CHAPTER 2. ZONING DISTRICTS

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PLANNED DISTRICTS, SPECIAL PURPOSE AND OVERLAY ZONES

Purposes: Because of their special or unique characteristics and the need to implement specific Sections of the Comprehensive Plan, the following Planned Districts, Special Purpose and Overlay Zones are established:

<table>
<thead>
<tr>
<th>SECTION</th>
<th>ZONE</th>
<th>Purpose</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Planned District Zones</td>
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<tr>
<td>2.10.E</td>
<td>RC</td>
<td>Resort Commercial</td>
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<tr>
<td>2.10.F</td>
<td>PRD</td>
<td>Planned Residential Development</td>
</tr>
<tr>
<td>2.10.G</td>
<td>PC</td>
<td>Planned Community</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Special Purpose Zones</td>
</tr>
<tr>
<td>2.11</td>
<td>PS</td>
<td>Public and Quasi-Public</td>
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<tr>
<td>2.12</td>
<td>OS</td>
<td>Open Space and Conservation</td>
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<tr>
<td>2.13</td>
<td>P</td>
<td>Parking</td>
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<tr>
<td>2.13</td>
<td>MR</td>
<td>Mineral Resource</td>
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<td></td>
<td></td>
<td>Overlay Zones</td>
</tr>
<tr>
<td>2.15.B</td>
<td>FPM</td>
<td>Floodplain Management Overlay</td>
</tr>
<tr>
<td>2.15.C</td>
<td>DRO</td>
<td>Design Review Overlay</td>
</tr>
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# SPECIAL PURPOSE ZONES

Purposes: Because of their special or unique characteristics and the need to implement specific Sections of the General Plan, the following Special Purpose Zones are established:

<table>
<thead>
<tr>
<th>SECTION</th>
<th>ZONE</th>
<th>Purpose</th>
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<tbody>
<tr>
<td>2.14</td>
<td>PS</td>
<td>Public and Semi-Public</td>
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<td>2.12</td>
<td>OS</td>
<td>Open Space and Conservation</td>
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<tr>
<td>2.13</td>
<td>P</td>
<td>Parking</td>
</tr>
<tr>
<td>2.14</td>
<td>MR</td>
<td>Mineral Resource</td>
</tr>
</tbody>
</table>
Section 2.10: PC — Planned Community Zone

Section 2.10.A: Purposes

In addition to the objectives outlined in Section 1.1: Purpose and Scope, the PC—Planned-Community Zone is designed to achieve the following purposes:

a. To provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment which can result from large-scale community planning.

b. To allow diversification of land Uses as they relate to each other in a physical and environmental arrangement, while ensuring substantial compliance with the provisions of this Ordinance.

c. To provide for a zone encompassing various types of land uses, such as single-family residential developments, multiple housing developments, professional and administrative office areas, commercial centers, industrial parks or any public or semipublic Use or combination of Uses through the adoption of a development plan and text materials which set forth land use relationships and development standards.

Section 2.10.B: Permitted and Conditional Uses — PC Zone

1. Those Uses designated on the development plan for the particular PC Zone as approved by the Board of Supervisors.

2. The continuation of all land uses which existed in the zone at the time of adoption of the development plan. Existing land uses shall either be incorporated as part of the development plan or shall be terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan.

3. The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the “C” appears in the column beneath each zone designation. All Uses not listed are prohibited. For Uses similar to those listed, see Section 5.9.

<table>
<thead>
<tr>
<th>AGRICULTURAL AND RELATED USES</th>
<th>PC ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture and Animal Keeping subject to the provisions of Section 3.3</td>
<td>P</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PUBLIC AND SEMI-PUBLIC USES</th>
<th>PC ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Churches, convents, monasteries and other religious institutions</td>
<td>C</td>
</tr>
<tr>
<td>Day Care Center</td>
<td>P</td>
</tr>
<tr>
<td>Educational Institutions, public or private</td>
<td>C</td>
</tr>
<tr>
<td>Fire Stations</td>
<td>C</td>
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</table>
### PUBLIC AND SEMI-PUBLIC USES

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>6.</td>
<td>Parks, playgrounds, riding and hiking trails, recreational buildings, Structures and facilities; clubhouses, Community Centers and similar Uses; provided, all such Uses are designed for and limited to use by residents of the planned development and their guests.</td>
<td>PC</td>
</tr>
<tr>
<td>7.</td>
<td>Pre-school</td>
<td>C</td>
</tr>
<tr>
<td>8.</td>
<td>Utility installations and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices.</td>
<td>C</td>
</tr>
<tr>
<td>9.</td>
<td>Wireless Telecommunications Facilities subject to the provisions of Section 3.9</td>
<td>C</td>
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### ACCESSORY USES

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>10.</td>
<td>Accessory Structures located on the same site as a permitted Use</td>
<td>P</td>
</tr>
<tr>
<td>11.</td>
<td>Accessory Structures in excess of 3,000 square feet</td>
<td>C</td>
</tr>
<tr>
<td>12.</td>
<td>Accessory Uses and Structures located on the same site as a Conditional Use</td>
<td>C</td>
</tr>
<tr>
<td>13.</td>
<td>Accessory Wind Energy Systems subject to the provisions of Section 3.11</td>
<td>P</td>
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### TEMPORARY USES

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>14.</td>
<td>Temporary uses as prescribed in Section 3.2</td>
<td>P</td>
</tr>
<tr>
<td>15.</td>
<td>Model home and subdivision sales offices</td>
<td>C</td>
</tr>
</tbody>
</table>

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**Section 2.10.C: Property Development Standards — PC Zone**

The area contained within a proposed PC Zone shall not be less than 25 acres.

**Section 2.10.D: Performance Standards**

1. **Parking**

   Off-street parking facilities shall be provided for each Use as prescribed in Section 4.1: Off-street Parking or as specified in a Conditional Use permit.

2. **Screening and Landscaping**

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

3. **Lighting**

   No Outdoor lighting shall be permitted in the PC Zone except as permitted in Section 4.3.

4. **Signs**

   No Sign, or outdoor Advertising Device, or display of any character shall be permitted except as prescribed in Section 4.2: Signs or as authorized in a Conditional Use permit.

5. **Projections into Required Yards**
Required Yards and separations shall be maintained free of above-ground Structures except as provided in Section 4.5.

**Section 2.10.E: Administration Requirements**

The following requirements shall apply to all PC zoned areas:

a. An application for a zone change to permit the establishment of a PC Zone shall include and be accompanied by a development plan for the entire property.

b. An application for a zone change to establish a PC Zone must be for a parcel or parcels of land under control of the person or corporation proposing the development.

c. A conditional use permit may be required for any land use designation on the development plan.

d. If ambiguity exists as to the specific dimensions or extent of any designated area on the development plan, the specific boundaries shall be set by the filing of a legal description and map of the parcel in question in conjunction with the filing of a conditional use permit, tentative subdivision, or Building Permits.

1. **Pre-Application Procedure--PC Zone**

Prior to submitting an application for a PC Zone, the applicant should hold preliminary consultations with the Department of Community Development to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should be relative to a preliminary development plan and other material which expresses the relationship between the various land uses and the development concepts to be employed.

2. **Development Plan--PC Zone**

The development plan of a proposed PC Zone should consist of maps, plans, reports, schedules, development standards and schematic drawings and such other documents deemed necessary by the Director of Community Development in accordance with the following requirements:

1. The development plan shall be submitted in a form approved by the Director of Community Development.

2. The development of sections or areas within the PC Zone may be permitted subject to one of the following or any combination thereof:

   i. The Uses and requirements of any zone classifications established by this Ordinance.
ii. The Uses and standards of development set forth in the development plan as approved by the Board of Supervisors.

iii. Approval of a conditional use permit by the Planning Commission prior to development.

iv. Approval of a tentative subdivision or parcel map.

3. The development plan and any amendment thereto shall include the following:

i. The type and design of Buildings or Structures and the number of Dwelling Units per gross acre proposed for each residential area.

ii. A statement of the standards of population density for the various proposed residential land uses.

iii. The general location of school sites, recreational areas, and other public and semi-public sites and the approximate area of each.

iv. The general location of all major, primary, secondary and local collector Streets coordinated with the Circulation Element of the County Comprehensive Plan.

4. The development plan and any amendment thereto shall be accompanied by the following:

i. A general land use map setting forth the proposed Uses of all sections or areas within the subject property and the approximate acreage of each.

ii. An accompanying text setting forth the land use regulations which constitute the standards of development designed to govern those sections or areas specified in the development plan. Such standards shall contain definitions and information concerning requirements for Building Lot Coverage, Structure Heights, Building Setbacks, off-street parking, vehicular Access, signage, lighting, storage, screening and landscaping, and any other information which the Director of Community Development shall require to insure substantial compliance with the purpose of the PC Zone.

iii. A topographic map and conceptual grading plan of the property.

iv. A preliminary report and overall plan describing proposed provisions for storm drainage, sewage disposal, water supply and such other public improvements and utilities as the County Engineer may require.

v. A written statement of standards as they relate to the allocation of land within the development plan to all proposed types of land uses.
vi. Such other information as may be required by the Director of Community-Development to enable a complete analysis and appraisal of the planned-development.

5. Adoption of Development Plan--PC Zone

The development plan and supporting statements and documents submitted with the application for a planned community shall be approved and adopted by the Board of Supervisors and included in the Ordinance establishing the PC Zone. All development within the PC Zone shall comply with the development plan as approved and adopted by the Board of Supervisors.

6. Amendments to the Development Plan--PC Zone

Any amendments to the development plans shall be accomplished in the same manner as an amendment to the Zoning Regulations as prescribed in Section 5.12.

Section 2.10: Planned District Zones

Section 2.10.A: Purpose

In addition to the objectives outlined in Section 1.1: Purpose and Scope, the Planned District zones are designed to facilitate, through the rezoning process, the development of master planned developments in a more creative and imaginative fashion than generally is possible under conventional zoning and subdivision regulations. While each Planned District zone has a specific intent, purpose and function, the process for establishing and for amending these zones is the same, as detailed in this Section. For purpose statements specific to each zone, refer to that Section.

Section 2.10.B: Planned Districts Land Uses

1. Those Uses that are designated on the development plan for the particular Planned District Zone as approved by the Board of Supervisors are those permitted for the approved project.

2. Existing land Uses which existed in the zone at the time of adoption of the development plan shall either be incorporated as part of the development plan or shall be terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan.

3. Wireless Telecommunication Facilities planned with the project are subject to the provisions of Section 3.9; Wireless Telecommunication Facilities planned after project approval are subject to the provisions of Section 3.9 and 5.7.
Section 2.10.C: Administration Requirements

1. Pre-Application Procedure

Prior to submitting an application for a Planned District zone development, the applicant or prospective developer shall hold preliminary consultations with the Community Development Department to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should be relative to a general development plan which expresses the concepts to be embodied in the proposed development.

2. The following requirements shall apply to all Planned District Zoned areas:

   a. An application for a zone change in accordance with Section 5.12 shall be submitted for the establishment of a Planned District Zone and shall include and be accompanied by a Development Plan for the entire property.

3. Application – Development Plan—Planned District Zone

   The application for a proposed Planned District Zone shall consist of maps, plans, reports, schedules, development standards and schematic drawings and such other documents deemed necessary and in a form approved by the Director of Community Development in accordance with the following minimum requirements, shown to scale and dimensioned:

   a. The gross land area of the development, the present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of existing structures and other improvements.

   b. A boundary survey map of the property and/or a tentative subdivision map may be substituted for the Development Plan if the applicant proposes to subdivide the property.

   c. The Development Plan shall consist of following minimum details:

       i. A general land use map setting forth the proposed Use or Uses of all sections or areas within the subject property and the approximate acreage of each.

       ii. The location of each existing and each proposed Structure and Accessory Structure in the development area, including the number of stories, the gross Building and floor areas, approximate location of entrances and loading points thereof; if proposed, the number of Dwelling Units per gross acre proposed for each residential area, including a statement of the standards of population density for the various proposed residential land uses.

       iii. The location of each existing and each proposed utility facility, school site, and other public and semi-public sites and the approximate area of each.
iv. A topographic map and preliminary proposed grading plan with proposed finished grade of the subject property, shown at contour intervals not to exceed five feet.

v. When proposed, the general location of all major, primary, secondary and local collector Streets coordinated with the Circulation Element of the County Comprehensive Plan. For all Development Plans driving lanes, parking areas, loading areas, public transportation points, and illumination facilities for the same shall be shown.

vi. All pedestrian walks, malls and open areas.

vii. Types of surfacing, such as paving, turfing or gravel to be used at the various locations.

viii. The location and use of proposed open space and Recreational Facilities such as parks, playgrounds, trails and Community Centers.

ix. If the development is proposed to be phased, a phasing plan demonstrating conceptual plans for future phases shall be illustrated on the Development Plan.

d. A conceptual Landscape Plan including the method by which such Landscaping is to be accomplished for the development, and at a minimum the location and height of all walls, fences and screen planting. Irrigation plans and plant lists may be submitted for review with building permits, unless requested by the Director.

e. A preliminary report and plan describing proposed provisions for storm drainage, sewage disposal, water supply and such other improvements and utilities as the County Engineer may require.

f. A plan of the proposed Signage.

g. Plans and elevations of Buildings and Structures sufficient to indicate the architectural style and construction materials.

h. The proposed means for assuring continuing existence, maintenance and operation of the various common elements and facilities.

i. Accompanying text setting forth the proposed land use regulations which constitute the development standards for each section or area specified on the Development Plan for all proposed types of land uses. Suggested development standards for each Planned District are listed with each Planned District descriptions. General performance standards for all Planned Districts are set forth in Section 2.10.D.

j. Such other information as may be required by the Director of Community Development to enable a complete analysis and appraisal of the planned development. The Director may also authorize omission of any or all of the plans and drawings required by this Section if they are not necessary.
4. Adoption of Development Plan—Planned District Zone

The development plan and supporting statements and documents submitted with the application for any Planned District Zone shall be approved and adopted by the Board of Supervisors and included in the Ordinance establishing the Zone. The Planning and Zoning Commission may recommend, and the Board of Supervisors may approve specific conditions of approval of a Planned District Zone including maximum density/intensity, minimum setbacks, timing and phasing, and other reasonable considerations deemed necessary to promote the purpose of this Ordinance. All development within the Zone shall comply substantially with the Development Plan as approved and adopted by the Board of Supervisors. The Board of Supervisors shall make the following findings in order to approve a Planned District zone change or a Major Amendment thereto:

a. That the development at the location proposed is consistent with and conforms to the goals, objectives and policies of the Comprehensive Plan and the goals, objectives, policies and design standards of the Area Plan.

b. That the development and proposed location is consistent with the objectives and standards of the Planned District Zone.

c. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

d. That the development will promote or preserve environmental qualities and conserve energy usage and energy resources including the protection of adequate sunlight for use of solar energy systems.

5. Major Amendments and Minor Changes to the Planned District Development Plan

Major Amendments or Minor Changes to the adopted development plan shall be accomplished as follows:

a. Major Amendments are substantial changes to the Development Plan and/or Subdivision plat that modify the approved land uses, density, property development standards or are of such a scale as to be considered a new development. Amendments shall be accomplished in the same manner as an amendment to the zoning regulations as prescribed in Section 5.12. For the purposes of this section the following shall be considered major amendments to the approved Planned District Development Plan:

i. The number of approved residences per acre (density) increases or exceeds the maximum number of dwelling units permitted within the plan or;

ii. Changes to the approved development standards and design regulations, such as setbacks, buffers, or building height; or
iii. Modifications to the land use or uses that were approved with the Development Plan; or

iv. The change alters street patterns or increases traffic volumes; or

v. Any other change that is determined by the Community Development Director to warrant review by the Planning Commission and Board of Supervisors.

b. Minor Changes to the Development Plan are those that concern the application, implementation or enforcement of administrative functions of the plan but that do not substantially modify the approved plan. Minor changes may include, but are not limited to: the relocation of buildings within the development, reconfiguring parking lots without a change to the parking standards, additions to existing buildings, the addition of accessory structures, or revising landscaping plans, signage, or lighting plans consistent with the approved standards. Minor Changes shall be accomplished administratively by the Director pursuant to rules prescribed in Section 5.6.

Section 2.10.D: Performance Standards Common to Planned District Zones

1. Parking

Parking shall be provided per the requirements of the Use or Uses of the property as provided for in Section 4.1, or as prescribed on the approved development plan.

2. Lighting

No outdoor lighting shall be permitted in a Planned District zone except as provided for in Section 4.3, or as prescribed on the approved development plan.

3. Landscaping

All required Landscaping shall be as provided for in Section 4.4, or as prescribed on the approved development plan, and permanently maintained in accordance with the approved landscape plan.

4. Signs

No Sign or outdoor Advertising Device shall be permitted except as provided in Section 4.2: Signs or as prescribed on the approved development plan.

5. Projections into Required Yards

Required Yards and separations shall be maintained free and clear of above ground Structures except as provided in Section 4.5, or as prescribed on the approved development plan.

6. Accessory Structures
Accessory Structures, excluding Accessory Dwelling Units, shall be subject to the following restrictions:

a. Bathroom facilities shall be limited to a total of one (1) sink, one (1) toilet, and one (1) shower per parcel.

b. No kitchen facilities or wet bars shall be permitted.

c. The use of Mobile, Manufactured or Modular Homes, semi-trailers, railroad cars, Travel Trailers, camper shells or similar units as Accessory Structures is prohibited.

d. The primary use shall be established prior to accessory Structures, unless otherwise specified by the performance standards.

Section 2.10.E: Property Development Standards Common to Planned District Zones

1. No Building, except as hereafter provided, shall be located closer than five feet from an interior vehicular or pedestrian way, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by guest of the resort development. Such setback generally shall be measured from the nearest edge of the surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private Street, such setback shall be measured from the nearest edge of the Street Right-of-Way or private road Easement.

2. Site Compatibility

a. Planned District developments shall be designed and developed in a manner compatible with and complimentary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.

b. Planned District developments shall relate harmoniously to the topography of the Site, shall make suitable provision for the preservation of water courses, drainage areas, wooded areas, rough terrain, and similar natural features and areas, and shall be otherwise so designed as to use and retain such environmentally sensitive features and amenities to the best advantage.

3. Open Space and Recreation Facilities

a. Required open space shall comprise the percentage of the total area of the development listed in the Property Development Standards for each zone. Land occupied by Buildings, Streets, driveways or parking spaces may not be counted in satisfying this open space requirement; however land occupied by recreational Buildings, Structures or Uses may be counted as a portion of the required open space. Open space shall be uninterrupted and
contiguous with open space and natural areas on adjacent properties, where such open space exists.

b. A maximum of one-half of the required open space may be improved. Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and those areas encumbered by flowage, floodway or drainage Easements may be applied toward satisfying this portion of the total open space requirement.

c. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of Buildings, Structures and improvements in such open space, and the construction of Dwelling Units in order that each development stage achieves a proportionate share of the total open space of the total planned development.

d. Connectivity to Open Space, public lands and Recreation Facilities shall be created throughout the Planned District development via trails, sidewalks and bike paths, to provide circulation and linkages, including linkages between street blocks. Trail connections to established National Forest Trails shall be provided where appropriate and as approved by the National Forest Service.

4. Public and Private Improvements

a. All public and private transportation and circulation improvements shall meet County requirements for the particular classification and use.

b. All utilities shall be placed underground. For the purposes of this Section, appurtenances and associated equipment such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts of an underground system may be placed above ground.

c. The type, number and location of fire hydrants and other fire protective devices shall be subject to the specifications of the Fire Chief or Fire Marshall.

Section 2.10.F: RC — Resort Commercial Zone

Section 2.10.F.1: Purpose

In addition to the objectives outlined in Section 1.1: Purpose and Scope, the RC - Resort Commercial Zone is designed to provide, through the rezoning process, for the exclusive development of resort facilities in a more creative and imaginative fashion than generally is possible under conventional zoning, and to provide for a zone wherein various styles of residential Uses designed for occupancy by guests of limited duration can be established in conjunction with service commercial and recreational Uses in a coordinated, comprehensive and harmonious design.
Section 2.10.F.2: Property Development Standards--RC Zone

The following development standards apply to an RC zone. All development standards that are specific to the RC, to include standards such as setbacks, building height, and density, shall be identified on the Development Plan and/or the recorded Final Plat.

a. The minimum site area required for a Resort Commercial Development is five (5) acres.

b. The minimum required on site Open Space shall be thirty (30) percent.

c. There shall be no minimum requirement for individual lots or individual dwelling sites in a Resort Commercial Development.

Section 2.10.G: PRD — Planned Residential Development Zone

Section 2.10.G.1: Purposes

In addition to the objectives outlined in Section 1.1: Purpose, Intent and Use, the PRD - Planned Residential Development Zone is designed to facilitate, through the rezoning process, planned residential development consistent with the Planned Development residential land use category described by the Comprehensive Plan, and by the Regional Plan, by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such residential areas than generally is possible under conventional zoning and subdivision regulations.

These regulations are further intended to promote cluster development and encourage integrated conservation design that creates sustainable, economical and efficient Use of the land, while providing a harmonious variety of housing choices, a higher level of urban amenities, and preservation of natural and scenic qualities of open spaces.

Section 2.10.G.2: Property Development Standards — PRD Zone

The following development standards apply to a PRD zone. All development standards that are specific to the PRD, to include standards such as setbacks, building height, and density, shall be identified on the Development Plan and/or the recorded Final Plat.

a. The minimum site area required for a Planned Residential Development is ten (10) acres.

b. There shall be no minimum area requirement for individual lots or individual dwelling sites in a planned residential development.

c. The maximum number of Dwelling Units permitted in a planned residential development shall be determined by dividing the Gross Area within the boundaries of the proposed development by the density restrictions, consistent with the Comprehensive Plan, Area Plan or Regional Plan, where applicable, or by the density restrictions of the existing zone classification, or by the density restrictions established by the PRD Development Plan approved by the Board of Supervisors.
d. Open Space and Recreation Facilities

i. The minimum required open space in a Planned Residential Development is thirty-five (35) percent

ii. The purpose and size for each dedicated open space tract, such as natural area, community center, wildlife habitat, flood control etc., shall be described on both the Development Plan and the Final Plat.

Section 2.10.H: PC — Planned Community Zone

Section 2.10.H.1: Purposes

In addition to the objectives outlined in Section 1.1: Purpose and Scope, the PC - Planned Community Zone is designed to achieve the following purposes:

a. To provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment which can result from large-scale community planning.

b. To allow diversification of land Uses as they relate to each other in a physical and environmental arrangement, while ensuring substantial compliance with the provisions of this Ordinance.

c. To provide for a zone encompassing various types of land uses, such as single-family residential developments, multiple housing developments, professional and administrative office areas, commercial centers, industrial parks or any public or semipublic Use or combination of Uses through the adoption of a development plan and text materials which set forth land use relationships and development standards.

Section 2.10.H.2: Property Development Standards — PC Zone

The following development standards apply to a PC zone. All development standards that are specific to the PC, to include standards such as setbacks, building height, and density, shall be identified on the Development Plan and/or the recorded Final Plat.

a. The minimum site area required for a Planned Community is twenty-five (25) acres.

b. The minimum required open space in a Planned Community is thirty (30) percent.

c. There shall be no minimum area requirement for individual lots or individual dwelling sites in a Planned Community Development.
Section 2.11: Public and Semi-Quasi-Public Zone

Section 2.11.A: Purposes

In addition to the objectives prescribed in Section 1.1: Purpose and Scope, the PS--Public and Semi-Quasi-Public Zone is included in the zoning regulations to achieve the following purposes:

a. Permit adequate identification of areas reserved and developed for public uses other than street Rights-of-Way.

b. and To provide for expansion of their operations or change in Use and to identify and preserve areas of historic and community significance for the enjoyment of future generations.

Section 2.11.B: Permitted and Conditional Uses--PS Zone:

See Section 2.X for Permitted and Conditional Uses in the PS zone. The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 5.9.

<table>
<thead>
<tr>
<th>AGRICULTURAL USES</th>
<th>PS Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Agriculture and Animal Keeping subject to the provisions of Section 3.3</td>
<td>P</td>
</tr>
<tr>
<td>2. Feedlots</td>
<td>C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PUBLIC AND SEMI-PUBLIC USES</th>
<th>PS Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Animal-shelters</td>
<td>C</td>
</tr>
<tr>
<td>4. Cemeteries, human and animal</td>
<td>C</td>
</tr>
<tr>
<td>5. Educational Institutions, public or private</td>
<td>C</td>
</tr>
<tr>
<td>6. Fairgrounds and Accessory Uses and entertainment</td>
<td>C</td>
</tr>
<tr>
<td>7. Fire Stations</td>
<td>C</td>
</tr>
<tr>
<td>8. Flood control facilities</td>
<td>C</td>
</tr>
<tr>
<td>9. Historical landmarks</td>
<td>P</td>
</tr>
<tr>
<td>10. Horse race tracks</td>
<td>C</td>
</tr>
<tr>
<td>11. Hospitals</td>
<td>C</td>
</tr>
<tr>
<td>12. Maintenance yards operated by a public agency</td>
<td>C</td>
</tr>
<tr>
<td>13. Public buildings and grounds</td>
<td>C</td>
</tr>
<tr>
<td>14. Public or private parks, golf courses, golf driving ranges, zoos, aquatic facilities, and other recreation facilities</td>
<td>C</td>
</tr>
<tr>
<td>15. Riding academies or commercial stable</td>
<td>C</td>
</tr>
<tr>
<td>16. Utility Installations</td>
<td>C</td>
</tr>
<tr>
<td>17. Wireless Telecommunications Facilities subject to the provisions of Section 3.9</td>
<td>C</td>
</tr>
</tbody>
</table>
ACCESSORY USES

18. Accessory Structures incidental to permitted or conditional uses.  

19. Commercial uses incidental, accessory to or in conjunction with the above permitted or conditional uses.

20. Accessory Wind Energy Systems subject to the provisions of Section 3.11

Section 2.11.C: Property Development Standards

The following requirements are minimums unless otherwise noted:

<table>
<thead>
<tr>
<th>PROPERTY DEVELOPMENT STANDARDS</th>
<th>PS ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Minimum parcel size</td>
<td>One acre</td>
</tr>
<tr>
<td>2. Lot Width</td>
<td>160 feet</td>
</tr>
<tr>
<td>3. Lot Depth</td>
<td>160 feet</td>
</tr>
<tr>
<td>4. Front Setback</td>
<td>30 feet</td>
</tr>
<tr>
<td>5. Side Setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>6. Rear Setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>7. Lot Coverage, maximum</td>
<td>40%</td>
</tr>
<tr>
<td>8. Structure Height, maximum</td>
<td>35 feet</td>
</tr>
<tr>
<td>9. Distance between Structures</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Section 2.11.D: Performance Standards

1. Parking

Offstreet parking facilities shall be provided for each Use as prescribed in Section 4.1: Offstreet Parking or as specified in a Conditional Use permit.

2. Screening and Landscaping

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

3. Lighting

No Outdoor lighting shall be permitted in the PS Zone except as permitted in Section 4.3.

4. Signs

No Sign, or outdoor Advertising Device, or display of any character shall be permitted except as prescribed in Section 4.2: Signs or as authorized in a Conditional Use permit.

5. Projections into Required Yards
Required Yards and separations shall be maintained free of above ground Structures except as provided in Section 4.5.

Section 2.12: Open Space and Conservation Zone

Section 2.12.A: Purposes

In addition to the objectives outlined in Section 1.1: Purpose and Scope, the OS - Open Space and Conservation Zone is included in the zoning regulations to achieve the following purposes:

a. To reserve areas of the County where it is desirable and necessary to provide permanent open spaces when such are necessary to safeguard the public health, safety and general welfare and to provide for the location and preservation of scenic areas, ecologically important areas and recreation areas.

b. This zone classification is intended to be applied primarily to lands held under public ownership.

Section 2.12.B: Permitted and Conditional Uses – OS Zone

See Section 2.X for Permitted and Conditional Uses in the OS zone. The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 5.9.

<table>
<thead>
<tr>
<th>AGRICULTURAL USES</th>
<th>OS-Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Agriculture and Animal Keeping subject to the provisions of Section 3.3</td>
<td>P</td>
</tr>
<tr>
<td>2. Sale of products raised on the premises</td>
<td>C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PUBLIC AND SEMI-PUBLIC USES</th>
<th>OS-Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Cemeteries, crematories, columbariums and related facilities</td>
<td>C</td>
</tr>
<tr>
<td>4. Flood control facilities</td>
<td>C</td>
</tr>
<tr>
<td>5. Forestry products and the removal thereof; not including processing plants or lumbermills</td>
<td>P</td>
</tr>
<tr>
<td>6. Historical landmarks</td>
<td>P</td>
</tr>
<tr>
<td>7. Public or private parks, golf courses, golf driving ranges, zoos, aquatic facilities and other outdoor recreation facilities</td>
<td>C</td>
</tr>
<tr>
<td>8. Public or private non-commercial campgrounds and picnic areas</td>
<td>P</td>
</tr>
<tr>
<td>9. Utility Installation and facilities</td>
<td>C</td>
</tr>
<tr>
<td>10. Wireless Telecommunications Facilities subject to the provisions of Section 3.9</td>
<td>C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACCESSORY USES</th>
<th>OS-Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. Accessory Structures incidental to permitted or Conditional Use</td>
<td>P</td>
</tr>
</tbody>
</table>
Section 2.12.C: Performance Standards

1. Parking
   Off-street parking facilities shall be provided for each Use as prescribed in Section 4.1: Offstreet Parking or as specified in a Conditional Use permit.

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

3. Lighting
   No Outdoor lighting shall be permitted in the PS-OS Zone except as permitted in Section 4.3.

4. Signs
   No Sign, or outdoor Advertising Device or display of any character shall be permitted except as prescribed in Section 4.2: Signs or as authorized in a Conditional Use permit.

5. Projections into Required Yards
   Required Yards and separations shall be maintained free of above ground Structures except as provided in Section 4.5.

Section 2.13: P — Parking Zone

Section 2.13.A: Purposes

In addition to the objectives outlined in Section 1.1: Purpose and Scope, the P — Parking Zone is included in the zoning regulations to achieve the following purposes:

To provide and identify areas reserved and developed exclusively for public or private offstreet-parking areas and to accommodate the establishment of parking districts which provide an alternate means of meeting the off-street parking requirements for multiple businesses in a defined area.

Section 2.13.B: Permitted and Conditional Uses — P Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to the granting of a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 5.9.
AGRICULTURE AND RELATED USES

1. Agriculture and Animal Keeping subject to the provisions of Section 3.3

PARKING USES

2. Public or private open parking lots including incidental control gates, pay boxes or guardsheds

3. Public or private Garages or other parking structures including incidental appurtenances

PUBLIC AND SEMI PUBLIC USES

4. Wireless Telecommunication Facilities subject to the provisions of Section 3.9

ACCESSORY USES

5. Accessory Structures located on the same site as a permitted Use

6. Accessory Uses and Structures located on the same site as a Conditional Use

Section 2.13.C: Property Development Standards — P Zone

1. A minimum 10 foot wide Front and Street Side Setback shall be required in the P Parking Zone. Said Setback areas shall be landscaped except for necessary walks and drives per Section 4.4.

2. A parking Garage or Structure shall maintain a minimum Setback of five feet from any property in a non-commercial or industrial zone.

3. The design and configuration of the parking Garage or Structure shall comply with the Site development standards prescribed in Section 4.1.C.3 or as specified in the Conditional Use permit.

Section 2.13.D: Performance Standards — P Zone

1. Parking

   The design and configuration of the parking lot shall comply with the site development standards prescribed in Section 4.1.

2. Screening and Landscaping

   a. Wherever off-street parking lots Abut property in any non-commercial or industrial zone, a masonry wall six feet in height as measured from the highest adjacent Grade and screen landscaping shall be erected and maintained between the parking lot and said zones.
b. Wherever off-street parking lots are situated across the street from property in any noncommercial or industrial zone, a masonry wall or berm three feet in height shall be erected and maintained between the parking lot and the required Front Yard Setback.

e. All required landscaping shall consist predominantly of living plant materials and shall be permanently maintained in a neat and orderly condition.

3. Lighting

No Outdoor lighting shall be permitted in the PS Zone except as permitted in Section 4.3.

4. Signs

No Sign, outdoor Advertising Device or display of any character shall be permitted except as prescribed in Section 4.2: Signs or as authorized under a Conditional Use permit.

5. Projections into Required Yards

Required Yards and separations shall be maintained free of above ground Structures except as provided in Section 4.5.

Section 2.143: MR — Mineral Resource Zone

Section 2.143.A: Purposes

In addition to the objectives outlined in Section 1.1: Purpose and Scope, the MR - Mineral Resource Zone is included in the zoning regulations to achieve the following purposes:

To provide areas of the County where it is desirable and necessary to provide for the extraction of minerals and other natural resources.

Section 2.143.B: Permitted and Conditional Uses

See Section 2.X for Permitted and Conditional Uses in the MR zone. The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to the granting of a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 5.9.

<table>
<thead>
<tr>
<th>AGRICULTURAL USES</th>
<th>MR Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Agriculture and Animal Keeping subject to the provisions of Section 3.3</td>
<td>P</td>
</tr>
<tr>
<td>2. Feedlots</td>
<td>C</td>
</tr>
<tr>
<td>3. Agricultural experimental facilities</td>
<td>P</td>
</tr>
</tbody>
</table>
PUBLIC AND SEMI-PUBLIC USES

<table>
<thead>
<tr>
<th>No.</th>
<th>Use Description</th>
<th>MR Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>Concrete batching plants</td>
<td>C</td>
</tr>
<tr>
<td>5.</td>
<td>Excavation, processing and stockpiling of minerals and the back-filling or resultant-exca</td>
<td>C</td>
</tr>
<tr>
<td>6.</td>
<td>Flood control facilities</td>
<td>C</td>
</tr>
<tr>
<td>7.</td>
<td>Manufacture of block, brick, pipe, tile, cement or asphalt</td>
<td>C</td>
</tr>
<tr>
<td>8.</td>
<td>Public or private parks, golf courses, golf driving ranges, and other similar open-recreational facilities</td>
<td>P</td>
</tr>
<tr>
<td>9.</td>
<td>Rock crushing plants, aggregate washing, screening and drying facilities and equipment</td>
<td>C</td>
</tr>
<tr>
<td>10.</td>
<td>Utility Installations</td>
<td>C</td>
</tr>
<tr>
<td>11.</td>
<td>Wireless Telecommunications Facilities subject to the provisions of Section 3.9</td>
<td>C</td>
</tr>
</tbody>
</table>

ACCESSORY USES

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>MR Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.</td>
<td>Offices and maintenance Buildings or Structures</td>
<td>P</td>
</tr>
<tr>
<td>13.</td>
<td>Residences (including use of a manufactured home) for caretakers</td>
<td>P</td>
</tr>
<tr>
<td>14.</td>
<td>Retail or wholesale commercial operations incidental or accessory to or in conjunction with permitted or Conditional Uses</td>
<td>P</td>
</tr>
<tr>
<td>15.</td>
<td>Storage of materials or machinery used in conjunction with permitted or Conditional Uses</td>
<td>P</td>
</tr>
<tr>
<td>16.</td>
<td>Weigh stations</td>
<td>P</td>
</tr>
</tbody>
</table>

Section 2.143.C: Property Development Standards

1. When a MR Zone Abuts or is situated across the Street from property in any non-commercial or industrial zone, a minimum Building Setback of 100 feet shall be required from such residential zone; provided, however, that the 20 feet of said Setback nearest the Street or zone boundary line shall be landscaped and the remainder may be used for off-street parking purposes as provided in Section 4.1. A three foot high wall, fence or berm shall be constructed in back of the landscaped area along Street Side Setbacks; along all other Lot Lines adjacent to any non-commercial or industrial zone, a six foot high wall or fence as measured from the highest adjacent Grade and screen Landscaping shall be erected and maintained.

2. Additional property development standards such as, Setbacks, Lot Coverage requirements, height restrictions, screening and landscape requirements may be imposed by the Commission or Board in their approval of a Conditional Use permit.

Section 2.143.D: Performance Standards

1. Parking

Offstreet parking facilities shall be provided for each Use as prescribed in Section 4.1: Offstreet Parking or as specified in a conditional use permit.
2. Screening and Landscaping
   a. All mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a Building.
   b. Outdoor Storage Areas shall be entirely fenced with a rigid, opaque material not less than six feet in height. Those areas visible from a public Street shall be adequately screened by masonry walls or a substitute acceptable to the Director of Community Development.

3. Lighting
   No Outdoor lighting shall be permitted in the PS Zone except as permitted in Section 4.3.

4. Signs
   No Sign or outdoor Advertising Device shall be permitted in a MR except as provided in Section 4.2: Signs.

5. Projections into Required Yards
   Required Yards and separations shall be maintained free of above ground Structures except as provided in Section 4.5.

6. Other Performance Standards
   a. All solid waste which is not disposed on-site shall be transported to a County landfill site for proper disposition.
   b. Trash receptacles enclosed with solid masonry walls and with gates shall be provided for each industrial Use. Said receptacles shall be set back a minimum of 20 feet from any non-commercial or industrial zone boundary and shall be maintained in a neat and sanitary condition in order to safeguard the health, safety and general welfare of adjacent properties, subject to the approval of the Director of Community Development.
   c. No Use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No Use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.
   d. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and firefighting devices to the specifications of the State Fire Marshal. All incineration is prohibited.
   e. No Use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the Site.
f. No Use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the Lot in which the Use is located.

g. Noise shall not be generated by any Use to the point of disturbing the peace and comfort of neighboring residences.

h. Any pit resulting from depletion of the mineral resource, or from abandoned or terminated mineral extraction operations shall be filled to ground level and such pits or any depleted hillside areas shall be treated in accordance with the following standards:

1. On property where the mineral resource thereon is in fact depleted by reason of extraction operations, or on property where the production of any such resource is in fact abandoned or terminated, said property shall be filled and landscaped to conform with the surrounding properties. A noxious weed abatement plan shall be included. Said filling and Landscaping treatment shall be commenced within one month from the date of depletion, abandonment or termination of mineral resource production on the property and diligently prosecuted to the completion thereof.

2. Slopes, overburden stockpiles, abandoned spoil piles and the general premises shall be graded and smoothed so as to control erosion, prevent the creation of potentially dangerous areas and present a neat and orderly appearance. No hillside shall remain with an average Grade steeper than one foot horizontal to one foot vertical with a 10 foot wide terrace for not more than each 50 feet of vertical height, unless a permanent steeper slope, without terraces, is approved by the County Engineer.

3. Upon termination of operations, all excavations made to a level below the existing ground water table shall be filled with inert materials as approved by the County Engineer to a level above the existing ground water table. This requirement shall not apply, however, to any water-filled excavations scheduled to be in an integral part of future development of the property. All such water-filled areas remaining shall be treated with effective mosquito control measures, as required by the County Health Department.

i. No hazardous material shall be disposed on the premises. All such materials shall be transported to a landfill site officially designated by the State of Arizona for hazardous materials disposal. Only non-hazardous materials produced on the premises may be disposed of on the premises, provided that such disposal be contained in a manner so as to prevent entry of such materials into the surface water system.

Section 2.143.E: Administrative Requirements

Whenever there is a question of conformance with the performance standards of this Section, the Director of Community Development shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Director.
Section 2.14: Special Purpose Zones Permitted and Conditional Uses

(P) = Permitted; (P*) = Permitted with an Administrative Permit; (--) = Prohibited; (C) = Conditional Use Permit. All Uses not listed are prohibited.

<table>
<thead>
<tr>
<th>AGRICULTURAL USES</th>
<th>Public &amp; Semi-Quasi-Public</th>
<th>Open Space</th>
<th>Parking</th>
<th>Mineral Resource</th>
<th>Floodplain-MO</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, General and Animal Keeping subject to the provisions of Section 3.3</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Agricultural and cooperative extensions and experimental facilities</td>
<td>P-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Agricultural Uses conducted for commercial purposes on parcels of less than 5 acres</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Agricultural Uses wherein a building or structure is proposed within a Floodplain</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Community Gardens subject to the provisions of Section 3.3</td>
<td>P*</td>
<td>P*</td>
<td>P*</td>
<td></td>
<td></td>
<td>Moved from public/quasi</td>
</tr>
<tr>
<td>Equestrian Centers, Stables and Riding academies.</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmers Markets subject to the provisions of Section 3.3</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feedlot, Commercial</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale of products raised on the premises</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Deleted b/c sale of ag. allowed per. Chp. 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMMERCIAL USES</th>
<th>Public &amp; Semi-Quasi-Public</th>
<th>Open Space</th>
<th>Parking</th>
<th>Mineral Resource</th>
<th>Floodplain-MO</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public or private non-commercial Campgrounds and picnic areas, subject to the provisions of Section 3.X</td>
<td>P</td>
<td>PC</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Moved from public/quasi</td>
</tr>
</tbody>
</table>

PUBLIC AND SEMIQUASI-PUBLIC USES

| Animal shelters, subject to the provisions of Section 3.XX | C | - | - | - | | |
| Airports and Heliports | P | | | | | |
| Cemeteries, crematories, columbariums and related facilities | - | C | - | - | - | Merged w/ cemeteries |
| Cemeteries, human and animal | C | C | - | - | - | |
| Community Centers. This use is P, permitted, when reserved and approved with the amenities of a subdivision plat. | C | | | | | |
| Concrete batching plants | - | - | - | C | | Cement products manuf. allowed in industrial |

Coconino County Zoning Ordinance
Chapter 2: Zoning Districts

Adopted April 18, DRAFT JUNE 2019, 2017
<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Public &amp; Semi-Quasi Public</th>
<th>Public Open Space</th>
<th>Parking</th>
<th>Mineral Resource</th>
<th>Floodplain MO</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Care Center, Child and/or Adult Care</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Institutions, public or private</td>
<td>CP</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Excavation, processing and stockpiling of minerals and the back-filling or resultant excavations with inert materials</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fairgrounds and Accessory Uses and entertainment</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>in rec,outdoor</td>
<td></td>
</tr>
<tr>
<td>Fire Stations</td>
<td>CP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood control facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest Products Processing, Forestry products and the removal thereof; not including processing plants or lumber mills</td>
<td>C</td>
<td>PC</td>
<td>-</td>
<td>C</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Historical landmarks</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Horse race tracks</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Rec, outdoor</td>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Libraries and museums, public or private</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance yards operated by a public agency</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Merged with public bldgs/grounds</td>
<td></td>
</tr>
<tr>
<td>Parking Garage, Lot or Structure</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public buildings and grounds</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Public Utility Service Yards</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Public or private non-commercial campgrounds and picnic areas</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>Moved to commercial/other</td>
<td></td>
</tr>
<tr>
<td>Public or private parks, golf courses, golf driving ranges, and other similar open recreational facilities</td>
<td>C</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>Merged below</td>
<td></td>
</tr>
<tr>
<td>Parks, Public or Private, Trails and Open Space</td>
<td>CP</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(P) = Permitted; (P*) = Permitted with an Administrative Permit (-) = Prohibited; (C) = Conditional Use Permit. All Uses not listed are prohibited.
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<table>
<thead>
<tr>
<th>Public &amp; Semi-Public</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Courses, golf driving ranges, zoos, aquatic facilities, and other recreation facilities</strong></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td><strong>Recreational Facilities, Indoor</strong></td>
<td>C</td>
<td>C</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Recreational Facilities, Outdoor, subject to the provisions of Section XX</strong></td>
<td>C</td>
<td>C</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Riding academies or commercial stable</strong></td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>moved to ag</td>
</tr>
<tr>
<td><strong>Rock crushing plants, aggregate washing, screening and drying facilities and equipment.</strong></td>
<td>-</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>Combined into mining definition</td>
</tr>
<tr>
<td><strong>Solid Waste Transfer Facility</strong></td>
<td>C</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Transit Stop Center</strong></td>
<td>P</td>
<td>C</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Utility Installations and facilities.</strong></td>
<td>C</td>
<td>C</td>
<td>-</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td><strong>Wireless Telecommunications Facilities subject to the provisions of Section 3.9</strong></td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>-</td>
</tr>
</tbody>
</table>

**MANUFACTURING USES**

| Asphalt and Concrete Manufacturing and Batch Plant | Manufacture of block, brick, pipe, tile, cement or asphalt | - | - | - | C | - |
| Mining | - | - | C |

**ACCESSORY USES**

| Accessory Structures incidental to permitted or conditional uses. | P | P | - | - | - | - |
| Accessory Structures located on the same site as a permitted Use | - | - | P | - | - | - |
| Accessory Uses and Structures located on the same site as a Conditional Use | - | - | C | - | - | - |
| Accessory Wind Energy Systems subject to the provisions of Section 3.11 | P | - | - | - | - | Merged with distributed |
| **Retail Sales Establishment permitted as an accessory use on the same site as an existing or proposed industrial or public/semi-public use.** | Commercial uses incidental, accessory to or in conjunction with the above permitted or conditional uses. | P | - | - | P | - | Retail or wholesale merged here |
## Chapter 2: Zoning Districts

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<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Distributed (Individual) Renewable Energy Systems, including Accessory Wind Energy Systems subject to the provisions of Section 3.11
- P  
- P  
- P  
- P  
NEW

### Offices and maintenance Buildings or Structures
- - - P -

### Metal Storage Containers as prescribed in Section 3.10
- P - -

### Caretaker’s Residences (including use of a manufactured home) for caretakers
- - - P -

### Retail or wholesale commercial operations incidental or accessory to or in conjunction with permitted or Conditional Uses
- - - P - Merged with Commercial Uses incidental

### Storage of materials or machinery used in conjunction with permitted or Conditional Uses
- - - P -

### Weigh stations
- - - P -

### TEMPORARY USES

#### Modular Office Structures (off-site) during construction of a permanent Building for a period not to exceed 12 months with the issuance of a temporary use permit
- P* - - -

#### Temporary Uses as prescribed in Section 3.2
- P* - - -

### PARKING USES

#### Public or private Garages or other parking structures including incidental appurtenances
- - C - - Added to FMO per consolidation of Parking district uses into remaining zones

#### Public or private open parking lots including incidental control gates, pay boxes or guard sheds
- - P - P "PARKING LOT" in FPM

### OTHER USES

#### All other Uses permitted in the underlying zone with which the FPM Zone is combined except that Single-Family Residences in the G, AR, RR and RS Zones shall be permitted subject to compliance with these regulations
- - - - C -

#### Dredging and filling subject to the approval of the County Engineer. On federal designated waterways, such operations also shall be subject to the approval of the Army Corps of Engineers
- - - - P -
OVERLAY ZONES
Section 2.15: Overlay Zones

Section 2.15.A: Purposes

Because of their special or unique characteristics and the need to implement specific sections of the Comprehensive Plan, the following Overlay Zones are established:

<table>
<thead>
<tr>
<th>SECTION</th>
<th>ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.15.B</td>
<td>FPM</td>
</tr>
<tr>
<td>2.15.C</td>
<td>DRO</td>
</tr>
</tbody>
</table>

Section 2.15.B: FPM — Floodplain Management Overlay Zone

1. Statutory Authorization, Findings of Fact, Purpose and Methods
   a. Statutory Authorization: The Legislature of the State of Arizona has in ARS § 48-3601 through 48-3628 delegated the responsibility to each County Flood Control District to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of Directors of the Flood Control District of Coconino County, Arizona, do ordain as follows:
   b. Findings of Fact:
      1. The Flood hazard areas of Coconino County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for Flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
      2. These Flood losses are caused by the cumulative effect of obstructions in Special Flood Hazard Areas which increase Flood heights and velocities, and when inadequately anchored, cause damage in other areas. Uses that are inadequately Flood proofed, elevated or otherwise protected from Flood damage also contribute to the Flood loss.
   c. Statement of Purpose: It is the purpose of this Ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to Flood conditions in specific areas by provisions designed:
      1. To protect human life and health;
      2. To minimize expenditure of public money for costly Flood control projects;
      3. To minimize the need for rescue and relief efforts associated with Flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;

5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, Streets and bridges located in Special Flood Hazard Areas;

6. To help maintain a stable tax base by providing for the sound use and development of Special Flood Hazard Areas so as to minimize future Flood blight areas;

7. To ensure that potential buyers are notified that property is in a Special Flood Hazard Area;

8. To ensure that those who occupy the Special Flood Hazard Areas assume responsibility for their actions; and

9. To participate in and maintain eligibility for flood insurance and disaster relief.

d. Methods of Reducing Flood Losses: In order to accomplish its purposes, this Ordinance includes methods and provisions for:

1. Restricting and prohibiting Uses which are dangerous to health, safety, and property due to water or Erosion hazards, or which result in damaging increases in Erosion or in Flood heights or velocities;

2. Requiring that Uses vulnerable to Floods, including facilities which serve such Uses, be protected against Flood damage at the time of initial construction;

3. Controlling the alteration of natural Floodplains, stream channels, and natural protective barriers, which help accommodate or channel Flood waters;

4. Controlling filling, grading, dredging, and other development which may increase Flood damage; and;

5. Preventing or regulating the construction of Flood barriers which will unnaturally divert Flood waters or which may increase Flood hazards in other areas.

2. General Provisions--FPM Zone

a. Lands to Which This Ordinance Applies: This ordinance shall apply to all Special Flood Hazard Areas within the boundaries of Coconino County except those incorporated cities and town which have adopted a resolution in accordance with ARS § 48-3610.

b. Basis for Establishing the Special Flood Hazard Areas: The Special Flood Hazard Areas identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in a scientific and engineering report entitled “The Flood Insurance Study (FIS) for Coconino County, dated September 3, 2010 with accompanying Flood Insurance Rate Maps (FIRMs), dated September 3, 2010 and all subsequent amendments and/or revisions, are hereby adopted by reference and declared
to be a part of this Ordinance. This Flood Insurance Study and attendant mapping is the minimum area of applicability of this Ordinance and may be supplemented by studies for other areas which allow implementation of this Ordinance and which are recommended to the Floodplain Board by the Floodplain Administrator. The Board, within its area of jurisdiction shall delineate (or may by rule require developers of land to delineate) for areas where development is ongoing or imminent, and thereafter as development becomes imminent, Floodplains consistent with the criteria developed by the Federal Emergency Management Agency and the Director of Water Resources. The FIS and FIRMs are on file at the Department of Community Development, 2500 N. Fort Valley Road, Flagstaff.

c. Compliance: All development of land, construction of residential, commercial or industrial Structures or future development, or Uses of any kind conducted on land areas located within the Floodplain Management Overlay Zone shall be accomplished in complete conformance with the provisions of this Section and other applicable regulations. Proposed actions which may divert, retard or obstruct Flood waters or in any way threaten public health, safety or the general welfare must first be reviewed and approved by the County Engineer and may be initiated only after a finding has been made that serious detrimental impacts will not occur.

d. Abrogation and Greater Restrictions: This Ordinance is not intended to repeal, abrogate, or impair any existing Easements, covenants, or deed restrictions. However, where this Ordinance and another ordinance, Easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

e. Interpretation: In the interpretation and application of this Ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and,
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

f. Warning and Disclaimer of Liability: The degree of Flood Protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger Floods can and will occur on rare occasions. Flood heights may be increased by human-made or natural causes. This Ordinance does not imply that land outside the Special Flood Hazard Areas or Uses permitted within such areas will be free from Flooding or Flood damages. This Ordinance shall not create liability on the part of Coconino County, any officer or employee thereof, the State of Arizona, the Federal Insurance Administration, or the Federal Emergency Management Agency, for any Flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

g. Statutory Exemptions:
1. In accordance with ARS § 48-3609.H, regulations herein adopted for the FPM Overlay Zone shall not affect:

   i. Existing legal Uses of property or the right to continuation of such legal Uses. However, if a nonconforming Use of land, Building or Structure is discontinued for 12 months or destroyed to the extent of 50 percent of its value, as determined by a competent appraiser, any further Use shall comply with this Ordinance and regulations of Coconino County.

   ii. Reasonable repair or alteration of property for the purposes for which the property was legally used on August 3, 1984, or the effective date of any regulations affecting such property, except that any alteration, addition or repair to a nonconforming Building or Structure which would result in increasing its Flood damage potential by fifty per cent or more shall be either Floodproofed or elevated to or above the regulatory Base Flood Elevation.

   iii. Reasonable repair of Structures constructed with the written authorization required by ARS §48-3613.

   iv. Facilities constructed or installed pursuant to a certificate of environmental compatibility issued pursuant to Title 40, Chapter 2, Article 6.2.

2. In accordance with ARS § 48-3613, written authorization shall not be required, nor shall the Floodplain Board prohibit:

   i. The construction of bridges, culverts, dikes and other Structures necessary to the construction of public highways, Roads and Streets intersecting or crossing a Watercourse.

   ii. The construction of storage dams for watering Livestock or wildlife, Structures on banks of a Watercourse to prevent Erosion of or damage to adjoining land if the Structure will not divert, retard or obstruct the natural channel of the Watercourse, or dams for the conservation of Flood waters as permitted by ARS Title 45, Chapter 6.

   iii. Construction of tailing dams and waste disposal areas for use in connection with mining and metallurgical operations. This paragraph does not exempt those sand and gravel operations which will divert, retard or obstruct the flow of waters in any Watercourse from complying with and acquiring authorization from the Board pursuant to regulations adopted by the Board under this Section.

   iv. Other construction if it is determined by the Board that written authorization is unnecessary.

   v. Any Flood control district, county, city, town, or other political subdivision, from exercising powers granted to it under Title 48, Chapter 21, Article 1.
vi. The construction of streams, waterways, lakes and other auxiliary facilities in conjunction with development of public parks and Recreation Facilities by a public agency or political subdivision.

vii. The construction and erection of poles, towers, foundations, support Structures, guy wires, and other facilities related to power transmission as constructed by any utility whether a public service corporation or a political subdivision.

3. Before any construction authorized by subsection 2.15.B.2.g.2 of this Section may begin, the responsible person must submit plans for the construction to the Floodplain Board for review and comment.

4. In addition to other penalties or remedies otherwise provided by law, this State, a political subdivision or a person who may be damaged or has been damaged as a result of the unauthorized diversion, retardation or obstruction of a watercourse has the right to commence, maintain and prosecute any appropriate action or pursue any remedy to enjoin, abate or otherwise prevent any person from violating or continuing to violate this Section or regulations adopted pursuant to ARS Title 45, Chapter 10. If a person is found to be in violation of this section, the court shall require the violator to either comply with this section if authorized by the board or remove the obstruction and restore the watercourse to its original state. The court may also award such monetary damages as are appropriate to the injured parties resulting from the violation including reasonable costs and attorney fees.

h. Declaration of Public Nuisance:

Every new Structure, Building, fill, excavation or development located or maintained within any Special Flood Hazard Area after August 8, 1973 in violation of this Ordinance is a public nuisance per se and may be abated, prevented or restrained by action of this political subdivision.

i. Abatement of Violations:

Within 30 days of discovery of a Violation of this Ordinance, the Floodplain Administrator shall submit a report to the Floodplain Board which shall include all information available to the Floodplain Administrator which is pertinent to said Violation. Within 30 days of receipt of this report, the Floodplain Board shall either:

i. Take any necessary action to effect the abatement of such Violation; or

ii. Issue a Variance to this Ordinance in accordance with the provisions of Section 2.15.B.7 herein; or

iii. Order the owner of the property upon which the Violation exists to provide whatever additional information may be required for their determination. Such information must be provided to the Floodplain Administrator within 30 days.
of such order, and they shall submit an amended report to the Floodplain Board within 20 days. At their next regularly scheduled public meeting, the Floodplain Board shall either order the abatement of said Violation or they shall grant a Variance in accordance with the provisions herein established; or

iv. Submit to the Administrator of the Federal Insurance Administration a declaration for denial of insurance, stating that the property is in Violation of a cited State or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended.

j. Unlawful Acts

1. It is unlawful for any person to engage in any development or to divert, retard or obstruct the flow of waters in any Watercourse whenever it creates a hazard to life or property without securing the written authorization of the Floodplain Board per ARS 48-3613. Where the Watercourse is a delineated Floodplain, it is unlawful to excavate or build any Structure affecting the flow of waters without securing written authorization of the Floodplain Board.

2. Any person found guilty of violating any provision of this Ordinance shall be guilty of a misdemeanor. Each day that a Violation continues shall be a separate offense punishable as hereinabove described.

k. Severability:

1. These Floodplain Management Regulations and the various parts thereof are hereby declared to be severable. Should any Section of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

3. Permitted and Conditional Uses--FPM Zone

Within the Floodplain Overlay Zone, permitted or conditional uses of the underlying zoning district may be permitted subject to the granting of a Floodplain Use Permit. All other Uses permitted in the underlying zone with which the FPM Zone is combined except that Single Family Residences in the G, AR, RR and RS Zones shall be permitted subject to compliance with these regulations, the following Uses shall be permitted where the symbol “P” appears and shall be permitted subject to the granting of a Conditional Use permit where the symbol “C” appears unless otherwise prohibited by the underlying Zoning District:

<table>
<thead>
<tr>
<th>AGRICULTURAL USES</th>
<th>FPM-Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Agriculture Animal Keeping subject to the provisions of Section and further limited below</td>
<td>P</td>
</tr>
<tr>
<td>2. Agricultural experimental facilities</td>
<td>P</td>
</tr>
<tr>
<td>3. Agricultural Uses wherein a building or structure is proposed within a Floodplain</td>
<td>C</td>
</tr>
</tbody>
</table>
### AGRICULTURAL USES

<p>| | |</p>
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<tbody>
<tr>
<td>4.</td>
<td>Agricultural Uses conducted for commercial purposes on parcels of less than 5 acres</td>
</tr>
</tbody>
</table>

### OTHER USES

<p>| | |</p>
<table>
<thead>
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<tbody>
<tr>
<td>5.</td>
<td>Flood Control Facilities (subject to the conditions as outlined in Section 2.15.B.2.c)</td>
</tr>
<tr>
<td>6.</td>
<td>Dredging and filling subject to the approval of the County Engineer. On federal-designated waterways, such operations also shall be subject to the approval of the Army Corps of Engineers</td>
</tr>
<tr>
<td>7.</td>
<td>Parking Lots</td>
</tr>
<tr>
<td>8.</td>
<td>Parks and outdoor Recreational Facilities</td>
</tr>
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<td>9.</td>
<td>All other Uses permitted in the underlying zone with which the FPM Zone is combined except that Single Family Residences in the G, AR, RR and RS Zones shall be permitted subject to compliance with these regulations</td>
</tr>
</tbody>
</table>

4. Administration

   a. Establishment of Floodplain Permit: A Floodplain Permit shall be obtained before, grading or placing fill, installation of utilities, construction or development, including the installation of wastewater systems and the placement of Manufactured Homes, begins within any Special Flood Hazard Areas established in Section 2.15.B.2.b. Application for a Floodplain Permit shall follow Administrative Permit requirements and procedures and in addition shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to:

   1. A completed Coconino County Floodplain Permit application form including engineer or surveyor information, assessor’s parcel number, identification of possible flood hazards, and identification of methods of construction.

   2. Three copies of a scaled site plan drawn to standard engineer scale showing the nature, location, dimensions, and elevation of the area in question; north arrow, means of access, easements, topography, watercourses, walls or fences, wastewater systems, utilities and existing or proposed Structures, fill, storage of materials, and drainage facilities; and the location of the foregoing. Specifically, the following information is required:

      i. Proposed elevation and method of elevation in relation to mean sea level, of the lowest floor (including Basement) of all Structures provided by a Certified Professional Engineer or Registered Land Surveyor; in Zone AO, elevation of existing highest adjacent natural grade and proposed elevation of lowest floor of all Structures;

      ii. Proposed elevation in relation to mean sea level to which any non-residential Structure will be Floodproofed;
iii. Certification by a registered professional engineer or architect that the Floodproofing methods for any nonresidential Structure meet the Floodproofing criteria in Section 2.15.B.5.a.3.iii; and

iv. Description of the extent to which any Watercourse will be altered or relocated as a result of proposed development.

v. Base Flood Elevation data for subdivision proposals or other development greater than 50 lots or 5 acres, whichever is the lesser.

b. Designation of the Floodplain Administrator: The Director of the Department of Community Development Public Works Department is hereby appointed to administer, implement, and enforce this Ordinance by granting or denying Development Permits in accordance with its provisions.

c. Duties and Responsibilities of the Floodplain Administrator: Duties of the Floodplain Administrator shall include, but not be limited to:

1. Review all Development Permits to determine that:

   i. The permit requirements of this Ordinance have been satisfied;

   ii. All other required state and federal permits have been obtained;

   iii. The site is reasonably safe from Flooding;

   iv. The proposed development does not adversely affect the carrying capacity of areas where Base Flood Elevations have been determined but a Floodway has not been designated. For purposes of this Ordinance, “adversely affects” means that the cumulative effect of the proposed development when combined with all other existing and anticipated development, will increase the Water Surface Elevation of the Base Flood more than one foot at any point.

2. Substantial Improvement and Substantial Damage Procedure. Using FEMA publication FEMA 213, “Answers to Questions about Substantially Damaged Buildings,” develop detailed procedures for identifying and administering requirements for Substantial Improvement and Substantial Damage, to include defining “Market Value.” Assure procedures are coordinated with other departments and divisions and implemented by community staff.

3. Use of Other Base Flood Data. When Base Flood Elevation data has not been provided in accordance with Section 2.15.B.2.b, for example in A Zones for which detailed studies have not been done, or areas subject to Flooding which have not been designated by FEMA on FIRM’s, the Floodplain Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation data available from a federal, state or other source, in order to administer Section 2.15.B.5. The Floodplain Administrator may require that a hydrologic study which determines Base Flood Elevation be
prepared by a Professional Engineer and be submitted by the property owner prior to the submission of a development or Building Permit application. Any such information shall be consistent with the requirements of the Federal Emergency Management Agency and the Director of Water Resources and shall be submitted to the Floodplain Board for adoption.

4. Obtain and maintain for public inspection and make available as needed for Flood Insurance Policies or effecting Increased Cost of Construction Coverage for Repetitive Loss Structures:

i. The certified Regulatory Flood Elevation required in Section 2.15.B.5.a.3.i, and 2.15.B.5.e.1;

ii. The Floodproofing certification required in Section 2.15.B.5.a.3.iii.a;

iii. The Flood vent certification required in Section 2.15.B.5.a.3.iv; and

iv. The elevation certification required for additional development standards, including Subdivisions, in Section 2.15.B.5.d.

v. The Floodway encroachment certification required in Section 2.15.B.5.g.

vi. Maintain a record of all Variance actions, including justification for their issuance, and report such Variances issued in it biennial report submitted to the Federal Emergency Management Agency.

vii. Obtain and maintain improvement calculations.

5. Whenever a Watercourse is to be altered or relocated:

i. Notify adjacent communities and the Arizona Department of Water Resources prior to such alteration or relocation of a Watercourse, and submit evidence of such notification to the Federal Insurance Administration through appropriate notification means;

ii. Require that the Flood carrying capacity of the altered or relocated portion of said Watercourse is maintained.

iii. Prior to the alteration of any Watercourse the County Engineer shall review and revise as necessary all plans for proposed stream modifications.

6. Base Flood Elevation and rate of flow due to physical alterations:

i. Base Flood Elevations may increase or decrease resulting from physical changes affecting Flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator shall notify the Federal Emergency Management Agency of the changes by submitting technical or scientific data in accordance
with Volume 44 Code of Federal Regulations section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting Flooding conditions, risk premium rates and Floodplain Management Requirements with be based upon current data.

ii. Within one hundred twenty days after completion of construction of any Flood control protective works which change the rate of flow during the Flood or the configuration of the Floodplain upstream or downstream from or adjacent to the project, the person or agency responsible for installation of the project shall provide to the governing bodies of all jurisdictions affected by the project a new delineation of all Floodplains affected by the project. The new delineation shall be done according to the criteria adopted by the Director of Water Resources.

7. Advise in writing and provide a copy of any development plan, to any city or town which has assumed jurisdiction over its Floodplains in accordance with ARS § 48-3610, of any application for a Floodplain use permit or Variance to develop land in a Floodplain or Floodway within one mile of the corporate limits of such city or town. The District shall also advise such city or town in writing and provide a copy of any development plan of any major development proposed within a Floodplain or Floodway which could affect Floodplains, Floodways, or Watercourses within such city’s or town’s area of jurisdiction. Written notice and a copy of the plan of development shall be sent to such city or town no later than three working days after having been received by the District.

8. Make interpretations where needed, as to the exact location of the boundaries of the Special Flood Hazard Areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 2.15.B.7.

9. Take actions on Violations of this Ordinance as required in Section 2.15.B.2.i herein.

10. Notify the Federal Emergency Management Administration of acquisition by means of annexation, incorporation, or otherwise, of additional areas of jurisdiction.

5. Provisions for Flood Hazard Reduction

In all Special Flood Hazard Areas the following standards are required:

a. Standards of Construction:

   1. Anchoring

      i. All New Construction and Substantial Improvements shall be anchored to prevent flotation, collapse, or lateral movement of the Structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
ii. All Manufactured Homes shall meet the anchoring standards of Section 2.15.B.5.e below.

2. Construction Materials and Methods

   i. All New Construction and Substantial Improvements shall be constructed with materials and utility equipment resistant to Flood damage.

   ii. All New Construction and Substantial Improvements shall be constructed using methods and practices that minimize Flood damage.

   iii. All New Construction, Substantial Improvement and other proposed new development shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of Flooding.

   iv. Require within Zones AH or AO that adequate drainage paths around Structures on slopes guide Flood waters around and away from proposed or existing Structures.

3. Elevation and Floodproofing

   i. New residential Construction and Substantial Improvement of any Structure in Zones AE, AH and A1-30 shall have the lowest floor, including Basement, elevated to or above the Regulatory Flood Elevation. In an A Zone where a BFE has not been determined, any Structure shall be elevated to or above the regulatory flood elevation or be elevated in accordance with the criteria developed by the Director of the Arizona Department of Water Resources. Nonresidential Structures may meet the standards of Section 3.c below. Upon the completion of the Structure the elevation of the lowest floor, including Basement, shall be certified by a registered professional engineer or registered land surveyor verified by the community building inspector and provided to the Floodplain Administrator.

   ii. New residential Construction and Substantial Improvement of any Structure in Zone AO shall have the lowest floor, including Basement, higher than the highest adjacent Grade at least one foot higher than the depth number on the FIRM, or at least two feet if no depth number is specified. Nonresidential Structures may meet the standards in Subsection 2.15.B.5.a.3.iii below. Upon completion of the Structure a registered professional engineer or registered land surveyor shall certify to the Floodplain Administrator that the elevation of the Structure meets this standard verified by the community building inspector.
iii. Nonresidential construction, New or Substantial Improvement, shall either be elevated in conformance with Subsections a or b above or together with attendant utility and sanitary facilities:

a. be Floodproofed so that below the regulatory flood level the Structure is watertight with walls substantially impermeable to the passage of water;

b. have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the Floodplain Administrator.

iv. Require, for all New Construction and Substantial Improvements, that fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, Building access or storage in an area other than a Basement and which are subject to Flooding shall be designed to automatically equalize hydrostatic Flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by either a registered professional engineer or architect to meet or exceed the following minimum criteria:

a. A minimum of two openings on different side of each enclosed area, with a total net area of not less than one square inch for every square foot of enclosed area subject to Flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above Grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of Floodwaters.

d. Alternatively, a registered engineer or architect may design and certify the openings.

v. Manufactured Homes shall meet the applicable above standards and also the standards in Section 2.15.B.5.e.

vi. A Garage attached to a residential Structure, constructed with the Garage floor slab below the Regulatory Flood Elevation, must be designed to allow for the automatic entry of Flood waters. See Section 2.15.B.5.a.3.iv. Areas of the Garage below the Regulatory Flood Elevation must be constructed with Flood resistant materials. See Section 2.15.B.5.a.2. A Garage attached to a nonresidential Structure must meet the above requirements or be dry Floodproofed.
vii. Detached Accessory Structures used solely for parking or storage, as defined in Chapter 6, may be constructed such that its floor is below the regulatory flood elevation, provided the structure is designed and constructed in accordance with the following requirements:

a. Use of the Accessory Structure must be limited to parking or limited storage.

b. The portions of the Accessory Structure located below the Regulatory Flood Elevation must be built using Flood-resistant materials.

c. The Accessory Structure must be adequately anchored to prevent floatation, collapse or lateral movement.

d. Any mechanical and utility equipment in the Accessory Structure must be elevated or Floodproofed to or above the Regulatory Flood Elevation.

e. The Accessory Structure must comply with Floodway encroachment provisions in Section 2.15.B.5.g.

f. The Accessory Structure must be designed to allow for the automatic entry of Flood waters in accordance with Section 2.15.B.5.a.3.iv.

g. Detached Garages and Accessory Structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 2.15.B.5.

b. Standards for Storage of Materials and Equipment:

1. The storage or processing of materials that are, in time of Flooding, buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.

2. Storage of other material or equipment may be allowed if not subject to major damage by Floods, and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after Flood warning.

c. Standards for Utilities:

1. All new or replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of Flood waters into the system and discharge from systems into Flood waters.

2. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during Flooding.

3. All new and replacement sanitary sewage systems for development projects in identified Floodplain areas shall meet all requirements of the State and/or County.
Health Departments and shall be designed to minimize or eliminate infiltration of Flood waters. On-site effluent disposal systems shall not be installed wholly or partially within the designated regulatory Floodway. On-site waste disposal systems shall be located so as to avoid their impairment during Flood conditions as well as to preclude contamination from them during Flooding. Waste disposal systems shall not be installed in a regulatory Floodway.

d. Standards for Subdivisions:

All new Subdivision proposals and other proposed development (including proposals for Manufactured Home Parks and Subdivisions), greater than 50 lots or 5 acres, whichever is the lesser, shall:

i. Identify the Special Flood Hazard Areas and the elevation of the Base Flood.

ii. Identify on the final plans the elevations(s) of the proposed Structure(s) and pads. If the site is filled above the Base Flood Elevation, the final lowest floor and Grade elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.

a. All Subdivision proposals and other proposed development shall be consistent with the need to minimize Flood damage.

b. All Subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize Flood damage.

c. All Subdivision proposals and other proposed development shall provide adequate drainage to reduce exposure to Flood hazards.

e. Standards for Manufactured Homes: All Manufactured Homes that are placed or Substantially Improved shall:

1. Be elevated so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the Regulatory Flood Elevation and provide an elevation certificate to that effect; and

2. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and Local anchoring requirements for resisting wind forces.

f. Standards for Recreational Vehicles: All Recreational Vehicles placed on site will either:

1. Be on site for fewer than 180 consecutive days, and be fully licensed and ready for highway use. A Recreational Vehicle is ready for highway use if it is on its wheels or
jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

2. Meet the permit requirements of Section 2.15.B.4 of this Ordinance and the elevation and anchoring requirements for Manufactured Homes in Section 2.15.B.5.e (or 2.15.B.5.a.3.v.).

g. Floodways: Located within Special Flood Hazard Areas established in Section 2.15.B.2.b are areas designated as Floodways. Since the Floodway is an extremely hazardous area due to the velocity of Flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, New Construction, Substantial Improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in Flood levels during the occurrence of the Base Flood discharge.

2. If Section 2.15.B.5.g.1 is satisfied, all New Construction and Substantial Improvements shall comply with all other applicable Flood hazard reduction provisions of Section 2.15.B.5.

f. Flood-related Erosion-prone Areas:

1. The Floodplain Administrator shall require permits for proposed construction and other development within all Flood-Related Erosion-prone areas as known to the community.

2. Permit applications shall be reviewed to determine whether the proposed Site alterations and improvements will be reasonably safe from Flood-Related Erosion and will not cause Flood-Related Erosion hazards or otherwise aggravate the existing hazard.

3. If a proposed development is found to be in the path of Flood-Related Erosion or would increase the Erosion hazard, such improvements shall be relocated or adequate protective measures shall be taken to avoid aggravating the existing Erosion hazard.

4. Within Zone E on the Flood Insurance Rate Map, a Setback is required for all new development from the lake, bay, riverfront or other body of water to create a safety buffer consisting of a natural vegetative or contour strip. This buffer shall be designated according to the Flood-Related Erosion hazard and Erosion rate, in relation to the anticipated “useful life” of Structures, and depending upon the geologic, hydrologic, topographic, and climatic characteristics of the land. The buffer may be used for suitable open space purposes, such as for agricultural, forestry, outdoor recreation and wildlife habitat areas, and for other activities using temporary and portable Structures only.

6. Property Development Standards—Floodplain Management Overlay Zone
a. All performance, development and maintenance standards, including screening and Landscaping, off-street parking and Sign regulations, shall be as set forth in the underlying zone with which the FPM Zone is combined.

b. Such other performance, development and maintenance standards as may be specified in a conditional use permit required for any use also shall be applicable.

c. In a Floodplain where no Floodway is identified, all Structures, except as authorized by Section 2.15.b.2.c, shall be set back five feet from the bank(s) of the Watercourse as determined by the County Engineer.

d. All development proposals for land areas greater than five acres, wherein at least a portion of the subject property is located in an identified Floodplain area, shall clearly indicate the Base Flood Elevation data as shown on the Flood Insurance Rate Maps (FIRMs).

e. Flood retarding or protection Structures such as walls or berms may be constructed in identified Floodplain areas if, in the opinion of the County Engineer, such Structures will ensure the protection of properties, Buildings and public safety. Such Structures shall be constructed in accordance with plans and specifications prepared by an engineer registered and licensed to practice in the State of Arizona and as approved by the County Engineer. Such Structures shall not create any detrimental impact or increase Flood hazards on upstream or downstream properties.

7. Variance Procedure

a. Nature of Variances:

1. The Variance criteria set forth in this section of the Ordinance are based on the general principle of zoning law that Variances pertain to a piece of property and are not personal in nature. A Variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the Structure, its inhabitants, or the property owners.

2. It is the duty of Coconino County to help protect its citizens from Flooding. This need is so compelling and the implications of the cost of insuring a Structure built below the Regulatory Flood Elevation are so serious that Variances from the Flood elevation or from other requirements in the Flood Ordinance are quite rare. The long-term goal of preventing and reducing Flood loss and damage can only be met if Variances are strictly limited. Therefore, the Variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must by met before a Variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a Variance are more appropriate.
3. Variances from the provisions of this Section shall be issued only upon consideration and review of technical documentation, prepared by a registered engineer and acceptable to the Floodplain Administrator showing that the objectives of Flood hazard reduction would not be contradicted by the granting of a Variance and that the Variance is the minimum necessary, considering the Flood hazard, to afford relief.

b. Appeal Board:

1. The following information shall be submitted when applying for a Floodplain Variance:

   i. A completed Coconino County Floodplain Variance application form including name and address of the applicant, name of contact person, phone number, fax number and email address, Assessor’s Parcel Number, Subdivision/unit/lot, site address/location, zoning, existing land use, lot size, variance request description, and property owner’s authorization by their signature.

   ii. A typewritten narrative describing the precise nature of the Variance requested.

   iii. Seven (7) copies of a site plan drawn to scale using accurate dimensions showing property boundaries and any adjacent property affected.

   iv. A list of all owners of property within three hundred fee (300’) of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.

   v. A survey of the property subject to the request may be required based on the specific Variance.

2. The Floodplain Board of Coconino County shall hear and decide appeals and requests for Variances from the requirements of this Ordinance.

3. The Floodplain Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Ordinance.

4. In passing upon such applications, the Floodplain Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Ordinance, and:

   i. the danger that materials may be swept onto other lands to the injury of others;

   ii. the danger of life and property due to Flooding or Erosion damage;

   iii. the susceptibility of the proposed facility and its contents to Flood damage and the effect of such damage on the individual owner;
iv. the importance of services provided by the proposed facility to the community;

v. the necessity to the facility of a waterfront location, where applicable;

vi. the availability of alternative locations for the proposed Use which are not subject to Flooding or Erosion damage;

vii. the compatibility of the proposed Use with existing and anticipated development;

viii. the relationship of the proposed Use to the Comprehensive Plan and Floodplain Management program for that area;

ix. the safety of access to the property in time of Flood for ordinary and emergency vehicles;

x. the expected heights, velocity, duration, rate of rise, and sediment transport of the Flood waters expected at the Site; and,

xi. the costs of providing governmental services during and after Flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and Streets and bridges.

5. Upon consideration of the factors of Section 2.15.B.7.b.4 and the purposes of this Ordinance, the Floodplain Board may attach such conditions to the granting of Variances as it deems necessary to further the purposes of this Ordinance.

6. Any applicant to whom a Variance is granted shall be given written notice over the signature of a County official that:

i. the issuance of a Variance to construct a structure below the Base Flood level will result in increased premium rates for Flood insurance up to amounts as high as $25 for $100 of insurance coverage, and

ii. such construction below the Base Flood level increases risks to life and property.

iii. Such notification shall be maintained with a record of all Variance actions as required in Section 2.15.B.7.b.7 of this Ordinance. Such notice will also state that the land upon which the Variance is granted shall be ineligible for exchange of land pursuant to any Flood relocation and land exchange program. A copy of the notice shall be recorded by the Floodplain Board in the office of the Coconino County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.
5. The Floodplain Administrator shall maintain a record of all Variance actions, including justification for their issuance, and report such Variances issued in its biennial report submitted to the Federal Emergency Management Agency.

c. Conditions for Variances:

1. Generally, Variances may be issued for New Construction and Substantial Improvements to be erected on a Lot of one-half acre or less in size contiguous to and surrounded by Lots with existing Structures constructed below the Base Flood level, providing the procedures of Sections 2.15.B.4 and 2.15.B.5 of this Ordinance have been fully considered. As the Lot size increases beyond one-half acre, the technical justification required for issuing the Variance increases.

2. Variances may be issued for the repair, rehabilitation or restoration of Structures listed in the National Register of Historic Places or the State Inventory of Historic Places, upon a determination that the proposed repair or rehabilitation will not preclude the Structure’s continued designation as a Historic Structure and the Variance is the minimum necessary to preserve the historic character and design of the Structure.

3. Variances shall not be issued within any designated Floodway if any increase in Flood levels during the Base Flood discharge would result.

4. Variances shall only be issued upon a determination that the Variance is the minimum necessary, considering the Flood hazard, to afford relief.

5. Variances shall only be issued upon:

   i. A showing of good and sufficient cause;

   ii. A determination that failure to grant the Variance would result in exceptional hardship to the applicant;

   iii. A showing that the Use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Chapter 6 of this Ordinance in the definition of “Functionally Dependent Use”; and

   iv. A determination that the granting of a Variance will not result in increased Flood heights, additional threats to public safety, or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

d. Variance Review Timeframes

   1. Administrative completeness pursuant to A.R.S. 11-1605 shall be determined within 60 calendar days of the submittal of a Variance application. Applicants will be
notified in writing of an incomplete application with a list of deficiencies Notice in writing of application deficiencies shall suspend the administrative completeness timeframe until such time as all deficiencies have been addressed.

2. Substantive review of all Variance applications shall be completed within 120 calendar days from the determination that the Variance application is administratively complete. One written request for additional information may be made to the applicant during the review process. The substantive review includes investigation and report on the case, public hearing and action of the Floodplain Board. The applicant may waive the timeframe constraints on this review.

3. The total time for the granting or denying of the design review overlay approval is 180 days.

4. Timeframes shall be subject to the standards for Permits requiring Hearing.

Section 2.15.C: Design Review Overlay Zone — DRO Zone

1. Purposes

   In order to protect and enhance the visual quality of certain areas of the County, the Board of Supervisors, upon recommendation by the Planning and Zoning Commission, may in addition to an existing zone classification as specified in this Ordinance, apply the Design Review Overlay Zone to such area to accomplish the following purposes:

   a. To ensure that the development, Buildings or Structures will conserve the values of adjacent properties and will not prove detrimental to the character of Buildings or Uses already established in the area.

   b. To ensure that the proposed development will be properly related to its Site and to surrounding Sites and Structures, and to prevent the construction of Structures that would be inharmonious with their surroundings.

   c. To ensure that Sites, projects and Structures subject to Design Review are developed with due regard for the environmental qualities of the natural terrain and landscape, and, that trees and shrubs are not indiscriminately destroyed.

   d. To ensure that the design and exterior architecture of proposed Structures will not be so at Variance with either the design or exterior architecture of the Structures already constructed or being constructed in the immediate neighborhood as to cause a substantial depreciation of property values in the neighborhood.

   e. To ensure that open spaces, parking areas, and Landscaping are designed to enhance the visual and physical use of the property and to screen deleterious Uses.

   f. To ensure that the proposed development complies with all of the provisions of this Ordinance and the goals and objectives of the Comprehensive Plan, or the goals and...
2. General Provisions and Establishment and Application of Design Review Overlay Zones

a. The Design Review Overlay Zone may be applied to a specific area or Area Plan of the County by the Board of Supervisors, upon recommendation of the Planning and Zoning Commission. The Design Review Overlay Zone shall establish Design Review Guidelines for that area. Said guidelines may include architectural style and exterior design, color, materials, textures, lighting, signage and landscaping.

b. Design Review Guidelines and the boundaries thereof have been adopted for the following Area Plans: Kachina Village, Mountaintaire, Oak Creek Canyon, Doney Park/Timberline/Fernwood, Bellemont, and the Fort Valley Highway 180 Scenic Corridor. The boundaries of each Design Review Overlay area are contiguous with the boundary of said Area Plan, as shown on the official Zoning Map.

c. New Design Review Guidelines, changes or modifications to existing Design Review Guidelines that are adopted through the Area Plan process shall be incorporated into this Overlay zone in accordance with the procedures prescribed in Section 5.13, Comprehensive Plan, amendments.

d. Properties within a designated Design Review Overlay zone retain the uses of and are subject to the regulations of the underlying zoning district. The underlying zoning district, which relates to land use, density and performance standards, shall continue subject to compliance with the regulations of the overlay zone, and shall be administered by either the Planning and Zoning Commission for permits requiring a hearing, and/or by the Community Development permitting process(es). When standards and requirements differ between the Overlay zone and the existing underlying zoning, the more restrictive regulation shall apply.

Upon application of the Design Review Overlay Zone to a specific area of the County, the Board of Supervisors, upon recommendation of the Planning and Zoning Commission, shall establish design guidelines for that area. Said guidelines may include exterior design, materials, textures, colors, and means of illumination.

b. The provisions of this Section shall be applicable only to multiple family developments, commercial or industrial establishments, and public or semi-public Uses and all Signs for such Uses.

c. All development or redevelopment described in Subsection above, including Buildings, Structures, Signs, Landscaping, site layout and Use relationships, to be located within the Design Review Overlay Zone shall be first approved under the provisions of this Section by the Planning and Zoning Commission prior to the letting of permits for and/or initiation of such development. Redevelopment shall include, but not be limited to, any-
remodeling or change in appearance of the exterior of any Structure, or the appearance of any Site.

d. Approval of all development to be located within the Design Review Overlay Zone shall be based upon a finding by the Commission that such development conforms to the applicable design guidelines as required by Subsection 2.a, above.

e. Within the Design Review Overlay Zone, all Uses permitted in the underlying zone with which the DRO Zone is combined are permitted. 3. Applicability

a. The provisions of this Section shall be applicable only to multiple-family developments, commercial or industrial establishments, and public or semi-public Uses.

b. All development or redevelopment described in Subsection 3.a above, including Buildings, Structures, site layout and Use relationships, and related Signs, Landscaping, and Lighting, to be located within the Design Review Overlay Zone, shall be first approved under the provisions of this Section by the Planning and Zoning Commission prior to the letting of permits for and/or initiation of such development. Redevelopment shall include, but not be limited to, any remodeling or change in appearance of the exterior of any Structure, or the appearance of any Site.

3.4. Approval Processes

a. Approval of all development to be located within the Design Review Overlay Zone shall be based upon a finding by the Commission that such development conforms to the applicable Design Review Guidelines, as required by Subsection 2.a, above.

b. Design Review Overlay Application Requirements-

Applications for project within an area designated as Design Review Overlay applications shall follow requirements and procedures for Permits requiring hearing except for improvements which may be approved by administrative approval. In addition to the Design Review Overlay application, the following information shall be submitted when applying for Design Review Overlay approval:

(1) Documentation shall be provided in a written description as well with supplemental data to show compliance with the specific guidelines of the adopted design review guidelines for the following communities: Kachina Village, Mountainaire, Oak Creek Canyon, Doney Park/Timberline/ Fernwood, Bellemont, and the Fort Valley Highway 180 Scenic Corridor.

b. Timeframe of Approval-

Paint color, Landscaping, Signs, fencing and other minor improvements may be administratively approved by staff. A Design Review Overlay application is not required for an administrative approval which may be completed in conjunction with an associated lighting permit, Sign permit or Building Permit. Applicants may take any proposal
directly to the Planning and Zoning Commission for review in lieu of an administrative decision.

c. Investigation and Report

The Director of Community Development shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the Planning and Zoning Commission and made available to the applicant prior to the public hearing.

d. Action by the Planning and Zoning Commission

Within 45 days of the date the drawings are submitted, the Planning and Zoning Commission shall act on the proposal. Failure of the Commission to act within 45 days shall be deemed approval of the drawings unless the applicant shall consent to an extension of time.

e. Effective Date of Design Review Decision

A decision of the Planning and Zoning Commission on a Design Review application shall be effective fifteen (15) days at the close of business from the date of the decision, immediately upon receipt by the Department of Community Development of a signed agreement to the conditions of approval; provided, however, that unless prior to the expiration of said fifteen (15) day period an applicant or any other person has filed an appeal said decision to with the Board of Supervisors within fifteen (15) days from the date of such decision.

f. Appeal to the Board of Supervisors

A decision of the Planning and Zoning Commission on a Design Review may be appealed to the Board of Supervisors as prescribed in Section 5.5.A (Appeal of Decision of Planning and Zoning Commission).

g. Action by Board of Supervisors on Appeal

The Board of Supervisors shall hold at least one public hearing on a decision of the Planning and Zoning Commission which has been appealed per the requirements of Section 5.5.B.

h. Lapse of Design Review Approval

Design Review approval shall lapse and shall be void one year following the date upon which the plans and drawings were approved unless prior to the expiration of one year a Building Permit is issued and construction is commenced and diligently pursued toward completion.

i. Administrative Approval
Minor modifications to existing approved Design Review Overlay projects may be administratively approved by staff. Administrative approval is limited to modification or replacement of approved landscaping, signs, fencing, lighting, or paint color. A Design Review Overlay application is not required for an administrative approval, which may be completed in conjunction with an associated lighting permit, Sign permit or Building Permit. Applicants may take any proposal directly to the Planning and Zoning Commission for review in lieu of an administrative decision.

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(P) = Permitted; (P*) = Permitted with an Administrative Permit; (-) = Prohibited; (C) = Conditional Use Permit. All Uses not listed are prohibited.

**AGRICULTURAL USES**

- Agriculture and Animal Keeping subject to the provisions of Section 3.3
- Agricultural experimental facilities
- Agricultural Uses conducted for commercial purposes on parcels of less than 5 acres
- Agricultural Uses wherein a building or structure is proposed within a Floodplain
- Feedlots
- Sale of products raised on the premises

**PUBLIC AND SEMI-PUBLIC USES**

- Animal shelters
- Cemeteries, crematories, columbariums and related facilities
- Cemeteries, human and animal
- Concrete batching plants
- Educational Institutions, public or private
Public & Semi-Public

<table>
<thead>
<tr>
<th>Use Description</th>
<th>Open-Space</th>
<th>Parking</th>
<th>Mineral Resources</th>
<th>Floodplain MO</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excavation, processing and stockpiling of minerals and the back-filling or resultant excavations with inert materials</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Fire Stations</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Flood control facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Forestry products and the removal thereof; not including processing plants or lumber mills</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Historical landmarks</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Horse race tracks</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
<td>C</td>
<td>-</td>
<td>-</td>
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<td></td>
</tr>
<tr>
<td>Maintenance yards operated by a public agency</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Manufacture of block, brick, pipe, tile, cement or asphalt</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Public buildings and grounds, including maintenance yards</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Public or private non-commercial campgrounds and picnic areas</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Public or private parks, golf courses, golf driving ranges, and other similar open recreational facilities</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>Merged with category below</td>
</tr>
</tbody>
</table>

(P) = Permitted; (P*) = Permitted with an Administrative Permit (-) = Prohibited; (C) = Conditional Use Permit. All Uses not listed are prohibited.
Public & Semi-Public

<table>
<thead>
<tr>
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<th>Floodplain MQ</th>
<th>Notes</th>
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<td></td>
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</tr>
</tbody>
</table>

Public or private parks, golf courses, golf driving ranges, zoos, aquatic facilities, and other OUTDOOR recreation facilities  

<table>
<thead>
<tr>
<th><strong>C</strong></th>
<th><strong>C</strong></th>
<th><strong>-</strong></th>
<th><strong>P</strong></th>
<th><strong>P</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>OUTDOOR not in PS zone description; “Parks &amp; outdoor Recreational Facilities” in FPM; parks and outdoor rec are separate-see defs.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Riding academies or commercial stable  

| **C** | **-** | **-** | **-** | **-** |

Rock crushing plants, aggregate washing, screening and drying facilities and equipment.  

| **-** | **-** | **C** | **-** |
| Combined into mining definition |

Utility Installations AND FACILITIES  

| **C** | **C** | **-** | **C** | **-** |
| AND FACILITIES not in PS zone description |

Wireless Telecommunications Facilities subject to the provisions of Section 3.9  

| **C** | **C** | **C** | **C** | **-** | **-** |

ACCESSORY USES  

| **-** |

Accessory Structures incidental to permitted or conditional uses.  

| **P** | **P** | **-** | **-** | **-** | **-** |

Accessory Structures located on the same site as a permitted Use  

| **-** | **-** | **P** | **-** | **-** | **-** |

Accessory Uses and Structures located on the same site as a Conditional Use  

| **-** | **-** | **C** | **-** | **-** | **-** |

Accessory Wind Energy Systems subject to the provisions of Section 3.11  

| **P** | **-** | **-** | **-** | **-** |
| Merged with distributed |

Commercial use incidental, accessory to or in conjunction with the above permitted or conditional uses.  

| **P** | **-** | **-** | **P** | **-** |
| Retail or wholesale merged here |

Distributed (Individual) Renewable Energy Systems, including Accessory Wind Energy Systems subject to the provisions of Section 3.11  

| **P** | **P** | **P** | **P** | **P** |
| NEW |

Offices and maintenance Buildings or Structures  

<p>| <strong>-</strong> | <strong>-</strong> | <strong>-</strong> | <strong>P</strong> | <strong>-</strong> | <strong>-</strong> |</p>
<table>
<thead>
<tr>
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<td>-</td>
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</tr>
<tr>
<td>Residences (including use of a manufactured home) for caretakers</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Retail or wholesale commercial operations incidental or accessory to or in conjunction with permitted or Conditional Uses</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>Merged with Commercial Uses incidental</td>
</tr>
<tr>
<td>Storage of materials or machinery used in conjunction with permitted or Conditional Uses</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Weigh stations</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>PARKING USES</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public or private Garages or other parking structures including incidental appurtenances</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>Added to FMO per consolidation of Parking district uses into remaining zones</td>
</tr>
<tr>
<td>Public or private open parking lots including incidental control gates, pay boxes or guard sheds</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>&quot;PARKING LOT&quot; in FPM</td>
</tr>
<tr>
<td>OTHER USES</td>
<td>-</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>All other Uses permitted in the underlying zone with which the FPM Zone is combined except that Single Family Residences in the G, AR, RR and RS Zones shall be permitted subject to compliance with these regulations</td>
<td>-</td>
<td>-</td>
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<td>C</td>
</tr>
<tr>
<td>Dredging and filling subject to the approval of the County Engineer. On federal designated waterways, such operations also shall be subject to the approval of the Army Corps of Engineers</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>P</td>
</tr>
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</table>