

SECTION 18: GENERAL, AGRICULTURAL RESIDENTIAL AND RURAL RESIDENTIAL ZONES

Section 18.0: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the General, Agricultural Residential, and Rural Residential Zones are included in the zoning regulations to achieve the following purposes:

- A. To provide zone classifications for all unincorporated remote areas of the County not committed to any specific urban Use.
- B. To reserve areas of the County for light agricultural pursuits in conjunction with very low-density residential Uses and thereby to encourage and promote rural living.
- C. To provide space for people, minimize traffic congestion and preserve the existing rural environment of the County.

G - General Zone

This zone is a general rural land-use category intended for application to those unincorporated areas of the County not specifically designated in any other zone classification. Only those Uses are permitted which are complementary and compatible with a rural environment.

AR - Agricultural Residential Zone

This zone is intended to designate areas of the County for low-density residential Use on minimum Lot sizes of one (1) acre where those light agricultural activities can be conducted which are related to rural family living and pursuits.

RR - Rural Residential Zone

This zone is intended to designate areas of the County for low-density residential Use on minimum Lot sizes of one (1) acre where those light agricultural activities can be conducted which are related to rural family living and pursuits. The zone is similar to AR but prohibits Mobile and Manufactured Homes.

Section 18.1: Permitted and Conditional Uses

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 in the column beneath each zone designation. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

A. <u>Residential Uses</u>		<u>G</u>	<u>AR</u>	<u>RR</u>
1. Bed and Breakfast establishments per Section 24.4		C	C	C
2. Group Homes for the Handicapped, per Section 24.6		P	P	P
3. Institutional Residential and Other Group Homes		C	C	C
4. Manufactured Home		P	P	-
5. Mobile Home		See Section 18.3.A.4		
6. Single Family Dwelling or Modular Home		P	P	P
7. Travel Trailer or Park Model (8' x 32' minimum size)		C	C	-
B. <u>Agricultural and Related Uses</u>		<u>G</u>	<u>AR</u>	<u>RR</u>
1. Agriculture and Gardening		P	P	P
2. Animal shelters, Animal Hospitals and Veterinary Facilities		C	C	C
3. Aviaries and apiaries		P	P	P
4. Boarding of 1 or 2 horses for a fee		P	P	P
5. Commercial Fertilizer Operation		C	C	C
6. Feedlot		C	-	-
7. Feed store		C	C	C
8. Kennel, Commercial		C	C	C
9. Kennel, Non-Commercial		P	P	P
10. Meat Processing Facilities, Game		C	C	C
11. Meat Processing Facilities, Small		C	-	-
12. Riding academies or riding clubs		C	C	C
13. Sale of products raised on the premise		P	P	P
14. The keeping or raising of animals for commercial purposes including commercial stables where more than 2 horses are boarded		C	C	C
a. For the commercial boarding of more than 2 horses, a minimum of 5 acres in gross area is required.				
15. The keeping of poultry or rabbits for commercial purposes		C	C	C
16. The keeping of wild, non-domesticated or Exotic Animals		C	C	C
17. The non-commercial keeping of horses and other Livestock not including chickens, rabbits or common household pets subject to the following conditions:		P	P	P
a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.				
b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one half acre				
c. No such animal may be sheltered, fed, or watered closer than 100 feet to a residence occupied by other persons.				
d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health District and Animal Management Division.				
18. The non-commercial keeping of poultry or rabbits at least 100 feet from a residence belonging to other persons		P	P	P

C. <u>Public and Semi-Public Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Airports, landing fields, heliports and related activities and Uses	C	C	C
2. Cemeteries, human and animal	C	C	C
3. Churches, convents, monasteries and other religious institutions	C	C	C
4. Community Service Agency Camps	C	C	C
5. Day Care Center	P	P	P
6. Educational Institutions, public or private	C	C	C
7. Fire Stations	C	C	C
8. Hospitals	C	C	C
9. Landfill operations	C	C	-
10. Libraries and museums, public or private	C	C	C
11. Off-Highway Vehicle Facilities	C	-	-
12. Pre-school	C	C	C
13. Public parks and Recreational Facilities	C	C	C
14. Recreational Facilities such as rodeos, hunting/riding clubs, Community Centers, country clubs, tennis and aquatic facilities, golf courses, with incidental limited commercial uses which are commonly associated and directly related to the primary use	C	C	C
D. <u>Other Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Borrow Pits	C	C	-
2. Firewood storage and sales yards	C	C	-
3. Meteorological (MET) Tower	C	C	C
4. Mineral extraction operations, Non-exempt	C	C	-
5. Parking or storage of no more than two (2) Commercial Vehicles and/or Commercial Equipment	C	C	C
6. Soil and aggregate material storage	C	C	-
7. Soil and water resource conservation projects	P	P	P
8. Utility Installations and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C	C
9. Wireless Telecommunications Facilities subject to the provisions of Section 24.5 (See 24.5.H for exemptions)	C	C	C
10. Wood Processing & Lumber mills	C	-	-
E. <u>Home Occupations</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Cottage Industries subject to the provisions of Section 24.3	C	C	C
2. Home Occupations subject to the provisions of Section 24.2	P	P	P
F. <u>Accessory Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Accessory Structures on the same site as a permitted Use	P	P	P
a. Accessory Structures in excess of 3000 square feet	C	C	C
2. Accessory Uses and Structures on the same site as a conditional use	C	C	C

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F. Accessory Uses (Continued)

G AR RR

3. Accessory Wind Energy Systems

See Section 24.8

4. Guest House or Accessory Living Quarters subject to the following conditions:

P P P

- a. Attached Accessory Living Quarters are permitted regardless of parcel size. Detached Guest Houses are permitted only on parcels of 2 acres or larger.
- b. Accessory Living Quarters and Guest Houses are limited to 50% of the livable square footage of the main Dwelling up to a maximum of 800 square feet for a detached Guest House, or 1000 square feet for attached Accessory Living Quarters unless waived through Conditional Use permit for an existing structure.
- c. Kitchens are allowed.
- d. Travel Trailers, Recreational Vehicles, Manufactured and Mobile Homes are not allowed as Guest Houses or Accessory Living Quarters.
- e. All utilities must be on the same meters as the principal Dwelling.
- f. Maximum separation between the main Dwelling and Guest House shall be 60' measured from livable space to livable space unless waived through Conditional Use permit for an existing structure.
- g. A deed restriction shall be recorded prior to issuance of a building permit indicating that the Guest House or Accessory Living Quarters is for family or guests and not for rental.
- h. Application for a Conditional Use permit can be requested for a waiver of the requirements of separation and maximum square footage for existing Structures to be converted into a detached Guest House on parcels greater than 2 acres.

5. Metal Storage Containers

See Section 24.7

G. Temporary Uses

G AR RR

1. Temporary Uses as prescribed in Section 24.1

P P P

2. Model homes and subdivision sales offices

C C C

Section 18.2: Special Uses: G, AR, and RR Zones

For properties with parcel boundaries within 500 feet of an Interstate highway interchange Right-of-Way the following Uses shall be permitted subject to the granting of a conditional use permit:

1. Automobile Service Stations
2. Convenience Markets
3. Hotels/Motels
4. Recreational Vehicle and Travel Trailer parks
5. Restaurants
6. Truck Stops

Revised: 5/83, 2/86, 10/86, 5/89, 4/90, 7/91, 9/92, 10/92, 6/00, 12/07, 10/13

Section 18.3: Property Development Standards: G, AR, and RR Zones

The following property development standards shall apply to all land and Structures, permitted in their respective zones, except that any Lot shown on an official subdivision map that was duly approved and recorded, or any Lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this ordinance may be used as a Building site.

A. Special Requirements

1. In the AR and RR Zone, the minimum Lot size shall be one (1) acre. However, larger minimum Lot sizes may be specified and designated on the Official Zoning Map by attaching a number designation following the zone classification: such number shall be in increments of one-half ($\frac{1}{2}$) acre. For example, AR-2 means Agricultural Residential -- 2 acre minimum Lot size; AR-2 $\frac{1}{2}$ means Agricultural Residential -- 2 $\frac{1}{2}$ acre minimum Lot size; etc.
2. For Access purposes each parcel shall have a minimum 30 foot wide Access Easement or Right-of-Way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each Access road over 150 feet in length. No fences or other obstructions shall be placed in the Access Easement area except with written permission of all other property owners served by the Easement. For any parcel of land created after January 3, 1995, an Access road to the parcel must be provided prior to the delivery of any combustible building materials. Said Access road must be constructed to applicable County private road standards.
3. In the G, AR, and RR Zones, Structures permitted under Section 18.1-C--Public and Semi-Public Uses, Section 18.1-D--Other Uses and Section 18.2--Special Uses shall maintain a minimum Setback of 50 feet from all property lines. Interior Side and Rear Setbacks may be used for off-street parking, Landscaping, and recreational purposes.
4. In the G and AR Zones, the establishment of a pre-HUD Mobile Home may be permitted subject to the rehabilitation of that unit in accordance with the Arizona Office of Manufactured Housing administrative rules and subject to an insignia of approval having been placed by the state on the home. Mobile Homes shall not be relocated and placed on-Site prior to renovation and rehabilitation as provided for in this Ordinance.
5. A Travel Trailer, ~~or~~ fifth wheel trailer, or Park Model but not a Recreational Vehicle that has its own mode of power, may be established as a permanent residence in the G or AR Zones, subject to the granting of a Conditional Use permit. Establishment shall require the installation of a permanent wastewater disposal system and connection to appropriate utilities. Establishment shall require a county Building Permit.
6. In the G, AR, and RR Zones, one Recreational Vehicle or Travel Trailer per Lot or parcel may be used for temporary residency not to exceed 100 days per year provided the Lot or parcel is not already occupied by a Dwelling. The use of tents is prohibited as temporary residences. Portable or chemical toilet shall be provided if the unit is not self contained. A temporary-use permit shall be obtained prior to establishing said temporary residence, and the Travel Trailer or Recreational Vehicle must be removed from the parcel upon the expiration of the temporary-use permit. Approval may be subject to conditions.

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Section 18.3: Property Development Standards: G, AR, and RR Zones (Continued)

7. In the G and AR Zones a temporary use permit may be issued to allow the storage of one (1) unoccupied Mobile or Manufactured home per Lot or parcel for a period not to exceed sixty (60) days.

B. General Requirements: The following requirements are minimum unless otherwise noted:

	<u>G</u>	<u>AR</u>	<u>RR</u>
1. Dwelling unit per parcel, maximum, except for permitted accessory units	1	1	1
2. Minimum parcel size, net area in acres (or per 18.3.A.1)	10	1	1
3. Lot Width, in feet	300	100	100
4. Lot Depth, in feet	300	150	150
5. Front Setback, in feet	30	25	25
6. Side Interior Setback, in feet	20	10	10
7. Side Street Side Setback, in feet	30	15	15
8. Rear Setback, in feet	30	20	20
9. Lot Coverage, maximum	30%	35%	35%
10. Structure Height, maximum, in feet	40	35	35
11. Off-street parking spaces per Dwelling Unit	1	1	1
12. Distance between Structures, in feet	10	10	10

All Setbacks shall be measured from property lines. In situations where an Access Easement is located along a property line, the Setback shall be measured from the interior edge of the Access Easement line. Where an Access Easement bisects any parcel of land, said Easement shall be considered a Street for Setback purposes and Street Side Setbacks shall apply.

Section 18.4: Performance Standards: G, AR, and RR Zones

- A. All required Landscaping shall be permanently maintained in a neat and orderly condition.
- B. Required Front and Street Side Setbacks shall not be used for parking or storage of any motor vehicles or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory or convenience, except that licensed and operable vehicles may be parked upon the driveway or Access way to the garage or carport.
 1. One motor vehicle or Travel Trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the Front or Street Side Setbacks.
 2. Licensed and operable motor vehicles or vehicle accessories with signage may not be parked or stored within the required Front and Street Side Setbacks, except for overnight parking within a driveway or Access way to the garage or carport. Vehicles and accessories with signage may not be set up on site in such a way as to advertise a Use, product or activity.
- C. In all G, AR, and RR Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, secondhand building material, pipe, drums, appliances, household furniture, household refuse, unlicensed Travel Trailers or utility trailers, etc., shall be permitted subject to the following conditions:

Revised: 5/89, 4/90, 5/92, 6/00, 10/13

Section 18.4: Performance Standards: G, AR, and RR Zones (Continued)

1. For any Lot or parcel of land, the area permitted for the above described outdoor storage shall be 200 square feet. An additional 100 square feet of outdoor storage per acre for properties larger than one acre, shall be permitted up to a maximum of 2000 square feet.
 2. On any Lot or parcel of land, all outdoor storage shall be located to the rear of the property and screened from neighboring properties and roadways by a wall; opaque, rigid fencing; Landscaping; or other Structure. Second-hand materials may not be used for the construction of such screening unless otherwise approved by the Community Development Director. Any wall or fencing shall not exceed six (6) feet in height and shall be subject to the provisions of 18.7. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.
 3. All permitted screened outdoor storage areas shall meet the minimum required Building Setbacks as prescribed by this Section.
 4. Outdoor storage shall not be permitted on any parcel unless there is a Dwelling on the parcel.
- D. Temporary storage of construction materials shall be permitted on any Lot or parcel of land provided such materials are being used in conjunction with a valid construction project on that Lot or parcel.
- E. Commercial Vehicles exceeding 26,000 lbs. gross vehicle weight (GVW), including but not limited to semi tractors, semi-trailers, dump trucks, and Commercial Equipment shall not be parked, stored, or serviced on any Lot or parcel of land except as provided in Section 18.1.D. Vehicles used for Exempt Agricultural purposes that are stored or parked on a parcel for which the owner has a Certificate of Agricultural Exemption are exempt from this Section.
- F. The storage of a Mobile or Manufactured Home on any Lot or parcel of land, is prohibited except as prescribed in Section 18.3-A.7.
- G. Where public or semi-public Uses are established, a masonry wall or alternative rigid, opaque fence, six feet in height as measured from the highest adjacent Grade and screen Landscaping may be required by the Planning and Zoning Commission to be erected and maintained between such Uses and adjacent residential properties.
- H. Apparatus needed for the operation of active and passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping shall be permitted for any Use subject to the applicable provisions of the Zone.

Section 18.5: Signs: G, AR, and RR Zones

No Sign or outdoor Advertising Device shall be permitted in the G, AR and RR Zones except as provided in Section 26: Signs.

Revised: 5/89, 4/90, 5/92, 6/00, 10/13

Section 18.6: Accessory Structures: G, AR, and RR Zones

- A. In the General, Agricultural Residential, and Rural Residential Zones all Accessory Structures (excluding Guest Houses/Accessory Living Quarters) shall be subject to the following restrictions:
1. Bathroom facilities shall be limited to one (1) sink and one (1) toilet.
 2. No kitchen facilities or wet bars shall be permitted.
 3. The use of Mobile Homes, semi-trailers, railroad cars, Travel Trailers, camper shells or similar units as Accessory Structures is prohibited. Metal Storage Containers may be permitted, refer to Section 24.7.
 4. Accessory Structures may be established prior to the Dwelling Unit or primary Structure subject to the provisions outlined above.

B. Attached Structures

An Accessory Structure that is attached to the main Structure shall meet all of the Setback requirements of the main structure except as provided in “D” of this Section.

C. Detached Structures

1. A detached Structure shall meet the Setback requirements of the main Building for the Front and Street Side Setbacks.
2. A detached Accessory Structure which does not exceed 15 feet in height and 600 sq. ft. in area, may be located within an Interior Side or Rear Setback; provided, however, that such Structure shall not be located closer than five feet to an Interior Side or Rear Lot Line.
3. A detached Accessory Structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum Side and Rear Setbacks as required for the main Dwelling.
4. A detached Structure shall maintain a minimum 10 feet separation from other Structures.
5. Although not requiring a Building Permit, Accessory Structures with less than 120 square feet of floor ~~roof~~ area must meet the above minimum Setbacks.

D. Other Structures

1. Steps, air conditioning units, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required Front, Street Side or Rear Setback, nor into any required Side Setback more than one half (1/2) of said required Side Setback.
2. Balconies, porches or decks shall not encroach or project into any required Setback. Uncovered paver/stone patios or slabs on grade may encroach into any Setback.
3. Swimming pools and spas when located within 300 feet of a neighboring residence shall be enclosed by a wall or fence not less than 5 feet in height with self closing gates to the specifications of the Department of Community Development.
4. Amateur (HAM) Radio Towers shall be permitted for the personal use of the property owner/resident and subject to the following provisions:

Revised: 5/89, 6/00, 12/07, 10/13

Section 18.6: Accessory Structures: G, AR, and RR Zones (Continued)

- a. Towers shall not project more than 65 feet above grade; establishment of towers above this limit but less than 100 feet in height may be permitted only through the Variance procedure set forth in Section 30. The height of extension antennas shall be determined in its cranked-down position and shall remain in said position except during use.
- b. Towers shall meet the minimum Setback requirements for the zone in which they are located; no portion of any antenna array shall extend beyond the property lines.
- c. It shall be the responsibility of the property owner to demonstrate that the Site is adequate in size to contain debris resulting from tower failure and that such failure will not present a safety hazard to adjoining properties.

Section 18.7: Walls and Fences: G, AR, and RR Zones

- A. In any required Front or Street Side Setback, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required Front or Street Side Setback to a maximum height of six feet.
- B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent Grade, may be maintained along the interior side or rear lot lines provided that such wall or solid fence does not extend into a required Front or Street Side Setback. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.
- C. Walls or fences exceeding six feet in height may be permitted only through the Variance or Administrative Adjustment procedure set forth in Section 30 and subject to the granting of a Building Permit.
- D. A wall or fence adjacent to a driveway providing vehicular Access to an Abutting Lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the street Right-of-Way so as not to obstruct visibility.
- E. The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.
- F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a Building Permit.