

YAVAPAI COUNTY PLANNING AND ZONING ORDINANCE

SECTION 413 RCU DISTRICT

RCU DISTRICT (Residential; Single-Family; Rural) Permitted Uses:

This RCU District is intended to provide a zoning classification for all areas of the County not presently characterized by urban uses. Notwithstanding any other provision of this Ordinance, including any density designation, no lot or parcel zoned RCU shall have a density less than two (2) acres.

- A. All Uses allowed in the R1L, RMM and R1 Districts.
- B. Temporary occupancy of one (1) recreational vehicle or travel trailer as defined in Section 301 (Definitions) and subject to Section 571 (RVs and Travel Trailers Temporary Camping).
- C. One (1) steel storage container or one (1) single storage shed that is 400 square feet or less is allowed prior to a primary use being established on a minimum ten (10) acre parcel, subject to Flood Control requirements and Zoning Clearance Permit, prior to the placement of the unit.

SECTION 410 R1L DISTRICT

R1L DISTRICT (Residential; Single Family Limited to site built structures only) Permitted Uses:

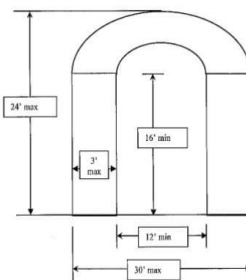
Where no Zoning/Density District has been combined, then all provisions of Density District 10 shall prevail. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. Dwelling unit (site built) for one (1) family on any one (1) lot.
- B. Religious institutions (in permanent site built buildings) upon Conditional Use Permit approval.
- C. Educational institutions (publicly funded) as defined in Section 301 (Definitions) (in site-built buildings), except that a charter school may not operate in a single-family residence that is located on property of less than an acre.
- D. Community parks, playgrounds or centers when part of a community plan.
- E. Public utility facilities (but not business offices nor repair or storage facilities) when necessary for serving the surrounding territory on one (1) acre or less following Administrative Review with Comment Period.
- F. When in conjunction with an approved development plan, golf courses with accessory uses such as pro shops, shelters, restrooms, etc. (but not commercial driving ranges or miniature putting courses). Subject to the performance standards set out in Section 534 (Golf Course Standards).
- G. Accessory uses and structures (concurrent with and located on the same lot with the principal uses and structures and including the following):
 - 1. Farm animals on lots of no less than seventy thousand (70,000) square feet for the convenience and pleasure of the lot occupants, not to exceed the number allowed as per the Allowed Animal Chart (Section 501 E.) except swine shall not exceed five (5) total per parcel. Stables, barns, or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit.
 - a. Non-commercial keeping of chickens on lots less than seventy thousand (70,000) square feet. Subject to the following development criteria:
 - (1) Number of chickens limited to eight (8) per lot.
 - (2) Location of containment areas must be at least fifteen (15) feet from all property lines.
 - (3) Roosters are prohibited.
 - (4) All structures shall be kept in a neat and slightly manner and shall be controlled from refuse, manure, and other nuisances at all times. Storage of feed, equipment and other material related to such animals shall be entirely within an enclosed building.
 - 2. Swimming pools in other than the front yard primary use setback area.
 - 3. Quarters for servants and/or non-paying guests attached to the dwelling (facilities for preparation of food are prohibited).
 - 4. Temporary construction offices and construction sheds and yards incidental to a recorded subdivision development or other on-site construction project for a period not exceeding twenty-four (24) months from date of plat recordation or date of issuance of construction project permit with no permits (other than electrical permits) required to

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install same (prohibited closer to lot boundary than is allowed for a principal building in the District).

5. Open land carnival and recreation facilities accessory to educational institutions (confined to same lot).
6. Temporary on-site sales (real estate) facility only as defined in Section 301 (Definitions) in compliance with the regulations and performance standards outlined under Section 570 (Real Estate Offices - Temporary).
7. Household pets.
8. Fences and free-standing walls.
9. Parking facilities to meet no less than the minimum requirements as provided under Section 602 (Parking and Off-Street Loading).
10. Solar installations and wind turbines for on-site use only (including NET METERING as adopted by the Arizona Corporation Commission) except that wind turbines and ground mount solar panels must meet district building height limitations above natural grade and principal setback requirements.
11. Entry feature structure to be allowed to encroach in the setbacks on parcels two (2) acres or larger, subject to the following development criteria:
 - a. The entry feature shall be over a driveway.
 - b. There shall be no more than one (1) entry feature per parcel.
 - c. The entry feature shall have a maximum height of twenty-four feet (24') and a maximum width of no more than thirty feet (30').
 - d. The entry feature shall have a minimum opening of twelve feet (12') in width and sixteen feet (16') in height.
 - e. Entry feature shall be set back one foot (1') for every one foot (1') in height.
 - f. All lighting on any entry feature shall be subject to Section 603 (Light Pollution Control).



- H. Occupancy of temporary housing, including travel trailers, recreational vehicles, park models and single-wide manufactured homes during the construction of a permanent dwelling is allowed during the twenty-four (24) month period after the issuance of a building permit (and the building permit remains valid). A permit must be obtained prior to occupancy of the temporary housing and the temporary housing must meet primary yard setbacks, unless otherwise approved at the discretion of the Development Services Director provided applicant

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demonstrates evidence of special circumstances or conditions applicable to the property of application, that justify deviation from the requirements so that strict application thereof would work an unnecessary hardship and that the granting of the request is necessary for preservation and enjoyment of substantial property rights. One (1) extension of time for use of a recreational vehicle, travel trailer, park model or single-wide manufactured home as temporary housing may be granted at the discretion of the Development Services Director for a period not to exceed twelve (12) months. Further extensions will require a Use Permit.

- I. Bed & Breakfast Homestays as defined under Section 301 (Definitions), subject to performance standards set out in Section 507 (Bed and Breakfasts) for Homestays with Administrative Review with Comment Period.
- J. Detached guest homes as defined under Section 301 (Definitions), subject to the performance standards set out in Section 537 (Guest Home - Detached): with a minimum parcel size of seventy thousand (70,000) square feet.
- K. Home Occupations as defined under Section 301 (Definitions), subject to approval by the Development Services Director; home occupation shall comply with the regulations and standards set out in Section 543 (Home Occupation).
- L. Secondary Medical Dwelling Variance for medical hardships as defined under Section 301 (Definitions), subject to performance criteria found in Section 525 (Dwelling – Secondary Medical) and dwelling unit to conform to applicable zoning district performance criteria.
- M. Private family cemeteries for the internment of human remains, with an Administrative Review with Comment Period subject to the following criteria:
 - 1. Notification area for the Administrative Review with Comment Period is one thousand (1,000) feet from the property boundary.
 - 2. Property owner to delineate cemetery boundary with a minimum three foot (3') fence.
 - 3. The application shall include a paper copy of a scale map, titled "Results of Survey" or similar, with the parcel area and dimensions showing existing parcel lines and all proposed easements. The map/survey shall be sized 18" x 24" (one 8.5" x 11" copy must also be submitted) or of a format acceptable to the County Recorder's Office. The legal descriptions and the map/survey shall be prepared by an Arizona Registered Land Surveyor.
 - 4. Cemetery to be recorded as a perpetual easement attached to a main parcel including ingress/egress access, within thirty (30) days of approval.
 - 5. Cemetery is prohibited from becoming a separate tax parcel and must maintain minimum zoning district requirements.
 - 6. If a private family cemetery is a primary use, no accessory uses are allowed.
 - 7. A private family cemetery must meet primary setbacks.
- N. Community Gardens as defined under Section 301 (Definitions), subject to performance criteria set out in Section 512 (Community Garden).

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SECTION 411 RMM DISTRICT

RMM (Residential; Single Family; site built, factory built and Multi-Sectional Manufactured Homes, no single-wide manufactured homes) Permitted Uses:

Where no Zoning/Density District has been combined, then all provisions of Density District 10 shall prevail. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. All principal and accessory uses and structures permitted in the R1L Zoning District.
- B. Multi-Sectional Manufactured Homes, as defined under Section 301 (Definitions). To be permitted, Multi-Sectional Manufactured Homes must conform to all provisions set out in Section 301 (Definitions) and Section 552 (Manufactured Housing/Multi-Sectional Manufactured Housing Standards).
- C. Factory Built dwelling as defined under Section 301 (Definitions).
- D. Steel storage containers to meet the minimum requirements as provided under Section 564 (Outside Storage).
- E. Educational institutions (publicly funded) as defined in Section 301 (Definitions) (in any permitted buildings), except that a charter school may not operate in a single-family residence that is located on property of less than an acre.
- F. Religious Institutions (in any permitted buildings) upon Conditional Use Permit approval.

R1 DISTRICT (Residential; Single Family; site built, multi-sectional and manufactured) Permitted Uses:

Where no Zoning/Density District has been combined, then all provisions of Density District 10 shall prevail. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. All principal and accessory uses and structures permitted in the R1L and RMM Districts.
- B. Manufactured Homes and Park Models are permitted as a dwelling unit for a single family on an individual lot or parcel as set forth in Section 301 (Definitions) and subject to Section 552 (Manufactured Housing/Multi-Sectional Manufactured Housing Standards) or Section 565 (Park Model Standards).
- C. Additional accessory uses and structures (concurrent with and located on the same lot with the principal uses and structures and including the following):
 - 1. Roomers or boarders, not to exceed two (2) for any one (1) dwelling unit.
 - 2. Farm animals on lots of no less than thirty-five thousand (35,000) square feet for the convenience and pleasure of the lot occupants, not to exceed the number allowed as per the Allowed Animal Chart (Section 501 E.) except swine shall not exceed five (5) total per parcel. Stables, barns or structures for sheltering or feeding animals must observe the same setbacks or yards as the dwelling unit.
 - a. Non-commercial keeping of chickens on lots less than thirty-five thousand (35,000) square feet. Subject to the following development criteria:
 - (1) Number of chickens limited to eight (8) per lot.
 - (2) Location of containment areas must be at least fifteen feet (15') from all property lines.
 - (3) Roosters are prohibited.
 - (4) All structures shall be kept in a neat and sightly manner and shall be controlled from refuse, manure, and other nuisances at all times. Storage of feed, equipment and other material related to such animals shall be entirely within an enclosed building.