

ARTICLE 3 - A-GENERAL ZONING DISTRICT

Section 301 - Purpose

The main purpose of the A-General Zoning District is to provide for all the unincorporated areas of the County, not otherwise designated for some other specific zone. No subdivision, as outlined in the Subdivision Regulations & Requirements, shall be conducted or approved in the A-General Zoning District without prior rezoning of the land intended to be subdivided. Uses permitted in the A-General Zoning District include farm and non-farm residential uses, farms, recreational, and institutional uses.

Section 302 - Use Regulations

The following are permitted uses within the A-General Zoning District:

1. One single-family dwelling. Allowed dwelling types include:
 - a. Site-built homes.
 - b. Manufactured homes.
 - c. Rehabilitated mobile homes.
 - d. Factory-built homes provided they are approved models with the Arizona Department of Housing.
2. Farms, as defined in Article 23.
3. Churches.
4. Schools.
5. Public/private forests and wildlife reservations.
6. Utility facilities, to include:
 - a. Facilities for the delivery to the public, by a regulated public utility or a public entity, water, gas, electricity, steam, hot or cold air, telecommunications and cable television service, or sewer service.
 - i. This shall include pipes, lines, and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines).
 - ii. This shall **not** include generating plants, treatment plants, storage yards, business offices, or other major utility facilities which may be allowed with a Special Use Permit. It likewise shall not include television, radio, or telecommunications towers and stations, which may be allowed with a Special Use Permit.
7. Publicly owned or operated properties such as fire stations, police stations, and post offices.

8. Golf Courses, to include:
 - a. Clubhouses
 - b. Miniature Courses
 - c. Practice Driving Ranges
9. Libraries, museums, parks, playgrounds, tennis courts, and community buildings.
10. Hospitals and institutions of an educational, religious, charitable, or philanthropic nature, homes for the aged, nursing homes, physical rehabilitation homes.
11. All agricultural uses and the production, harvesting, curing, processing, packaging, shipping, and roadside stands offering for sale only farm products produced on the premises.
12. Public riding stables and boarding stables, provided:
 - a. Site contains at least ten (10) acres.
 - b. Buildings housing animals are set back from all lot lines a distance of not less than one-hundred feet (100').
13. Corrals for the keeping of horses, provided:
 - a. Corrals, stables, watering areas, and feeding stations are set back from all property lines the same distance required for accessory buildings.
 - b. Corrals contain at least six hundred square feet (600 ft²) in area for each horse kept therein.
14. Feed stores, provided:
 - a. Site contains at least two and one-half (2 1/2) acres.
15. A use similar to any of the above listed uses may be allowed upon a written determination of the Director if the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the Zoning District. The burden shall be on the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

The following uses require an Administrative Permit within the A-General Zoning District:

1. Guest houses.
2. Home occupations.

The following uses require a Special Use Permit within the A-General Zoning District:

1. Airports, heliports, and other landing areas.
2. Automobile repair shops and garages.
3. Beauty and Barber Shops, Nail Parlors.
4. Bed and Breakfasts.

5. Cemeteries and mausoleums.
6. Contractor's yard.
7. Commercial feed lots.
8. Crushing facilities.
9. Extraction of earth projects.
10. Electric power generating plants and facilities.
11. Guest ranches.
12. Kennels.
13. Landfills.
14. Lumber, saw, molding, and planning mills with attendant facilities.
15. Privately and commercially operational recreational lakes, swimming pools, and tennis courts.
16. Racetracks.
17. Recreational and Family Camps, including ancillary support services.
18. Recycling facilities.
19. Sports arenas.
20. Television, wireless, and radio transmitter towers and stations.
21. Zoo.

Section 303 - Development Standards

	A-General
Minimum Parcel Size (Acres)	1*
Minimum Parcel Width (Feet)	35
Maximum Lot Coverage (Percentage)	50
Minimum Distance Between Buildings (Feet)	5
Front Yard Setback (Feet)	20
Rear Yard Setback (Feet)	20
Side Yard Setback (Feet)	10
Maximum Building Height (Feet)	30
Fence/Wall Height (Feet)	7

*Parcels below one (1) acre in size will be allowed if the parcel has a certified percolation or soils evaluation rate of one-hundred and twenty minutes per inch (120 min/in) or if the parcel has access to an approved sewer system.