions:

   (1) A maximum area of 200 square feet may be used on any one Lot or Manufactured Home Space for outdoor storage.

   (2) Such outdoor storage shall be located to the rear of the main Dwelling.

2. Commercial

The outdoor storage of any items, unlicensed and/or inoperable vehicles, Travel Trailers, boats, Recreational Vehicles, or secondhand materials is prohibited, unless a Conditional Use permit is approved by the Planning and Zoning Commission for said outdoor storage.

3. Industrial
The outdoor storage of any items, including but not limited to items for sale, unlicensed and/or inoperable vehicles, Travel Trailers, boats, Recreational Vehicles, or secondhand materials is prohibited, unless a Conditional Use permit is approved by the Planning and Zoning Commission for said outdoor storage.

4. Outdoor Storage Associated with a Conditional Use Permit

Screening and landscaping requirements for a Conditional Use shall be specified in the use permit.

Section 4.7.D: Permits and Administration:

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Establishment of Storage and Screening requirements through the issuance of a Conditional Use Permit shall be in compliance with the provisions of Section 5.7.

Section 4.8: Performance Standards Between Zones

Section 4.8.A: Purpose

The purpose of this Section is to provide additional required standards between zoning districts to create visual, safety, noise and aesthetic buffers in order to improve compatibility between zoning districts.

Section 4.8.B: Applicability

The following performance standards apply to all new public/semi-public, commercial and industrial development, and existing parcels being redeveloped, except for Single-family and Duplex residential on individual lots/parcels, unless otherwise specified.

Section 4.8.C: Performance Standards

The following requirements are in addition to the requirements of the specific zoning district:

1. Compatibility Setback Standards apply as per Table 4.8.1:

TABLE 4.8.1 COMPATIBILITY SETBACK STANDARDS
## Land Use Category

### Setbacks when abutting or adjacent to a residential zone

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Setbacks when abutting or adjacent to a residential zone</th>
<th>Use of Compatibility Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Quasi-Public Use within a G, AR, RR, RS, RM, RMH zone</td>
<td>50'</td>
<td>20' of setback near a street or residential zone boundary must be landscaped; interior side and rear setbacks not adjacent to streets or residential zones may be used for off-street parking, landscaping and recreation purposes.</td>
</tr>
<tr>
<td>Industrial Use</td>
<td>50'</td>
<td>20' of setback near a street or residential zone boundary must be landscaped; interior side and rear setbacks not adjacent to streets or residential zones may be used for off-street parking, landscaping and recreation purposes.</td>
</tr>
<tr>
<td>Commercial Use</td>
<td>20'</td>
<td>10' of setback near a street or residential zone boundary must be landscaped; interior side and rear setbacks not adjacent to streets or residential zones may be used for off-street parking, landscaping and recreation purposes.</td>
</tr>
<tr>
<td>Commercial and Other Use, or Interstate Highway Interchanges G, AR or RR Zone</td>
<td>50'</td>
<td>Interior side and rear setbacks may be used for off-street parking, landscaping and recreation purposes.</td>
</tr>
<tr>
<td>Mineral Resource Zone</td>
<td>100'</td>
<td>20' of setback near a street or residential zone boundary must be landscaped; interior side and rear setbacks not adjacent to streets or residential zones may be used for off-street parking, landscaping and recreation purposes.</td>
</tr>
</tbody>
</table>

### Screening At the Property Line Standards apply as per Table 4.8.2:

#### TABLE 4.8.2 SCREENING AT THE PROPERTY LINE STANDARDS

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Screening at the property line along streets and when abutting a residential zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Semi Public, Commercial, or Industrial Use</td>
<td>Along front and street side setbacks, a 3’ wall or berm in back of the landscaped area; along all property lines between a residential use, a 6’ masonry wall or solid fence of wood or other material in back of the landscaped area.</td>
</tr>
<tr>
<td>Mineral Resource Zone</td>
<td>Along front and street side setbacks, a 3’ wall or berm in back of the landscaped area; along all property lines between a residential use, a 6’ masonry wall or solid fence of wood or other material in back of the landscaped area.</td>
</tr>
</tbody>
</table>
Section 4.8.D: Permits and Administration:

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Modification to Performance Standards Between Zones. The Community Development Director may grant minor modifications to the standards set forth in this Section. Modifications constituting not more than a 20% reduction of required compatibility setback, or a waiver for screening at the property line through the Administrative Adjustment process, as prescribed in Section 5.6. The following Findings shall be made before approving a modification.

   a. The modification is consistent with the purpose of this Section and,

   b. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section and,

   c. If the property requesting a reduction in compatibility setback is adjacent to non-residential development within a residential zone, or

   d. If existing or new landscaping provides solid screening at the property line, the requirement for a solid masonry wall or fence may be waived.