Navajo County
ZONING ORDINANCE

Planning & Zoning Department
COUNTY COURTHOUSE
HOLBROOK, ARIZONA 86025

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ORDINANCE NO. Z74-1

An Ordinance adopting an official Land Use Plan and Zoning Regulations for the unincorporated area of Navajo County, Arizona, in order to promote orderly growth and development within the County.

WHEREAS, it has been found necessary, in order to protect the health, safety, comfort and general welfare of the citizens of Navajo County, that a Zoning Ordinance be enacted, and

WHEREAS, the Board of Supervisors, desire that growth, development and land use within the unincorporated area of Navajo County, proceed in a manner consistant with the Navajo County General Plan, and

WHEREAS, by authority of the Arizona Revised Statutes, Title 11, Section 801 et seq, as amended, Navajo County, is empowered to enact such an ordinance.

THEREFORE, BE IT ORDAINED by the Board of Supervisors of Navajo County, as follows:

ARTICLE 1. TITLE AND PURPOSE.

Section 101. Title.

This Ordinance may be cited as "The Navajo County Zoning Ordinance."

Section 102. Declaration.

The Navajo County Zoning Ordinance is an enactment for the unincorporated areas of Navajo County, Arizona, dividing the unincorporated area of said county into Zoning Districts appropriate for various classes of residential, commercial and industrial uses; providing for the establishment of set-back lines; providing for adequate light, air and parking facilities; providing for expediting traffic within the zoning districts; establishing the percentage of a lot or parcel which may be covered by buildings, and the size of yards and other open spaces.

Section 103. Purpose.

This ordinance is designed to promote the public health, peace, safety, comfort, convenience and general welfare of the citizens of Navajo County; to guide, control and regulate the future growth and development in order to promote orderly and appropriate use of land in the entire unincorporated area of said county; to protect the character and the stability of residential, commercial and industrial areas of Navajo County; to secure safety from fire and other dangers and to prevent overcrowding of land and undue congestion of population; to conserve and stabilize the value of property and to encourage, guide and provide a definite plan for the future growth and development of the unincorporated area of Navajo County.

ARTICLE 2. ZONING DISTRICTS.

Section 201. Establishment of Zoning Districts.

For the purpose of this Ordinance, the unincorporated area of Navajo County is hereby classified into the following zoning districts.

A:	General Zoning District.
Rural-20:	Rural Zoning District - Twenty (20) Acres Per Dwelling Unit.
Rural-1:	Rural Zoning District - One (1) Acre Per Dwelling Unit.
R1-43:	Single-Family Residential Zoning District - 43,000 Square Feet Per Dwelling Unit.
R1-10:	Single-Family Residential Zoning District - 10,000 Square Feet Per Dwelling Unit.
R-2:	Multiple-Family Residential Zoning District.
R-3:	Multiple-Family Residential Zoning District.
C-1:	Neighborhood Commercial Zoning District.
C-2:	General Commercial Zoning District.
IND-1:	Light Industrial Zoning District.
IND-2:	Heavy Industrial Zoning District.
PUD:	Special Uses and Planned Unit Developments.
FP-M:	Flood Plain Zoning District.

Section 202. Boundary Lines on the Zoning District Maps.

The boundaries of the aforesaid zoning districts are shown upon the maps designated as the "Zoning District Maps." The Zoning District Maps, along with all the notations, references, and other information shown thereon, are a part of this Ordinance and have the same force and effect as if said maps and all the notations, references and other information shown thereon were all fully set forth or described herein.

Section 203. Boundary Determination.

Where uncertainty exists with respect to the boundaries of any zoning district as shown on the Zoning

District Maps, the following rules shall apply:

1) Where zoning district boundaries are indicated as approximately following street or alley lines or the centerlines thereof, such lines shall be construed to be the zoning district boundaries.
2) Where zoning district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the zoning district boundaries.
3) Where zoning district boundaries are indicated as approximately following the line of any stream, irrigation canal or other waterway or railroad right-of-way, or the boundary line of public land, the center of such stream, canal or waterway, or of such railroad right-of-way, or the boundary line of such public land shall be construed to be the zoning district boundaries.
4) In unsubdivided land or where a zoning district boundary divides a lot or parcel of land, the location of such boundary, unless indicated by dimensions shown on the Zoning District Maps, shall be determined by the use of the scale appearing on said maps.
5) Where such boundaries have been changed by the Board of Supervisors pursuant to Article 20 of this Ordinance and where such changed boundaries are shown on detailed maps, the detailed maps shall govern in event there is any difference between the boundaries shown on the Zoning District Maps adopted as part of this Ordinance, or subsequent amendments thereto, and the detailed maps.

Section 204. Public Way Vacation.

Whenever any street, alley or other public way is vacated by the Board of Supervisors, the zoning districts adjoining each side of such street, alley or public way shall be considered as extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended zoning districts.

Section 205. Lands Not Previously Zoned.

Lands which for reason of law, change in ownership or for any other reason, come under the authority of Navajo County after this Ordinance becomes effective and which have not been zoned prior thereto by any other jurisdiction having zoning authority, shall be subject to the regulations of the A-General Zoning District until such time as soon as practicable thereafter public hearings are held as required by law for the expressed purpose of zoning such lands pursuant to this Ordinance.

Section 206. Lands Previously Zoned by Other Jurisdictions.

Lands which for reason of law, change in ownership or for any other reason, come under the authority of Navajo County after this Ordinance becomes effective and which have been zoned prior thereto by another jurisdiction having zoning authority, shall retain such zoning until such time as soon as practicable thereafter public hearings are held as required by law for the expressed purpose of zoning such lands pursuant to this Ordinance.

Section 207. Interpretation.

In interpreting and applying the regulations of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinance, rules, regulations or permits previously adopted or issued, and not in conflict with any of the regulations of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenents, or other agreements between parties, except that if this Ordinance imposes a greater restriction, this Ordinance shall regulate.

ARTICLE 3 (A-GENERAL) GENERAL ZONING DISTRICT.

Section 301. Purpose.

The main purpose of this A-General Zone is to provide for all of the unincorporated areas of the county not otherwise designated for some other specific zone, to be included in the "A-General Zone," by this Ordinance. No subdividing shall be conducted or approved in the "A-General Zone," without prior re-zoning of the land so intended. Uses permitted in the "A-General Zone," include farm and non-farm residential uses, farms recreational, institutional, commercial and industrial uses.

Section 302. Use Regulations.

A building or premises shall be used only for the following purposes:

1) Single-family dwellings.
2) Churches.
3) Farms, as defined in Article 21.
4) Public schools, elementary and high and private schools with a curriculum the same as customarily given in public schools.
5) Public and private forests and wild life reservations.
6) Service to the public of water, gas, electricity, telephone, telegraph, steam, hot or cold air and sewage including waste water treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including, without limitations, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.
7) Publicly owned or operated properties such as fire stations, police stations and post offices.

8) Golf courses including club houses located thereon, including minature courses or practice driving tees operated for commercial purposes.
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, and convalescent homes, provided the buildings for such uses are set back from all lot lines a distance of not less than two (2) feet for each foot of building height.
11) Private clubs and fraternal organizations.
12) Home occupations.
13) Except as otherwise specified, all agricultural uses and the production, harvesting, curing, processing, packaging, shipping and roadside stands offering for sale only farm products produced on the premises.
14) Commercial feed lots, dairy farms, the raising of fur-bearing animals or the raising or feeding of animals that could create noise, odors, dust, or pose a problem of health or sanitation to neighboring properties if within six hundred (600) feet of a property line, will be subject to securing a use permit, and periodic inspection to assure compliance.
15) Public riding stables and boarding stables, provided the site contains at least ten (10) acres and the building housing animals set back from all lot lines a distance of not less than one hundred (100) feet.
16) Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses including retail sales, open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith set back from all lot lines a distance of not less than fifty (50) feet.
17) Corrals for the keeping of horses.
18) Fences or free-standing walls not to exceed a height of six (6) feet.
19) Accessory buildings and uses customarily incidental to the above uses, including:
    a) Quarters for servants and caretakers employed on the premises, subject to securing a use permit, and if kitchen facilities are provided therein, any use permit approved for such quarters shall continue, providing, upon inspection, satisfactory evidence indicated that such quarters are continuing their function as bona fide servant and caretaker quarters and not as a rental unit.
    b) Private swimming pools along with incidental installations, such as pumps and filters, provided such pool and incidental installation are located in other than the required front yard and screened from adjoining lots by a solid wall or protective fence of not less than four and one-half (4 1/2) feet in height nor more than six (6) feet in height, and provided such pool sets back from all lot lines a distance of not less than seven (7) feet.

As Amended 7/1/75

Section 303. Sign Regulations.

Signs shall be permitted as follows:

a) Signs identifying the name of the occupant of a residence, the occupant's profession or title, and the address of the dwelling, subject to the following:
    1) Such sign shall not exceed two (2) square feet in area.
    2) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
    3) Such sign shall be placed flat against a wall of a building, but placement against a wall of a building shall be no higher than eight (8) feet above grade.
    4) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each dwelling.
b) Signs identifying churches, schools, public utility buildings and facilities, publicly owned or operated properties, libraries, museums, community building, hospitals, institutions of an educational, religious, charitable or philanthropic nature, homes for the aged, nursing homes, convalescent homes, private clubs, fraternal organizations and roadside stands, subject to the following:
    1) Such sign shall not exceed twenty-four (24) square feet in area.
    2) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed, except for emergency entrances to hospitals.
    3) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
    4) Such sign shall not be located in or project into any required yard, and placement of such sign when free-standing shall be parallel with the street.
    5) Such sign shall contain no advertising copy.
    6) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such church, school, public utility building or facility, publicly owned or operated property, library, museum, community building, hospital, institution, home for the aged, nursing home, private club, fraternal organization or roadside stand.
c) Signs identifying public and private forest, wild life reservations, golf courses, parks, playgrounds, tennis courts, public riding stables, and boarding stables, subject to the following:
    1) Such sign shall not exceed twenty-four (24) square feet in area.
    2) Such sign may be double-faced.
    3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
    4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.

(5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(6) Such sign shall contain no advertising copy.
(7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each entrance to such public or private forest, wild life reservation, golf course, park, playground, tennis court, public riding stable or boarding stable.

d) Permanent directional signs, subject to the following:
(1) Such sign shall not exceed two (2) square feet in area.
(2) Such sign may be double-faced.
(3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
(4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than eight (8) feet above grade. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
(5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(6) Such sign may be used to designate entrances or exits to or from a parking area if necessary for that purpose, but the number shall be limited to one (1) for each such entrance or exit.
(7) Such sign shall contain no advertising copy.

e) Temporary directional signs, subject to the following:
(1) Such sign shall not exceed twelve (12) square feet in area.
(2) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
(3) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than eight (8) feet above grade. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
(4) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(5) Such sign shall contain no advertising copy.
(6) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

f) Temporary signs pertaining to the sale, lease, hire or rental of property, subject to the following:
(1) Such sign shall not exceed twelve (12) square feet in area.
(2) Such sign may be double-faced.
(3) Such sign shall not be illuminated.
(4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
(5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(6) Such sign shall not be moving, animated or audible in any manner.
(7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
(8) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

g) Temporary free-standing signs pertaining to the subdivision or development of land, subject to the following:
(1) Such sign shall not exceed one hundred fifty (150) square feet in area; and where there is more than one (1) of these signs located on the property, the aggregate sign area shall not exceed one hundred fifty (150) square feet.
(2) Such sign may be double-faced.
(3) Such sign shall not be illuminated.
(4) Such sign shall not exceed twelve (12) feet in height.
(5) Such sign shall not be located in or project into any required yard.
(6) Such sign shall not be moving, animated or audible in any manner.
(7) Such sign shall be located on the property to which it pertains and the number shall be limited to four (4) for each such property.
(8) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

h) Temporary signs identifying the contractors and subcontractors, if any, engaged in the construction or repair of a building or buildings, subject to securing a use permit and the following:
(1) Such sign shall not exceed twenty-four (24) square feet in area.
(2) Such sign may be double-faced.
(3) Such sign shall not be illuminated.
(4) Such signs may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
(5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(6) Such sign shall contain no advertising copy.
(7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
(8) Any use permit approved for such sign shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction satisfactory evidence indicating that the need for such sign continues to exist.

9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 304. Height Regulations.

The height of building shall not exceed thirty (30) feet or two (2) stories.

Section 305. Yard Regulations.

1) Front Yard:
   a) There shall be a front yard having a depth of not less than thirty (30) feet.
   b) For through lots, a front yard shall be provided along both front lot lines.
   c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
   There shall be a side yard on each side of a building having a width of not less than ten (10) feet.
3) Rear Yard:
   There shall be a rear yard having a depth of not less than thirty (30) feet.

As Amended 7/1/75

Section 306. Intensity of Use Regulations.

Distance Between Buildings.

The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 307. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 4. (RURAL-20) RURAL ZONING DISTRICT-TWENTY (20) ACRES PER DWELLING UNIT.

Section 401. Purpose.

The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban argricultural land use conflicts. The purpose of requiring large minimum parcels of not less than twenty (20) acres in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and nonfarm residential uses, farms, and recreational and institutional uses.

Section 402. Use Regulations.

A building or premises shall be used only for the following purposes:

1) Single-family dwellings.
2) Churches.
3) Farms, as defined in Article 21.
4) Public and private forest and wild life reservations.
5) Public schools, elementary and high and private schools with a curriculum the same as customarily given in public schools.
6) Service to the public of water, gas, electricity, telephone, telegraph, steam, hot or cold air and sewage including waster water treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including, without limitations, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.
7) Publicly owned or operated properties such as fire stations, police stations and post offices.
8) Golf courses including club houses located thereon, but not including minature courses or practice driving tees operated for commercial purposes.
9) Libraries, museums, parks, playgrounds, tennis courts and community buildings, provided such uses are conducted on a nonprofit basis.
10) Hospitals and institutions of an educational, religious, chartiable or philanthropic nature, homes for the aged, nursing homes, and convalescent homes, provided the buildings for such uses are set back from all lot lines a distance of not less than two (2) feet for each foot of building height.
11) Private clubs and fraternal organizations, excluding such uses for which the chief activity is a service customarily conducted as a business.
12) Home occupations.
13) Roadside stands offering for sale only farm products produced on the premises.
14) Public riding stables and boarding stables, provided the site contains at least ten (10) acres and the buildings housing animals set back from all lot lines a distance of not less than one hundred (100) feet.
15) Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses do not include retail sales, open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith set back from all lot lines a distance of not less than fifty (50) feet.

16) Corrals for the keeping of horses.
17) Fences or free-standing walls not to exceed a height of six (6) feet.
18) Accessory buildings and uses customarily incidental to the above uses, including:
   a) Quarters for servants and caretakers employed on the premises, subject to securing a use permit, and if kitchen facilities are provided therein, any use permit approved for such quarters shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment, having jurisdiction satisfactory evidence indicating that such quarters are to continue in their function as bona fide servant and caretaker quarters and not as a rental unit.
   b) Private swimming pools along with incidental installations, such as pumps and filters, provided such pool and incidental installations are located in other than the required front yard and screened from adjoining lots by a solid wall or protective fence of not less than four and one-half (4 1/2) feet in height nor more than six (6) feet in height, and provided such pool sets back from all lot lines a distance of not less than seven (7) feet.

Section 403. Sign Regulations.

Signs shall be permitted as follows:
a) Signs identifying the name of the occupant of a residence, the occupant's profession or title, and the address of the dwelling, subject to the following:
   (1) Such sign shall not exceed two (2) square feet in area.
   (2) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
   (3) Such sign shall be placed flat against a wall of a building, but placement against a wall of a building shall be no higher than eight (8) feet above grade.
   (4) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each dwelling.
b) Signs identifying churches, schools, public utility buildings and facilities, publicly owner or operated properties, libraries, museums, community building, hospitals, institutions of an educational, religious, charitable or philanthropic nature, homes for the aged, nursing homes, convalescent homes, private clubs, fraternal organizations and roadside stands, subject to the following:
   (1) Such sign shall not exceed twenty-four (24) square feet in area.
   (2) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed, except for emergency entrances to hospitals.
   (3) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
   (4) Such sign shall not be located in or project into any required yard, and placement of such sign when free-standing shall be parallel with the street.
   (5) Such sign shall contain no advertising copy.
   (6) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such church, school, public utility building or facility, publicly owned or operated property, library, museum, community building, hospital, institution, home for the aged, nursing home, private club, fraternal organization or roadside stand.
c) Signs identifying public and private forest, wild life reservations, golf courses, parks, playgrounds, tennis courts, public riding stables, and boarding stables, subject to the following:
   (1) Such sign shall not exceed twenty-four (24) square feet in area.
   (2) Such sign may be double-faced.
   (3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
   (4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
   (5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
   (6) Such sign shall contain no advertising copy.
   (7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each entrance to such public or private forest, wild life reservation, golf course, park, playground, tennis court, public riding stable or boarding stable.
d) Permanent directional signs, subject to the following:
   (1) Such sign shall not exceed two (2) square feet in area.
   (2) Such sign may be double-faced.
   (3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
   (4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than eight (8) feet above grade. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
   (5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
   (6) Such sign may designate entrances or exits to or from a parking area if neccessary for that purpose, but the number shall be limited to one (1) for each such entrance or exit.
   (7) Such sign shall contain no advertising copy.
e) Temporary directional signs, subject to the following:
   (1) Such sign shall not exceed twelve (12) square feet in area.

(2) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
(3) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than eight (8) feet above grade. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
(4) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(5) Such sign shall contain no advertising copy.
(6) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

f) Temporary signs pertaining to the sale, lease, hire or rental of property, subject to the following:
(1) Such sign shall not exceed twelve (12) square feet in area.
(2) Such sign may be double-faced.
(3) Such sign shall not be illuminated.
(4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
(5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(6) Such sign shall not be moving, animated or audible in any manner.
(7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
(8) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

g) Temporary free-standing signs pertaining to the subdivision or development of land, subject to the following:
(1) Such sign shall not exceed one hundred fifty (150) square feet in area; and where there is more than one (1) of these signs located on the property, the aggregate sign area shall not exceed one hundred fifty (150) square feet.
(2) Such sign may be double-faced.
(3) Such sign shall not be illuminated.
(4) Such sign shall not exceed twelve (12) feet in height.
(5) Such sign shall not be located in or project into any required yard.
(6) Such sign shall not be moving, animated or audible in any manner.
(7) Such sign shall be located on the property to which it pertains and the number shall be limited to four (4) for each such property.
(8) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fufilled.

h) Temporary signs identifying the contractors and subcontractors, if any, engaged in the construction or repair of a building or buildings, subject to securing a use permit and the following:
(1) Such sign shall not exceed twenty-four (24) square feet in area.
(2) Such sign may be double-faced.
(3) Such sign shall not be illuminated.
(4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
(5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any alley or street.
(6) Such sign shall contain no advertising copy.
(7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
(8) Any use permit approved for such sign shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction, satisfactory evidence indicating that the need for such sign continues to exist.
(9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 404. Height Regulations.

The height of a building shall not exceed thirty (30) feet or two (2) stories.

Section 405. Yard Regulations.

The required yards are as follows:

1) Front Yard:
(a) There shall be a front yard having a depth of not less than sixty (60) feet.
(b) For through lots, a front yard shall be provided along both front lot lines.
(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.

3) Rear Yard:
There shall be a rear yard having a depth of not less than sixty (60) feet.

Section 406. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:
Each lot shall have a minimum lot area of twenty (20) acres.
2) Lot Width:
Each lot shall have a minimum width of five hundred (500) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be twenty (20) acres.
4) Lot Coverage:
The maximum lot coverage shall be three per cent (3%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 407. Parking Regulations.

The Parking regulations are as provided in Section 1610 hereof.

ARTICLE 5. (RURAL-1) RURAL ZONING DISTRICT-ONE (1) ACRE PER DWELLING UNIT.

Section 501. Purpose.

The principal purpose of this zoning district is to conserve and protect open land uses, as well as foster orderly growth in rural areas, and prevent urban and agricultural land use conflicts. The primary purpose of requiring large minimum lots of not less than one (1) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not currently available or could not reasonably be made available. Principal uses permitted in this zoning district include both farm and nonfarm residential uses, farms, and recreational institutional uses.

Section 502. Use Regulations.

The use regulations are the same as those in the "Rural-20" Zoning District.

Section 503. Sign Regulations.

Signs are permitted as in Article 3.

Section 504. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 505. Yard Regulations.

The required yards are as follows:

1) Front Yard:
(a) There shall be a front yard having a depth of not less than sixty (60) feet.
(b) For through lots, a front yard shall be provided along both front lot lines.
(c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.
3) Rear Yard:
There shall be a rear yard having a depth of not less than sixty (60) feet.

Section 506. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:
Each lot shall have a minimum lot area of one (1) acre.
2) Lot Width:
Each lot shall have a minimum of one hundred fifty (150) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be one (1) acre.
4) Lot Coverage:
The maximum lot coverage shall be fifteen per cent (15%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 507. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 6. (R1-43) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT - 43,000 SQUARE FEET PER DWELLING UNIT

Section 601. Purpose.

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than forty-three thousand (43,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

Section 602. Use Regulations.

A building or premises shall be used only for the following purposes:

1) Single-family dwellings.
2) Churches.
3) Public schools, elementary and high, and private schools with a curriculum the same as customarily given in public schools.
4) Service to the public of water, gas, electricity, telephone, telegraph, steam, hot or cold air and sewage including waste water treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including, without limitation, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.
5) Publicly owned or operated properties such as fire stations, police stations and post offices.
6) Golf courses including club houses located thereon, but not including minature courses or practice driving tees operated for commercial purposes.
7) Libraries, museums, parks, playgrounds, tennis courts and community buildings, provided such uses are conducted on a nonprofit basis.
8) Home occupations.
9) Fences of free-standing walls not to exceed a height of three (3) feet, six (6) inches in any required front yard, and not to exceed a height of six (6) feet elsewhere on the lot.
10) Accessory buildings and uses customarily incidental to the above uses, including:
    (a) Corrals for the keeping of horses, provided such corrals are located in the rear yard, set back from all lot lines a distance of not less than forty (40) feet and contain at least twelve hundred (1200) square feet of area for each horse kept therein.

    (b) Private swimming pools along with incidental installations, such as pumps and filters, provided such pool and incidental installations are located in other than the required front yard and screened from adjoining lots by a solid wall or protective fence of not less than four and one-half (4 1/2) feet in height nor more than six (6) feet in height, and provided such pool sets back from all lot lines a distance of not less than seven (7) feet.

Section 603. Sign Regulations.

The sign regulations are as provided in Article 3.

Section 604. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 605. Yard Regulations.

The required yards are as follows:

1) Front Yard:
    (a) There shall be a front yard having a depth of not less than forty (40) feet.
    (b) For through lots, a front yard shall be provided along both front lot lines.
    (c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
    There shall be a side yard on each side of a building having a width of not less than twenty (20) feet.
3) Rear Yard:
    There shall be a rear yard having a depth of not less than forty (40) feet.

Section 606. Intensity of Use Regulations.

The intensity of use regulations as follows:

1) Lot Area:
    Each lot shall have a minimum lot area of forty-three thousand (43,000) square feet.
2) Lot Width:
    Each lot shall have a minimum width of one hundred (100) feet.
3) Lot Area Per Dwelling Unit:
    The minimum lot area per dwelling unit shall be forty-three thousand (43,000) feet.
4) Lot Coverage:
    The maximum lot coverage shall be twenty per cent (20%) of the lot area.

5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 607. Parking Regulations:

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 7. (R1-10) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT - 10,000 SQUARE FEET PER DWELLING UNIT.

Section 701. Purpose.

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than ten thousand (10,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

Section 702. Use Regulations.

The use regulations and sign regulations are the same as those in Article 6.

Section 703. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 704. Yard Regulations.

The required yards are as follows:
1) Front Yard:
   (a) There shall be a front yard having a depth of not less than thirty (30) feet.
   (b) For through lots, a front yard shall be provided along both front lot lines.
   (c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than ten (10) feet.
3) Rear Yard:
There shall be a rear yard having a depth of not less than thirty (30) feet.

Section 705. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of ten thousand (10,000) square feet.
2) Lot Width:
Each lot shall have a minimum width of one hundred (100) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be ten thousand (10,000) square feet.
4) Lot Coverage:
The maximum lot coverage shall be thirty percent (30%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 706. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 8. (R-2) MUTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT.

Section 801. Purpose.

The principal purpose of this zoning district is to provide for multiple-family housing along with other types of high-density housing in locations which are suitable and appropriate taking into consideration existing conditions, including present use of land, future land use needs, and the availability of public utilities. The minimum lot required is six thousand (6,000) square feet in area and the minimum lot area required for each dwelling unit is two thousand (2,000) square feet. Principal uses permitted in this zoning district include multiple-family dwellings and other types of high-density housing, orphanges, rest homes, nursing homes and convents.

Section 802. Use Regulations.

A Building or premises shall be used only for the following purposes:
1) Any use permitted in the "R1-43" Zoning District, subject to all the regulations specified in the use regulations for such "R1-43" Zoning District unless the use is otherwise regulated in this article.

2) Multiple-family dwelling.
3) Boarding and lodging houses.
4) Fraternity and sorority houses.
5) Orphanages, rest homes, nursing homes and convents.
6) Accessory buildings and uses customarily incidental to the above uses.

Section 803. Sign Regulations.

Signs as permitted in the "R-3" Zoning District, and signs identifying orphanges and convents subject to the following:

a) Such sign shall not exceed twenty-four (24) square feet in area.
b) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
c) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
d) Such sign shall not be located in or project into any required yard and placement of such sign when free-standing shall be parallel with the street.
e) Such sign shall contain no advertising copy.
f) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such orphanage or convent.

Section 804. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 805. Yard Regulations.

The required yards are as follows:

1) Front Yard:
   a) There shall be a front yard having a depth of not less than twenty (20) feet.
   b) For through lots, a front yard shall be provided along both front lot lines.
   c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
   There shall be a side yard on each side of a building having a width of not less than five (5) feet.
3) Rear Yard:
   There shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 806. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:
   Each lot shall have a minimum lot area of six thousand (6,000) square feet.
2) Lot Width:
   Each lot shall have a minimum width of sixty (60) feet.
3) Lot Area Per Dwelling Unit:
   The minimum lot area per dwelling unit shall be two thousand (2,000) square feet.
4) Lot Coverage:
   The maximum lot coverage shall be fifty per cent (50%) of the lot area.
5) Distance Between Buildings:
   The minimum distance between buildings on the same lot shall be ten (10) feet.

Section 807. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 9. (R-3) MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT.

Section 901. Purpose.

The principal purpose of this zoning district is to provide for high density housing along with certain transient residential and non-residential neighborhoods in locations which are suitable and appropriate taking into consideration existing conditions, including present use of land, future land use needs, and the availability of public utilities. The minimum lot required is six thousand (6,000) square feet in area and the minimum lot area required for each dwelling unit is one thousand (1,000) square feet. Principal uses permitted in this zoning district include high-density housing, hospitals and institutions of an educational, religious, charitable or philanthropic nature, private clubs and fraternal organizations, resort hotels, mobile home subdivisions and mobile home parks.

Section 902. Use Regulations.

A building or premises shall be used only for the following purposes.

1) Any use permitted in the "R-2" Zoning District, subject to all the regulations for such "R-2" Zoning District unless the use is otherwise regulated in this Article.
2) Hospitals and institutions of an educational, religious, charitable or philanthropic nature.
3) Private clubs and fraternal organizations, excluding such uses for which the chief activity is a service customarily conducted as a business.
4) Resort hotels, provided there are no outside entrances for business purposes.
5) Mobile home subdivisions, subject to the following:
   (a) The number of mobile homes or travel trailers shall be limited to one (1) on each lot in such subdivision.
   (b) The height, yard, intensity of use, and parking regulations of the "R-3" Zoning District shall apply to mobile homes or travel trailers located on lots in such subdivision.
6) Mobile home parks, subject to securing a use permit and the following:
   (a) Each mobile home space shall have an area of not less than three thousand (3,000) square feet and a width of not less than thirty-six (36) feet, and each travel trailer space shall have an area of not less than one thousand (1,000) square feet and width of not less than twenty-five (25) feet, except that the number of spaces designed or used for travel trailers shall not exceed twenty percent (20%) of the total number of spaces provided in such mobile home parks.
   (b) Mobile homes shall be located on mobile home spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than eight (8) feet and so as to provide a minimum setback from any mobile home space boundary not in common with the edge of any interior drive or roadway of not less than five (5) feet, except that in the case of mobile home spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the mobile home's entry side and not less than five (5) feet on the mobile home's non-entry side.
   (c) Travel trailers shall be located on travel trailer spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than four (4) feet and so as to provide a minimum setback from any mobile home space boundary not in common with the edge of an interior drive or roadway of not less than three (3) feet, except that in the case of travel trailer spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the travel trailer's entry side and not less than three (3) feet on the travel trailer's non-entry side.
   (d) Travel trailers may be located on mobile home spaces but the miminum setbacks required of mobile homes shall be provided.
   (e) The location of mobile homes on travel trailer spaces shall be prohibited.
   (f) The minimum distance between mobile homes or travel trailers in the same mobile home park shall be fifteen (15) feet.
   (g) The minimum distance between mobile homes or travel trailers and buildings in the same mobile home park shall be ten (10) feet.
   (h) Each mobile home or travel trailer shall set back from all lot lines a distance of not less than eight (8) feet.
   (i) Service buildings to house toilet, bathing and other sanitation facilities and utilities shall be provided as required by the Navajo County Health Department.
   (j) Minimum distance or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a mobile home or travel trailer, or from the patio cover, carport, cabana, ramada or similar appurtenances.
   (k) The mobile home park shall be screened from adjoining lots by a solid fence or wall, or suitable planting of not less than three and one-half (3 1/2) feet in height nor more than six (6) feet in height.
   (l) The height, yard, and intensity of use regulations of the (R-3) Zoning District shall apply to buildings located in mobile home parks but not to the mobile homes or travel trailers, except that the area and width of the lot occupied by a mobile home park shall not be less than that required for lots occupied by other uses.
   (m) In order to permit flexibility in the development of mobile home parks, the strict application of regulations pertaining directly to an individual mobile home space or travel trailer space and to the location thereon of mobile homes and travel trailers need not be applied provided any variance therefrom is consistent with the purpose of this Ordinance, open space is maintained at a ratio of two (2) square feet for each square foot of covered area, and the average area per mobile home space or travel trailer space in the mobile home park is not less than three thousand (3,000) square feet, except that there shall be no variation in required minimum distance between mobile homes, travel trailers, and buildings, and front lot lines.
7) Accessory buildings and uses customarily incidental to the above uses.

Section 903. Sign Regulations.

Signs as permitted in the "R-2" Zoning District and the following:
a) Signs identifying hospitals, institutions of an educational, religious, charitable or philanthropic nature, private clubs, fraternal organizations and resort hotels, subject to the following:
   (1) Such sign shall not exceed twenty-four (24) square feet in area.
   (2) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed, except emergency entrance signs for hospitals.
   (3) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.

4) Such sign shall not be located in or project into any required yard, and the placement of such sign when free-standing shall be parallel with the street.
5) Such sign shall contain no advertising copy.
6) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such hospital, institution, private club, fraternal organization or resort hotel.

b) Signs identifying mobile home parks, subject to the following:
1) Such sign shall not exceed twenty-four (24) square feet in area.
2) Such sign may be double-faced.
3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.
4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any street or alley.
6) Such sign shall contain no advertising copy.
7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each mobile home park.

Section 904. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 905. Yard Regulations.

The required yards are as follows:

1) Front Yard:
a) There shall be a front yard having a depth of not less than twenty (20) feet.
b) For through lots, a front yard shall be provided along both front lot lines.
c) Yards along each street side of corner lots shall have a width equal to not less than one-half (1/2) the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2) Side Yard:
There shall be a side yard on each side of a building having a width of not less than five (5) feet.
3) Rear Yard:
There shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 906. Intensity of Use Regulations.

The intensity of use regulations are as follows:
1) Lot Area:
Each lot shall have a minimum lot area of six thousand (6,000) square feet.
2) Lot Width:
Each lot shall have a minimum width of sixty (60) feet.
3) Lot Area Per Dwelling Unit:
The minimum lot area per dwelling unit shall be one thousand (1,000) square feet.
4) Lot Coverage:
The maximum lot coverage shall be fifty percent (50%) of the lot area.
5) Distance Between Buildings:
The minimum distance between buildings on the same lot shall be ten (10) feet.

Section 907. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

ARTICLE 10. (C-1) NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

Section 1001. Purpose

The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some uses of a light manufacturing nature.

Section 1002. Use Regulations.

A building or premises shall be used only for the following purposes:
1) Any use permitted in the "R-3" zoning district subject to all the regulations specified in the use regulation for such "R-3" zoning district unless the use is otherwise regulated in this article.
2) Antique stores.
3) Art and dance instruction and art galleries.
4) Art metal and ornamental iron shops.
5) Automobile laundries, provided steam cleaning is confined to a completely enclosed building.

6) Automobile parts and supplies.
7) Automobile repair shops and garages, provided all operations are conducted within a completely enclosed building.
8) Automobile sales and rentals including display room.
9) Awning and canvas stores.
10) Banks.
11) Bakeries and candy stores, including the manufacturing of bakery and candy products for on-site retail sales only.
12) Barber and beauty shops.
13) Bars and liquor stores.
14) Baths, turkish, including masseurs.
15) Blueprinting and photostating establishments.
16) Boat sales.
17) Book, stationery and gift stores.
18) Bowling alleys.
19) Catering establishments.
20) Cabinet and carpenter shops.
21) Clock and watch repair shops.
22) Clothing and costume rentals.
23) Clothing and dry goods stores.
24) Craft shops which include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
25) Dance halls and night clubs.
26) Day nurseries and nursery schools.
27) Delicatessen stores.
28) Drive in restaurants and refreshment stands.
29) Drugstores and soda fountains.
30) Electrical shops.
31) Equipment rentals and sales.
32) Feed stores.
33) Florist shops.
34) Funeral homes and chapels.
35) Furniture stores.
36) Frozen food lockers.
37) Gasoline service stations.
38) Grocery stores and meat markets, provided there is no slaughtering of animals or poultry on the premises.
39) Hardware and appliance stores.
40) Hotels and motels.
41) Ice cream stores.
42) Ice distributing stations.
43) Jewelry stores.
44) Key and gun shops, including incidental repair work.
45) Laboratories, medical and dental.
46) Laundry agencies and self-service laundries.
47) Lumber yards, including operations incidental to piece sales.
48) Milk depots.
49) Miniature golf courses.
50) Mobile home and travel trailer sales.
51) Music conservatory and music instruction.
52) Offices.
53) Paint and wall paper stores.
54) Parking lots.
55) Pet shops, not involving the treatment or boarding of cats or dogs.
56) Photographers and artists studios.
57) Plumbing shops.
58) Pool halls.
59) Printing, lithography and publishing establishments.
60) Private schools operated as a commercial enterprise.
61) Precision and musical instrument repair shops, including optical repair.
62) Public garages.
63) Radio and television broadcasting stations and studios, but not including transmitter towers and stations.
64) Radio and television stores and repair shops.
65) Restaurants and cafes.
66) Retail stores.
67) Shoe repair shops.
68) Stone monument sales.
69) Tailor shops.
70) Taxidermists.
71) Tinsmith shops.
72) Trade schools.
73) Upholstery shops.
74) Used car and truck sales lots.
75) Variety stores.
76) Wholesale stores.
77) Accessory buildings and uses customarily incidental to the above uses.

78) Travel trailer parks, subject to securing a use permit and the following:

a) Each mobile home space shall have an area of not less than three thousand (3,000) square feet and a width of not less than thirty-six (36) feet, and each travel trailer space shall have an area of not less than one thousand (1,000) square feet and a width of not less than twenty-five (25) feet.

b) Mobile homes shall be located on mobile home spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than eight (8) feet and so as to provide a minimum setback from any mobile home space boundary not in common with the edge of an interior drive or roadway of not less than five (5) feet except, that in the case of mobile home spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the mobile homes entry side and not less than five (5) feet on the mobile home's non-entry side.

c) Travel trailers shall be located on travel trailer spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than four (4) feet and so to provide a minimum setback from any mobile home space boundary not in common with the edge of an interior drive or roadway of not less than three (3) feet, except that in the case of travel trailer spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the travel trailers entry side and not less than three (3) feet on the travel trailers non-entry side.

d) Travel trailers may be located on mobile home spaces but the minimum setbacks required of mobile homes shall be provided.

e) The location of mobile homes on travel trailer spaces shall be prohibited.

f) The minimum distance between mobile homes or travel trailers in the same travel trailer park shall be fifteen (15) feet.

g) The minimum distance between mobile homes or travel trailers and buildings in the same travel trailer park shall be ten (10) feet.

h) Each mobile home or travel trailer shall setback from all lot lines a distance of not less than eight (8) feet.

i) Service buildings to house toilet, bathing and other sanitation facilities and utilities shall be provided as required by the Navajo County Health Department.

j) Minimum distances or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a mobile home or travel trailer, or from the patio cover, carport, cabana, ramada or similar appurtenances.

k) The travel trailer park shall be screened from adjoining lots by a solid fence or wall or suitable planting of not less than three and one-half (3½) feet in height nor more than six (6) feet in height.

l) The height, yard, and intensity of use regulations of the "C-1" zoning district shall apply to buildings located in travel trailer parks but not to the mobile homes or travel trailers, except that the area and width of the lot occupied by a travel trailer park shall not be less than that required for lots used for dwelling purposes.

m) In order to permit flexibility in the development of travel trailer parks, the strict application of regulations pertaining directly to an individual mobile home space or travel trailer space, and to the location thereon of mobile homes and travel trailers, need not be applied provided any variation therefrom is consistent with the purpose of this Ordinance, open space is maintained at a ratio of two (2) square feet for each square foot of covered area, and the average area per mobile home space or travel trailer space in the travel trailer park is not less than three thousand (3,000) square feet, except that there shall be no variation in required minimum distance between mobile homes, travel trailers and buildings, and from lot lines.

Section 1003. Sign Regulations.

Signs as permitted in the "R-3" zoning district and the following:

a) Advertising signs, subject to the following:

1) Such sign shall not exceed an area of one (1) square foot for each linear foot of street adjoining the property to which it pertains, except that the area need not be less than sixty (60) square feet and in no case shall the area exceed one hundred fifty (150) square feet. Where there is more than one (1) of these signs located on the property, the aggregate sign area shall not exceed one (1) square foot for each linear foot of street adjoining the property or one hundred fifty (150) square feet, whichever is less; however, nothing contained herein shall require the aggregate sign area for any one (1) establishment on the property to be less than sixty (60) square feet.

2) Such signs may be double-faced.

3) Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be imployed.

4) Such sign may be attached to a wall of a building or such sign may be free-standing.

5) Such sign shall not exceed a height of twenty-four (24) feet above grade.

6) Such sign may be located in or project into required yards but such sign shall not be located in or project more than one (1) foot into any street or alley.

7) Such sign shall not be moving, animated or audible in any manner.

8) Such sign shall be located on the property to which it pertains.

b) Temporary signs pertaining to the sale, lease, hire or rental of property, subject to the following:
   1) Such sign shall not exceed sixty (60) square feet in area.
   2) Such sign may be double-faced.
   3) Such sign shall not be illuminated.
   4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall not be higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
   5) Such sign shall contain no advertising copy.
   6) Such sign shall not be moving, animated or audible in any manner.
   7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
   8) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

c) Temporary signs identifying the contractors and subcontractors, if any, engaged in the construction or repair of a building or buildings, subject to securing a use permit and the following.
   1) Such sign shall not exceed sixty (60) square feet in area.
   2) Such sign may be double-faced.
   3) Such sign shall not be illuminated.
   4) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twelve (12) feet above grade nor above the roof line. The height of a free-standing sign shall not exceed twelve (12) feet above grade.
   5) Such sign may be located in or project into required yards but such sign shall not be located in or project into any street or alley.
   6) Such sign shall contain no advertising copy.
   7) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
   8) Any use permit approved for such sign shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction satisfactory evidence indicating that the need for such sign continues to exist.
   9) Unless such use permit is renewed, such sign shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after the work of contractors or subcontractors identified thereon is completed, whichever occurs first.

Section 1004. Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two stories.

Section 1005. Yard Regulations.

Yards are not required except as follows:

1) Front Yard:
   Where the frontage between two (2) intersecting streets is located partly in a Rural or Residential zoning district there shall be a front yard equal to the front yard required in the adjoining Rural or Residential zoning district but such yard need not exceed twenty-five (25) feet in depth.
2) Side Yard:
   a) If a lot is occupied by a dwelling, there shall be a side yard on each side of the dwelling having a width of not less than five (5) feet.
   b) Where a lot is adjacent to a Rural or Residential zoning district, there shall be a side yard on the side of the lot adjacent to such Rural or Residential zoning district having a width of not less than five (5) feet.
   c) Where a corner lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than ten (10) feet.
   d) If a side yard is otherwise provided it shall have a width of not less than three (3) feet.
3) Rear Yard:
   a) If a lot is occupied by a dwelling, there shall be a rear yard having a depth of not less than twenty-five (25) feet.
   b) Where a lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 1006. Intensity of Use Regulations.

The intensity of use regulations are as follows:

1) Lot Area:
   Any lot used for dwelling purposes shall have a minimum lot area of six thousand (6,000) square feet.
2) Lot Width:
   Any lot used for dwelling purposes shall have a minimum width of sixty (60) feet.
3) Lot Area Per Dwelling Unit:
   The minimum lot area per dwelling unit shall be one thousand (1,000) square feet.

4) Lot Coverage:
The maximum lot coverage shall be fifty percent (50%) of the lot area.

Section 1007. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

Section 1008. Loading and Unloading Regulations.

The loading and unloading regulations are as provided in Section 1611 hereof.

Section 1009. Additional Regulations.

The additional regulations are as follows:
1) Any use including incidental or accessory storage, not within a completely enclosed building shall be screened from adjoining Rural or Residential zoning district by a solid fence or wall at least six (6) feet in height.
2) Any lighting shall be placed so as to reflect the light away from adjoining Rural or Residential zoning districts.

As amended 5/18/76

ARTICLE 11. (SD) SPECIAL DEVELOPMENT ZONE.

Section 1101. Purpose.

1) The purpose of the Special Development Zone is to provide for the development of subdivisions and other land use projects containing various dwelling types, necessary commercial centers, off street parking areas, open space areas for recreations, and to preserve a rural atmosphere.
2) Deviations from design standards for a specific zone or zones may be permitted provided open spaces are developed and maintained for the use of the residents and provided further that the parcel size, soil conditions, terrain, ground cover and other significant natural features favor this type of development.

Section 1102. Provisions Required Within the SD Zone.

Planned Unit Development segments are required within the Special Development zone. A Planned Unit Development or a Special Development project will provide for:
1) Careful application of design which shall be encouraged in order that a more functional, aesthetically pleasing and harmonious living and working environment may be achieved within the county which otherwise may not be possible by strict adherence to the other articles of this ordinance. In all cases a Planned Unit Development design shall together with dwelling types and land use, compliment each other and harmonize with existing and proposed land uses in the area.
2) A Planned Unit Development or other Special Development should contain five (5) acres or more, however smaller parcels may be approved by the Commission. Submission of documents detailing the method of title conveyance, type of estate to be granted, method of maintenance of open areas and service areas, conditions of use of the open or recreation areas, as per Chapter 4.1 Horizontal Property Regimes, ARS-33-551-561; shall be made to the Planning Commission for its approval.

Section 1103. Site Plan Review.

1) Whenever a Planned Unit Development or Special Development is proposed, a master Site Plan Review and public hearings as outlined in Article 20 shall be conducted by the Planning Commission and the Board of Supervisors before an SD Zoning can be granted. Thereafter, each phase of the development or building proposals shall be submitted to the Planning Director, County Engineer, Health Department, and other agencies as may be deemed necessary.
   a) The purpose of the site plan review is to enable the Director in consultation with the Health Department, County Engineer, and such other agencies as may be designated by the Director, where underlying conditions of compliance come within their area of jurisdiction, to determine whether the proposed development conforms with this or other County Ordinances or Regulations, and to guide the Building Inspector in the issuance of building permits.
   b) Application for a site plan review shall be filed with the Planning Director on the prescribed form accompanied by plans, drawings, records, statements, building elevations, topographic contours, and other relevant evidence as may be required by the Director necessary to show enough detail of the proposed use and/or building(s).
   c) The Planning Director and the other designated agencies shall present to the Commission their views on the merits or demerits of the plan at the Commission's next regular or special meeting, together with such conditions as they deem necessary to protect the public health, safety, peace, convenience, comfort and general welfare. The Commission will approve or disapprove the site plan.
   d) In order to grant any site plan approval, the findings of the Commission must be that the establishment, maintenance or operation of the use or building(s) applied for will not, under the circumstances of the particular situation, be detrimental to the public health, safety, peace, convenience, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

2) A Site Plan Approval pursuant to the provisions of this article shall run with the land and shall continue to be valid upon a change of ownership of the site which was the subject of the Site Plan Approval.
3) Site Plan Approval may be revoked if implementation is not begun within one (1) year or other period as set by the Commission, from the date approved, or may be revoked if any of the conditions or items of the permit are violated or if any law or ordinance is violated in connection therewith, and the Site Plan Review fee is not refundable.
The Planning Director shall notify the permittee of a violation or termination of a Site Plan Approval, by mail (return receipt request, or registered) if the permittee has not diligently continued implementation of the permit. If no attempt to change the circumstances of the violation is made within ten (10) days after notification, the permit shall be revoked and considered null and void.

Section 1104. Types of Planned Unit Development.

1) Residential Planned Unit Development property uses may be designed to contain mixtures of single family dwellings, duplexes and multiple family dwellings, including townhouses, condominiums, apartments or patio houses, either single or two-story. The proposed structures may be arranged individually, in groups, or in clusters, without regard to lot areas or immediate density, providing an appropriate amount of land is set aside under a common ownership of all the property owners for permanent recreation and open space uses.
2) When a Neighborhood Planned Unit Development is granted, the property uses may be designed to contain a range of dwelling types, necessary shopping centers, off-street parking areas, parks, playgrounds, school sites and other community facilities.
3) When a Mobile Home Subdivision Planned Unit Development is granted, the property uses may be designed to contain a mixture of mobile home spaces, pursuant to the provisions and standards established in this Article and/or the R-3 Zone. Provided, however, that the zone shall be used only for Mobile home and open space areas.
4) Other types of Special Development projects will be considered on their own merits in accordance with the provisions of this Article.

Section 1105. Special Provisions.

1) All uses shall be subject to the general provisions as prescribed in Article 16, except as herein modified or by Commission review, including but not limited to the following:
   a) Off-street parking, for Residential Planned Unit Developments shall provide 1½ parking spaces for each dwelling unit in a building.
   b) Signs - as determined appropriate by Commission action.
   c) No minimum lot size is established for Planned Unit Developments which may be located in subdivisions, other residential and commercial areas, in which open space, recreational area and other facilities are provided.
   d) No more than 70% of the Planned Unit Development net area shall be covered with buildings or structures.
2) The following development standards shall apply to all Planned Unit Developments, or Special Developments.
   a) Building heights shall not exceed two stories, unless otherwise approved by the Planning Commission in conjunction with a development plan.
   b) All trash collection areas shall be enclosed with a fence or wall, as approved by the County Health Department to adequately screen area.
   c) The minimum distance between one-story main buildings shall not be less than 15 feet. A two-story main building shall not be erected closer than 20 feet to any other main building. The minimum distance between a building and accessory building shall be ten feet.
   d) No part of any building shall be closer than 5 feet from the setback line as prescribed in section 1609. Where off-street parking is provided, a minimum distance of 5 feet from this parking area shall be required.
   e) No individual sewage disposal systems shall be permitted until a report has been received by the Commission from the County Health Department stating that such a system will be acceptable. All individual and community sewage disposal systems must be approved by the State and County Health Department.
   f) Water system shall be approved by State and County Health Departments and be of such adequacy to support fire hydrants of type and number as recommended by the State Fire Marshall.
   g) All recreation areas shall be of a size, based upon the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the development.
   h) Adequate and permanent access to each family dwelling shall be provided for pedestrians and emergency vehicles.
   j) A Development Plan conforming to the requirements of this article and containing the following minimum information shall be submitted to the Planning Commission:
      1) Location of each existing and each proposed structure in the development area and the uses thereof.
      2) Location of all pedestrian walks, malls, driveways, parking areas, recreation and other open areas for the use of occupants and the public.
      3) Location and height of all walls, fences, and screen planting including a plan for the landscaping of the development and types of surfacing to be used.
      4) Plans and elevations of typical structures to indicate architectural type and construction standards.
      5) Other information as deemed necessary by the Director or Commission.

k) Any area shown on the final subdivision plat as a public or private street shall be constructed to County construction standards and shall provide building setbacks as detailed in Section 1105-2D.
Driveways may be constructed in the common ownership areas of the development to serve one or more dwelling units.
It is recommended that parking areas be provided close to each dwelling unit and access be provided via driveways.
As a part of the review process, the overall road and driveway layout will be checked to ascertain that the public health and safety has been provided for.

In order to preserve the public health, safety, and general welfare of the County, this amendment is declared an emergency measure, to take effect immediately upon its passage by the Board of Supervisors, and Section 1402, Article 14, shall thenceforward be repealed.

ARTICLE 11. (G-2) ~~GENERAL COMMERCIAL ZONING DISTRICT.~~ REPEALED, as of 5/18/76

ARTICLE 12. (IND-1) LIGHT INDUSTRIAL ZONING DISTRICT.

Section 1201. Purpose.

The principal purpose of this zoning district is to provide for light industrial uses in locations which are suitable and appropriate taking into consideration the land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of

public utilities. Principal uses permitted in this zoning district include the manufacture, compounding, processing, packaging or treatment of materials which do not cause or produce objectionable effects that would impose hazards to adjacent or other properties by reason of smoke, soot, dust, radiation, odor, noises, vibrations, heat, glare, toxic fumes, or other conditions that would effect adversely the public health, safety and general welfare.

Section 1202. Use Regulations.

A building or premises shall be used only for the following purposes:

1) Any use permitted in the "C-2" Zoning District, subject to all the regulations in the use regulations for such "C-2" Zoning District unless the use is otherwise regulated in this article; except dwellings or other places of domicile, mobile home parks, travel trailer parks, mobile home subdivisions, hotels, resort hotels and motels shall not be permitted.
2) Art needle work, hand weaving and tapestries.
3) Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
4) Books, hand binding and tooling.
5) Compounding of cosmetics and pharmaceutical products.
6) Construction equipment, limited to sales, service and rental.
7) Jewelry, manufacture from precious metals and minerals.
8) Laboratories, experimental, photo or motion pictures, research or testing.
9) Manufacture of medical, dental and drafting instruments.
10) Manufacture of optical goods and equipment, watches, clocks and other similar precision instruments.
11) Manufacture, compounding, processing, packaging, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, but not including the refining and rendering of fats and oils.
12) Manufacture of clay, leather, metal and glass products of a handicraft nature.
13) Manufacture of electrical or electronic apparatus, musical instruments, games and toys.
14) Manufacture, compounding, assembling or treatment of articles or merchandise, from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planing mills, and paint not employing a boiling process.
15) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay.
16) Motion Picture producing.
17) Offices.
18) Radio and television broadcasting stations and studios, but not including transmitter towers and stations.
19) Any other office, laboratory and manufacturing uses similar to those uses enumerated herein which do not create any danger to the public health, safety and general welfare in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which, by reason high value in relation to size and weight of merchandise received and shipped, create very little truck traffic.
20) Accessory buildings and uses customarily incidental to the above uses.
21) Warehousing and storage, including construction material and equipment storage, public utilities' materials and equipment storage, and public warehouses, but not including the warehousing and storage of explosives and junk.

Section 1203. Sign Regulations.

Signs as permitted in the "C-2" Zoning District, and temporary signs pertaining to the sale, lease, hire or rental of property subject to the following:

a) Such sign shall not exceed two hundred (200) feet in area.
b) Such sign may be double-faced.
c) Such sign shall not be illuminated.
d) Such sign may be placed flat against a wall of a building or such sign may be free-standing, but placement against a wall of a building shall be no higher than twenty-four (24) feet above the roof line. The height of a free-standing sign shall not exceed twenty-four (24) feet above grade.
e) Such sign may be located in or project into required yards but such sign shall not be located in or project into any street or alley.
f) Such sign shall not be moving, animated, or audible in any manner.
g) Such sign shall be located on the property to which it pertains and the number shall be limited to one (1) for each such property.
h) Such sign shall be removed from the property within ten (10) days after the purpose of the sign is fulfilled.

Section 1204. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 1205. Yard Regulations.

Yards are not required except as follows:

1) Front Yard:
Where the frontage between two (2) intersecting streets is located partly in the "IND-2" Zoning District and partly in a Rural , Residential or Commercial zoning district, there shall be a front yard equal to the front yard required in the adjoining Rural, Residential or Commercial zoning district but such yard need not exceed twenty-five (25) feet in depth.

2) Side Yard:
   a) Where a lot is adjacent to a Rural or Residential zoning district, there shall be a side yard on the side of the lot adjacent to such Rural or Residential zoning district having a width of not less than five (5) feet.
   b) Where a corner lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than ten (10) feet.

3) Rear Yard:
Where a lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 1206. Intensity of Use Regulations.

The maximum lot coverage shall be fifty percent (50%) of the lot area.

Section 1207. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

Section 1208. Loading and Unloading Regulations.

The loading and unloading regulations are as provided in Section 1611 hereof.

Section 1209. Additional Regulations.

The additional regulations are as follows:

1) Any use, including incidental or accessory storage, not within a completely enclosed building, shall be screened from adjoining Rural or Residential zoning districts by a solid fence or wall at least six (6) feet in height.
2) Any lighting shall be placed so as to reflect the light away from adjoining Residential or Rural zoning districts.

ARTICLE 13. (IND-2) HEAVY INDUSTRIAL ZONING DISTRICT.

Section 1301. Purpose.

The principal purpose of this zoning district is to provide for heavy industrial uses in locations which are suitable and appropriate taking into consideration land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities. Principal uses permitted in this zoning district include the industrial uses that are not permitted in any other zoning district.

Section 1302. Use Regulations.

A building or premises may be used for any commercial or industrial use not in conflict with any ordinance of Navajo County, except that no building permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the Board of Supervisors after report from the Commission which during its investigation may secure reports from other County departments or agencies such as the Health Department, Highway Department, Parks Department and Engineering Department.

1) Acid manufacture.
2) Amonia manufacture.
3) Automobile graveyards.
4) Blast furnaces and coke ovens.
5) Celluloid manufacture.
6) Chemicals, manufacture or storage.
7) Crematories.
8) Distillation of bones.
9) Cement, lime, gypsum or plaster of paris manufacture.
10) Drop forge industries.
11) Explosives, manufacture or storage.
12) Fat, grease, lard or tallow, rendering of.
13) Feed lots, commercial.
14) Fertilizer manufacture.
15) Garbage, offal, or dead animals reduction or dumping.
16) Gas manufacture.
17) Glue, soap, candle or tallow, manufacture or storage.
18) Iron and steel rolling or manufacture.
19) Junkyards.
20) Match factories.

21) Petroleum or its products, refining of.
22) Rock crushers.
23) Rubber, reclaiming, or the manufacture of synthetic rubber or its constituents.
24) Smelting of tin, copper, zinc or iron ores.
25) Stock foods made of kelp, fish or fishmeal, manufacture or storage.
26) Stockyards or slaughter of animals.
27) Tanneries or the curing or storage of rawhides.
28) Wineries.
29) Wholesale storage of gasoline.
30) Wool pulling or scouring.

Section 1303. Sign Regulations.

Signs as permitted in "IND-1" Zoning District.

Section 1304. Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 1305. Yard Regulations.

Yards are not required except as follows:

1) Front Yard:
Where the frontage between two (2) intersecting streets is located partly in the "IND-2" Zoning District and partly in a Rural, Residential or Commercial zoning district, there shall be a front yard equal to the front yard required in the adjoining Rural, Residential or Commercial zoning district but such yard need not exceed twenty-five (25) feet in depth.
2) Side Yard:
a) Where a lot is adjacent to a Rural or Residential zoning district, there shall be a side yard on the side of the lot adjacent to such Rural or Residential zoning district having a width of not less than five (5) feet.
b) Where a corner lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than ten (10) feet.
c) If a side yard is otherwise provided it shall have a width of not less than three (3) feet.
3) Rear Yard:
Where a lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 1305. Intensity of Use Regulations.

The maximum lot coverage shall be fifty percent (50%) of the lot area.

Section 1306. Parking Regulations.

The parking regulations are as provided in Section 1610 hereof.

Section 1307. Loading and Unloading Regulations.

The loading and unloading regulations are as provided in Section 1611 hereof.

Section 1308. Additional Regulations.

The additional regulations are as follows:

1) A building or premises shall not be used for dwellings or other places of domicile, mobile home parks, travel trailer parks, mobile home subdivisions, hotels, resort hotels, and motels.
2) Any use, including incidental or accessory storage, not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence or wall at least six (6) feet in height.
3) Any lighting shall be placed so as to reflect the light away from adjoining Rural and Residential zoning districts.

ARTICLE 14. Special USES AND PLANNED UNIT DEVELOPMENTS.

Section 1401. Special Uses.

1) The Board of Supervisors may permit as a special use any of the following uses in zoning districts from which they are otherwise prohibited by this Ordinance.
a) Airports, heliports and other land areas.
b) Amusement parks, drive-in or outdoor theaters.
c) Automobile repair shops and garages, provided all operations are conducted within a completely enclosed building.
d) Cemeteries and mausoleums.
e) Circus and carnival grounds having permanent facilities.
f) Development or extraction of earth projects, clay, coal, gas, gravel, minerals, sand, stone, and topsoil.
g) Dormitories, commercial.

h) Electric power generating plants, nuclear or fossil fuel operated.
i) Experimental and proving grounds.
j) Feed lots, commercial; dairy farms, the raising of fur bearing animals, or the raising or feeding of animals that could create noise, odors, dust, or pose a problem of health or sanitation to neighboring properties if within six hundred (600) feet of a property line, will be subject to periodic inspection to assure compliance.
k) Guest ranches, provided the building site contains at least ten (10) acres and such guest ranch is under unified ownership and management.
l) Kennels.
m) Lumber mills, saw mills, moulding mills, planing mills, with attendant facilities.
n) Mobile home parks on sites of not less than five (5) acres having a minimum width of three hundred (300) feet, subject to all the regulations applicable to mobile home parks, specified in the use regulations for the "R-3" Zoning District, except that a use permit shall not be required.
o) Mobile home subdivisions on sites of not less than forty (40) acres having a minimum width of one thousand (1,000) feet, and individual lots in the subdivision shall be subject to the height, yard, intensity of use, and parking regulations for the zoning district in which such lots are located, except that the number of mobile homes or travel trailers in such subdivision shall be limited to one (1) on each individual lot.
p) Plant nurseries and greenhouses for propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses including retail sales and open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith set back from all lot lines a distance of not less than fifty (50) feet.
q) Privately and commercially operated recreational lakes, swimming pools and tennis courts.
r) Public riding stables and boarding stables, provided the site contains at least ten (10) acres and the buildings housing animals set back from all lot lines a distance of not less than one hundred (100) feet.
s) Race tracks.
t) Resort hotels, provided the building site contains at least twenty (20) acres and there are not outside entrances for business purposes.
u) Sport arenas.
v) Storage of mobile homes, travel trailers, boats and aircraft on sites of not less than one (1) acre.
w) Television and radio transmitter towers and stations, subject to first obtaining approval from the Federal Aviation Agency..
x) Travel trailer parks on sites of not less than five (5) acres having a minimum width of three hundred (300) feet, subject to all the regulations applicable to travel trailer parks, specified in the use regulations for the "R-3" zoning district, except that a use permit shall not be required.
y) Zoos.

2) Before permitting any of the above uses, plans together with a supporting statement as to the proposed use of the buildings, structures, and premises shall be submitted to the Board of Supervisors. These plans and supporting statement shall be referred to the Commission for its review, report and recommendation and for public hearing. Notice and procedure for public hearing shall conform to the procedures prescribed in Article 20 hereof.
3) The Commission having held public hearing shall then present its report and recommendation and the plans, together with the supporting statement, to the Board of Supervisors for consideration and public hearing. Notice and procedure for public hearing shall conform to the procedures prescribed in Article 20 hereof.
4) The recommendation of the Commission shall include its reasons for approval or disapproval of such plans and supporting statement, and if recommended for approval, specific evidence and facts showing that the public health, safety and general welfare will not be adversely affected, that ample off-street parking facilities will be provided and that necessary safeguards will be provided for the protection of adjacent property or the permitted uses thereof.
5) The recommendation of the Commission may include reasonable requirements as deemed necessary to promote the purpose of this Ordinance including but not limited to the following:
a) Yards and open spaces.
b) Fences and walls, or other screening.
c) Surfacing of parking areas and specifications therefore.
d) Street improvements, including provision of service roads or alleys when practical and necessary.
e) Regulation of points of vehicular ingress and egress.
f) Regulation of signs.
g) Landscaping and maintenance thereof.
h) Maintenance of grounds.
i) Control of noise, vibration, odor and other potentially dangerous or objectionable elements.
j) Time limit within which the proposed use shall be developed.
6) Any use that the Board of Supervisors may permit as a special use, existing at the time this Ordinance or amendments thereto become effective, shall be considered a non-conforming use unless such use has been established as a special use as herein provided.
7) Amendments shall be processed in the same manner as the initial plans and supporting statement of proposed use.

As Amended 7/1/75

Section 1402. Neighborhood Planned Unit Development. REPEALED as of 7/25/78

Section 1403. Residential Planned Unit Development.

1) The purpose of the Residential Planned Unit Development is to provide for the large scale residential development wherein variation in the lot size, dwelling types and open space about them is warranted due to topography or other considerations.
2) The owners or authorized agents of a site comprising an area of not less than ten (10) acres may submit to the Board of Supervisors a plan to develop all of that site as a Residential Planned Unit Development.
3) The plan shall be referred to the Commission for its review, report and recommendation, and for public hearing. Notice and procedure for public hearing shall conform to the procedures prescribed in Article 20 hereof.
4) The Commission having held public hearing shall then present its report and recommendation and the plan to the Board of Supervisors for consideration and public hearing. Notice and procedure for public hearing shall conform to the procedures prescribed in Article 20 hereof.
5) The recommendation of the Commission shall include the reasons for approval or disapproval of the plan, and if recommended for approval specific evidence and facts showing that the plan meets with the following:
   a) That the buildings shall be used only for single-family dwellings, two-family dwellings or multiple-family dwellings, customary accessory uses such as off-street parking, and community facilities.
   b) That the average lot area per dwelling unit, exclusive of the area occupied by streets, shall not be less than that required by the zoning district regulation otherwise applicable to the site.
   c) That the proposed Residential Planned Unit Development will not adversely affect adjacent property or the permitted use therof.
6) The recommendation of the Commission may included reasonable conditions as deemed necessary to promote the purpose of this Ordinance including but not limited to the following:
   a) Yards and open spaces.
   b) Fences and walls.
   c) Regulation of points of vehicular ingress and egress.
   d) Regulation of signs.
   e) Landscaping and maintenance thereof.
   f) Maintenance of grounds.
   g) Time limit within which the proposed Residential Planned Unit Development shall be developed.

7) Building permits that are in accordance with the approved plan may be issued even though the use of land and the location of the buildings to be erected do not conform to the zoning district regulations otherwise applicable to the site.
8) The establishment of the Residential Planned Unit Development may be accomplished in any Rural or Residential zoning district and not in any other zoning district.
9) Amendments shall be processed in the same manner as the initial plan to develop a site as a Residential Planned Unit Development.

ARTICLE 15. (FP-M) FLOOD PLAIN MANAGEMENT ZONING DISTRICT.

Section 1501. Purpose.

This zone is intended primarily for those areas of the county where it is desirable and necessary to establish along watercourses, streams and lakes, appropriate regulations which are part of a flood plain management to:

1) Minimize flood damages and reduce the height and violence of floods which are caused by obstructions restricting the capacity of the floodways.
2) Prevent unwise encroachment and building development within floodplain areas.
3) Protect the life and property of citizens who have settled in floodplain areas.
4) Protect property values of abutting floodplain lands.
5) Protect the public's health and safety.
6) Reduce the financial burden imposed on the community, its governmental units and its citizens if such land is subject to flooding.
7) Enchance wild life and recreation values where appropriate by preserving riparian vegetation in "green belts" along watercourses and floodplains.

Section 1502. Special Provisions.

No person shall construct any structures which will divert, retard or obstruct the flow of waters in any watercourse without first securing written authorization from the County Board of Supervisors. No subdivision or other development shall be approved in the "FP-M" zone without first filing for a re-zoning of the land pursuant to requirements of this Ordinance, to conform with the intent and purposes of the proposed use(s) showing in detail how the flooding problem of the land will be solved. Rezoning requests shall be processed simultaneously with the proposed subdivision map or development plan, and the rezoning shall become final upon recordation of the final subdivision map, or approval by the Board of Supervisors of the development plan.

Section 1503. Use Regulations.

A. Nothing contained in this Article shall prohibit nor otherwise prevent:
   1) The construction of bridges, culverts, dikes and other structures necessary to the construction of public highways, roads and streets intersecting or crossing a watercourse.
   2) The construction of storage dams for watering livestock or wildlife, structures on banks of a creek, stream, river, wash, arroyo, or other watercourse to prevent erosion of or damage to adjoining land, or dams for the conservation of flood water as permitted by State Law.
   3) Construction of tailing dams and waste disposal areas for the use in connection with mining and metallurgical operations.
   4) Any Flood Control District, County, City, Town, or other political subdivision from exercising powers granted to it under State Law.
   5) Existing uses of property or the right to the continuation of the use.
   6) Reasonable repair or alteration of property for the purposes for which such property was used on the effective date of this Ordinance.
   7) Use or apply to facilities constructed or installed pursuant to a certificate of environmental compatibility issued under the Authority of Title 40, Chapter 2, Article 6.2, Arizona Revised Statutues.
B. In addition to other penalties or remedies otherwise provided by law, the State of Arizona, any political subdivision, or any person who may be damaged as a result of the diversion, retardation or obstruction of a watercourse shall have 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 any provision of this section. If any person is found to be in voilation of any provision of this section, the court shall require the violator to comply with this section or remove the obstruction and restore the watercourse to its original state.
C. Every new structure, building, fill, excavation or development located or maintained, within any floodplain in voilation of this Article and without written authorization, is a public nuisance and may be abated, prevented or restrained by action of the State or any Political subdivision thereof.

Section 1504. Definitions.

For the purpose of this Article the following definition, unless the context otherwise requires:

1) Flood or Flood waters, means a temporary overflow of water on lands not normally covered by water.
2) Floodplain, means the relatively flat areas on low lands adjoining the channel of a watercourse, or areas where drainage is or may be restricted by man-made structures which have been or may be covered partially or wholly by floodwater.
3) Floodplain regulations, means the codes, ordinances and other regulations relating to the use of land and construction within the channel and floodplain areas, and similar methods of control affecting the use and development of the areas.
4) Watercourse, means, any lake, river, creek, stream, wash, arroyo, channel or other body of water having banks and bed through which waters flow at least periodically. The term may include specifically designated areas in which substantial flood damage may occur.

ARTICLE 16. GENERAL PROVISIONS.

Section 1601. Applying General Provisions.

The regulations set forth in this article qualify or supplement, as the case may be, the zoning district regulations appearing in this Ordinance.

Section 1602. Exempted Uses.

This Ordinance shall not prevent, restrict or otherwise regulate the use or occupation of land or improvements for railroad, mining, metallurgical, grazing, or general agricultural purposes, if the lot concerned is not less than five (5) acres.

Section 1603. Accessory Buildings and Uses.

1) Accessory buildings shall not be constructed upon a lot until the construction of the principal building has been actually commenced, and accessory buildings shall not be used for dwelling purposes for other than servants and caretakers employed on the premises.

2) Accessory buildings may be built in the required rear yard but such accessory buildings shall not occupy more than thirty percent (30%) of the required rear yard and shall not be nearer than two (2) feet to any side or rear lot line or setback line, except that in the case of corner lots, accessory buildings shall not be nearer to the street than a distance equal to not less than one half (1/2) of the depth of the required front yard of the corner lot and when a garage is entered from an alley, it shall not be located nearer than ten (10) feet to the alley line.
3) Accessory buildings on through lots shall not be nearer to either street than a distance equal to the required front yard of such lot.

Section 1604. Number of Principal Buildings on a Lot.

Where a lot is located in a Multiple-Family Residential, Commercial or Industrial zoning district, more than one (1) principal building may be located on the lot but only when the locations of such buildings conform to all the open space requirements around the lot for the zoning district in which the lot is located. Yard regulations in such case may be applied around the principal buildings as though there were only one principal building on the lot.

Section 1605. Adjustment Permitting an Additional Dwelling Unit.

In zoning districts permitting multiple-family dwellings, if an amount of lot area not allocated to a dwelling unit is more than eighty percent (80%) of that required for one dwelling unit, such remaining lot area may be used to satisfy the lot area requirement for an additional dwelling unit.

Section 1606. Additional Lot Area and Dimension Regulations.

1). Any lot of record existing at the time this Ordinance or amendments thereto become effective, which does not conform with the lot area or width requirements for the zoning district in which it is located may be used for any use permitted in that zoning district provided other applicable regulations of the Ordinance are complied with.
2) Any lot, after this Ordinance or amendments thereto become effective, shall not be reduced in any manner below the lot area and dimension requirements of this Ordinance for the zoning district in which it is located, or if a lot is already less than the minimum so required, such lot area or dimension shall not be further reduced.
3). Any lot, after this Ordinance or amendments thereto become effective, shall not be reduced or diminished so as to cause the yards, lot coverage or other open spaces to be less than that required by this Ordinance, or to decrease the lot area per dwelling unit except in conformity with this Ordiance.

Section 1607. Additional Yard and Open Space Regulations.

1) Required yard or other open space around any existing buildings, or which is herewith provided around any building for the purpose of complying with this Ordinance shall not be construed as providing a yard or open space for any other building.
2) Every part of a required yard shall be open to the sky, unobstructed, except as enumerated in the following:
   (a) Accessory buildings may locate in the required rear yard subject to applicable regulations elsewhere in this Ordinance.
   (b) Ordinary projections of window sills, cornices, eaves and other ornamental features may project a distance not exceeding two (2) feet into any required yard, except that in the case of accesory buildings in the required rear yard this projection shall not exceed one (1) foot beyond the walls of such accessory buildings.
   (c) Chimneys may project a distance not exceeding two (2) feet into any required yard.
   (d) Fire escapes may project a distance not exceeding five (5) feet into any required yard provided such projection shall be distant at least two (2) feet from any lot line or setback line.
   (e) Bay windows and balconies may project a distance not exceeding three (3) feet into the required front or rear yard, provided that such features shall not occupy, in the aggregate, more than one-third (1/3) of the length of the wall of the building on which they are located.

(f) Uncovered stairs and necessary landing may project a distance not exceeding six (6) feet into the required front or rear yard, provided that such stairs and landings shall not extend above the entrance floor of the building except for a railing not to exceed three (3) feet in height.

(g) Terraces, patios, platforms and ornamental features which do not extend more than three (3) feet above grade may project into any required yard, provided such features shall be distant at least two (2) feet from any lot line or setback line.

3) Where an open space is more than fifty percent (50%) surrounded by a building which is two (2) stories or more in height, the minimum width of the open space shall be at least thirty (30) feet for two-story buildings, and forty (40) feet for three-story buildings.

4) Side yards for dwelling units erected above other uses conducted in the same building are not required in excess of the side yards that would be required for such buildings were it not to contain the dwelling units.

5) Where forty percent (40%) or more of the frontage on one (1) side of a street between two (2) intersecting streets is developed with buildings that have observed, with a variation of five (5) feet or less, a front yard greater in depth than that required, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings.

6) Where forty percent (40%) or more of the frontage on one (1) side of a street between two (2) intersecting streets is developed with buildings that have not observed a required front yard, or where buildings on such street have observed, with a variation of more than five (5) feet, a front yard greater in depth than that required, then where a building is to be erected within one hundred (100) feet of existing buildings on both sides, the required front yard shall be a line drawn between the two closest front corners of the adjacent building on the two (2) sides; or where a building is to be erected within one hundred (100) feet of an existing building one (1) side only, such building may be erected as close to the street as the existing adjacent building.

Section 1608. Additional Height Regulations.

1) Public or public service buildings, hospitals, institutions, or schools may be erected to a height not exceeding sixty (60) feet, and churches may be erected to a height not exceeding seventy-five (75) feet, if the building is set back from each lot line at least one (1) foot for each foot of additional building height above the height limit otherwise permitted in the zoning district in which the building is located.

2) Chimneys, church steeples, refrigeration coolers, or ventilating fans, elevator bulkheads, fire towers, ornamental towers or spires, wireless towers, and mechanical appurtenances necessary to operate and maintain the building, may be erected to a height not exceeding one hundred (100) feet, if such structure is set back from each lot line at least one (1) foot for each foot of additional height above the height limit otherwise permitted in the zoning district in which the structure is located.

3) Buildings or structures or any portions thereof exceeding a height of twenty (20) feet shall not be erected or structurally altered within five hundred (500) feet of the projected center line of an existing or proposed runway or landing strip for a distnace of one thousand (1,000) feet from the end of the existing or proposed runway or landing strip. Beyond a distance of one thousand (1,000) feet from the end of the existing or proposed runway or landing strip buildings or structures or any portion thereof shall not be erected to exceed a height that would interfere with the takeoff or landing of a plane with a glide angle of one (1) foot vertical for every forty (40) feet horizontal, such glide angle to be computed as beginning at a point on the extended center line of the runway two hundred (200) feet beyond and at the same elevation as the end of the runway pavement; or if runway pavement is not provided, one hundred (100) feet beyond and at the same elevation as the end of the landing strip.

4) The following limitations shall apply to the height of fences, walls, gateways, ornamental structures, hedges, shrubbery and other fixtures, construction and planting on corner lots in all zoning districts where front yards are required:

(a) Such barriers to clear unobstructed vision at corners of intersecting streets shall be limited to a height on not over two (2) feet above the established elevation of the nearest street line, for a distance of twenty-five (25) feet along both the front and side lot lines measured from the point of intersection, of the said intersecting lot lines.

(b) Within the isosceles triangle formed by measuring along both the front and side lot lines a distance of twenty-five (25) feet from their point of intersection and by connecting the ends of the respective twenty-five (25) feet of distances, such barriers shall be limited to a height of not over two (2) feet above the elevation of the street line level at the said intersecting streets.

(c) Within the said triangle, and in cases where front yards are terraced, the ground elevation of such front yards shall not exceed two (2) feet above the established street line elevation at said intersecting streets.

Section 1609. Setback Lines.

1) The following setback lines are hereby established:

(a) Major Streets, Section Line Road, State and Federal Highways:

(1) Seventy-five (75) feet from and on both sides of the centerline of all existing or proposed major streets, section line roads, State and Federal Higways, where service roads are required.

(2) Fifty-five (55) feet from and on both sides of the centerline of all existing or proposed major streets, section line roads, State and Federal Highways, where service roads are not required.

(b) Collector Streets and Mid-Section Line Roads:
Forty (40) feet from and on both sides of the centerline of all existing or proposed collector streets and mid-section line roads.

(c) Local Streets:
Twenty-five (25) feet from and on both sides of the centerline of all existing or proposed local streets, except that this requirement shall be increased to thirty (30) feet for local streets abutting properties in Multiple-Family Residential, Commercial and Industrial zoning districts.

2) On any lot wherein a setback line has been established, yards required by the regulations for the zoning district in which such lot is located shall be measured from the setback line.

3) Buildings or structures hereafter erected, altered or relocted shall not be placed within the aforementioned setback lines.

Section 1610. Parking Regulations.

1) Parking for Dwellings: For all single-two- or multiple-family dwellings hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) parking space for each dwelling unit in the building.

2) Parking for Places of Public Assembly: For every building or part thereof hereafter erected, or for any building converted to such uses or occupancy to be used principally as a place of public assembly or for any addition thereto, there shall be provided parking space as indicated below:

(a) Churches: One (1) parking space for every five (5) persons for which seating is provided.

(b) Theatres, Auditoriums, Arenas, Indoor and Outdoor Stadiums: One (1) parking space for every five (5) persons for which seating is provided.

(c) Bowling Alleys and Similar Recreational Uses: One (1) space for each three hundred (300) square feet of floor area, or fraction thereof, in the building.

(d) Funeral Homes, Private Clubs and Fraternal Organizations, Libraries, Museums and Community Buildings: One (1) parking space for each five hundred (500) square feet of floor area, or fraction thereof, in the building.

(e) Other Places of Public Assembly: One (1) parking space for each three hundred (300) square feet of floor area, or fraction thereof, in the building.

3) Parking for Boarding Houses, Lodging Houses, Fraternities and Sororities: For all boarding houses, lodging houses, fraternities and sororities hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) parking space for each occupant for which the building is designed to accomodate.

4) Parking for Hotels, Motels, Guest Ranches and Resort Hotels: For all Hotels, motels, guest ranches and resort hotels hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) parking space for each guest room or suite of rooms in the buildings.

5) Parking for Hospitals, Institutions of a Religious, Charitable or Philanthropic Nature, Orphanages, Rest Homes, Nursing Homes and Convents: For all hospitals and institutions of a religious, charitable or philanthropic nature, orphanages, rest homes, nursing homes and convents hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) parking space for every five (5) beds in the building, and one (1) parking space for each staff physician.

6) Parking for Schools and Other Similar Educational Institutions: For all schools and other similar educational Institutions hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) parking space for every three (3) employees including administrators, teachers and building maintenance personnel, and one (1) parking space for every five (5) high school, college or university students predicated upon the designed capacity of the physical plant.

7) Parking for Mobile Home Subdivisions: For all mobile home subdivisions there shall be provided one (1) parking space for each lot in such subdivision.

8) Parking for Mobile Home Parks: For all mobile home parks there shall be provided one (1) parking space for each mobile home space or travel trailer space in such parks, and one (1) additional parking space for every four (4) mobile home spaces in such park.

9) Parking for Travel Trailer Parks: For all travel trailer parks there shall be provided one (1) parking space for each mobile home space or travel trailer space in such park.

10) Parking for Office Buildings: For all office buildings hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) parking space for each two hundred fifty (250) square feet of floor area, or fraction thereof, in the ground level floor of the building and one (1) parking space for each three hundred (300) square feet of floor area, or fraction thereof, in other than the ground level floor of the building.

11) Parking for Restaurants, Night Clubs, Bars and Dance Halls: For all restaurants, night clubs, bars and dance halls hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) parking space for each fifty (50) square feet of floor area, or fraction thereof, in the building exclusive of that area designed for kitchens, restrooms, storage, service or for other non-public purposes.

12) Parking for Other Commercial Buildings: For all other commercial buildings hereafter erected, or for any building converted to such use occupancy, there shall be provided one (1) parking space for each two hundred (200) square feet of floor area, or fraction thereof, in the ground level floor of the building and one (1) parking space for each two hundred fifty (250) square feet of floor area, or fraction thereof, in other than the ground level floor of the building.

13) Parking for Wholesale, Manufacturing and Industrial Buildings: For all wholesale, manufacturing and industrial buildings hereafter erected, or for any buildings converted to such use or occupancy, there shall be provided one (1) parking space for each three (3) employees on the largest working shift, or one (1) parking space for each one thousand (1,000) square feet of floor area, or fraction thereof, in the building, whichever is greater.

14) Fractional Measurements Involving Parking Spaces: Unless otherwise provided for in the specific parking regulations, one (1) additional parking space shall be required if the number of required parking spaces results in a fractional number of more than one-half (1/2).

15) Location of Required Parking Spaces: The required parking spaces shall be located as follows:
   (a) On the same lot as the use they are intended to serve or
   (b) Within four hundred (400) feet of the premises they are intended to serve, if approved as a variance by the Board of Adjustment having jurisdiction.

16) Collective Action Relative to Parking: This Ordinance shall not be construed to prevent the joint use of parking spaces for two (2) or more buildings or uses if the total of such spaces when used together is not less than the sum of spaces required for the various individual buildings or uses computed separately.

17) Mixed Uses: In the case of mixed uses, the required parking spaces shall be the sum of the required parking spaces for the various uses computed separately, and such spaces for one (1) use shall not be considered as providing required parking for any other use.

Section 1611. Loading and Unloading Regulations.

1) Loading and Unloading for Commercial Buildings: For all commercial buildings hereafter erected, or for any building converted to such use or occupancy there shall be provided one (1) loading and unloading space for each twenty- five thousand (25,000) square feet of floor area, or fraction thereof, devoted to such use in the building.

2) Loading and Unloading for Wholesale, Manufacturing and Industrial Buildings: For all wholesale, manufacturing and industrial buildings hereafter erected, or for any building converted to such use or occupancy there shall be provided one (1) loading and unloading space for each ten thousand (10,000) square feet of floor area, or fraction thereof, devoted to such use in the building.

3) Location of Required Loading and Unloading Spaces: The required loading and unloading spaces shall in all cases be on the same lot as the use they are intended to serve. In no case shall required loading and unloading spaces be part of the area used to satisfy the parking requirement.

4) Collective Action Relative to Loading and Unloading: This Ordinance shall not be construed to prevent the joint use of loading and unloading spaces for two (2) buildings or uses if the total of such spaces when used together is not less than the sum of the spaces required for the various individual buildings or uses computed separately.

5) Mixed Uses: In the case of mixed uses, the required loading and unloading spaces for the various uses computed separately, and such spaces for one use shall not be considered as providing required loading and unloading for any other use.

Section 1612. Additional Sign Regulations:

1) The sign area shall be the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. The supports or uprights on which the sign is supported shall not be included in determining the area of the sign.

2) When the two faces of a double-faced sign have identical dimensions and the maximum distance between these two faces does not exceed two (2) feet, the area of a double-faced sign shall include only one of the faces.

3) Signs projecting or extending over streets shall be erected not less than eight (8) feet above any part of the sidewalk of such street. The projection or extension of signs over the vehicular lanes of streets shall not be permitted. Signs projecting or extending over alleys shall be not less than fifteen (15) feet above grade directly beneath such sign.

Section 1613. Temporary Buildings and Uses:

Temporary buildings and uses are permitted as follows:

1) Temporary buildings, mobile homes and travel trailers used in conjunction with construction work only during the period of such construction, subject to securing a use permit and the following:
   (a) Any use permit approved for such temporary building, mobile home or travel trailer shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction, satisfactory evidence indicating that the need for such temporary building, mobile home or travel trailer continues to exist.
   (b) Unless such use permit is renewed, such temporary building, mobile home or travel trailer shall be removed from the property upon the expiration of the previously approved use permit or within ten (10) days after completion of the construction work, whichever occurs first.

2) Temporary uses such as the cutting and storage of lumber or the storage of building materials and construction equipment conducted or used in conjunction with construction work only during the period of such construction, subject to securing a use permit and the following:
   (a) Any use permit approved for such temporary use shall be limited to a period of time not to exceed one (1) year from the date of such approval, but said permit may be renewed for like periods thereafter upon the property owner submitting to the Board of Adjustment having jurisdiction, satisfactory evidence indicating that the need for such temporary use continues to exist.
   (b) Unless such use permit is renewed, such temporary use shall cease and desist upon the expiration of the previously approved use permit within ten (10) days after completion of the construction work, whichever occurs first.

3) Temporary real estate offices, subject to securing a use permit and the following:
   (a) Such office shall be located on the property being subdivided for sale as individual lots and its use shall be limited to the sale of these lots.

(b) Such office shall be subject to the height, yard, intensity of use and parking regulations for the zoning district in which it is located.

(c) Any use permit approved for such office shall be limited to a period of time not to exceed two (2) years from the date of such approval, but said permit may be renewed for like periods thereafter if lots in the property being subdivided have not been sold.

(d) Unless such use permit is renewed, such office shall be removed from the property being subdivided upon the expiration of the previously approved use permit or when the lots in said property are sold, whichever occurs first.

4) Temporary uses such as circuses, carnivals, Christmas tree sale lots, revivals, horse shows, rodeos, and charity events, subject to securing a use permit. Any use permit approved for such use shall be limited to a period of time not to exceed sixty (60) days from the date of such approval.

Section 1614. Location of Mobile Homes, Travel Trailers, Aircraft, Boats, Camping Trailers, Truck Campers and Motor Homes.

Unless permitted under the regulations set forth in Section 1613 or in Section 1401 hereof, or unless permitted by the use regulations for a specific zoning district, the location or storage of mobile homes and travel trailers outside of mobile home parks, travel trailer parks and mobile home subdivisions, and the location or storage of aircraft, boats, camping trailers, truck campers and motor homes shall be subject to the following:

1) At no time shall the mobile home, travel trailer, aircraft, boat, camping trailer, truck camper or motor home be occupied or used for living, sleeping or housekeeping purposes.

2) If a mobile home, travel trailer, aircraft, boat, camping trailer, truck camper or motor home is located or stored outside of a garage or carport, it shall be placed in the rear yard of the lot, except that placement in other than the rear yard for loading and unloading purposes may be permitted for a period of time not to exceed seventy-two (72) hours.

Section 1615. Lots Divided by Zoning District Boundaries.

Whenever a lot of record existing at the effective date of this Ordinance or any applicable subsequent amendment thereto is divided by a zoning district boundary in which fifty percent (50%) or more of the lot area of such lot is located may apply to the entire area of such lot, provided that the greatest distance from said zoning district boundary to any lot line of such lot in the zoning district in which less than fifty percent (50%) of its area is located shall not exceed twenty-five (25) feet. Such distance shall be measured perpendicular to said zoning district boundary.

Section 1616. Junk.

1) All abandoned or junk vehicles, or vehicles while being repaired or restored, shall be stored in an enclosed area by the owner or occupant of the property upon which such vehicle is located, in such a manner as to not be visible from any point lying without the property upon which abandoned or junk vehicle is stored or parked.

2) For the purposes of this section:

(a) "Abandoned or junk vehicle" means a vehicle or any portion thereof which is incapable of movement under its own power and will remain so without major repair or reconstruction.

(b) "Major repair" means the removal from any vehicle of a major portion thereof including, but not limited to, the differential, transmission, head, engine block, or oil pan.

(c) "Vehicle" means any self-propelled device in, upon, or by which any person or property is or may be transported upon a public highway excepting devices moved by human power or used exclusively upon stationary rails or tracks.

3) All abandoned materials such as, but not limited to, home furnishings, machinery, wood, metal, plastics, and rubble shall be stored in an enclosed area by the owner or occupant of the property upon which the materials are located, in such a manner as to not be visible from any point lying without the property upon which the materials are located.

ARTICLE 17. NON-CONFORMING USES.

Section 1701. Continuing Existing Uses.

Any use of land, building or structure, lawfully existing at the time this Ordinance or amendments thereto become effective, may be continued, even though such use does not conform with the regulations of this Ordinance or amendment thereto for the zoning district in which it is located.

Section 1702. Discontinuance of Non-Conforming Uses.

1) In the event that a non-conforming use of land, building or structure is discontinued for a period of twelve (12) consecutive months, any future use thereof shall be in conformity with the regulations of this Ordinance.

2) In the event that a non-conforming use of land, building or structure is destroyed by fire, explosion, act of God or act of the public enemy to the extent that seventy-five percent (75%) of its value, according to the appraisal thereof by competent appraisers, then and without further action by the Board of Supervisors the future use thereof shall from and after the date of such destruction be subject to all the regulations of this Ordinance, or amendements thereto for the zoning district in which such future use is located.

Section 1703. Expansion of a Non-Conforming Use.

A non-conforming use of land, building or structure shall not be enlarged, extended, reconstructed or structurally altered unless such enlargement, extension, reconstruction or structural alteration, and further use of such property conform with the regulations of this Ordinance for the zoning district in which such property is located, except that a non-conforming business use may expand if such expansion does not exceed one-hundred percent (100%) of the floor area of the original business.

Section 1704. Change of Non-Conforming Use.

If no structural alterations are made, any non-conforming use of land, building or structure may be changed to another non-conforming use provided the proposed use is of the same or more restricted classification as evidenced by a finding and resolution of record by the Board of Adjustment having jurisdiction.

ARTICLE 18. ADMINISTRATION AND ENFORCEMENT.

Section 1801. Zoning Inspection and Enforcement.

1) Duties: It shall be the duty of the Director and Chief Zoning Inspector, the Sheriff of Navajo County and all officers of said County otherwise charged with the enforcement of the law to enforce all the provisions of this Ordinance. However, the Chief Zoning Inspector shall receive applications required by this Ordinance and issue permits. He shall examine premises for which permits have been issued, and shall make necessary inspections to see that the provisions of this Ordinance are complied with. He shall, when requested by the Board of Supervisors, or when the interests of Navajo County so require, make investigations in connection with any matter referred to in this Ordinance and render written reports on the same. For the purpose of enforcing compliance with law, he shall issue notices or orders as may be necessary.
2) Inspections: Inspections shall be made by the Chief Zoning Inspector or by a duly appointed deputy zoning inspector.
3) Rules: For carrying into effect its regulations, the Director may adopt rules consistent with this Ordinance.
4) Records: The Director or Chief Zoning Inspector shall keep careful and comprehensive records of applications, or permits issued, of inspections made, of reports rendered, and of notices or orders issued. He shall retain on file copies of all papers in connection with building work so long as any part of the building or structure to which they relate may be in existence. All such records shall be open to public inspection at reasonable hours but shall not be removed from the Planning Department.
5) Reports: The Chief Zoning Inspector shall make a report to the Director once each month, or more often if requested, including a statement of permits issued.
6) Cooperation of Other Officials: The Director and Chief Zoning Inspector may request and shall receive so far as may be necessary in the discharge of their duties, the assistance and cooperation of all departments, agencies, officials and public employees vested with the duty or authority to issue permits, licenses, or to enforce the regulations of this Ordinance. Permits or licenses for uses, buildings, or purposes where the same would be in conflict with the regulations of this Ordinance shall not be issued and any such permit or license if issued in conflict with the regulations of this Ordinance shall be null and void.

Section 1802. Building Permits.

1) When Required: It shall be unlawful to construct, alter, repair or improve, remove or demolish, or to commence the construction, alteration, removal or demolition of a building or structure without first filing with the Chief Zoning Inspector an application in writing and obtaining a formal permit, except that such permit shall not be required for repairs or improvements of a value of less than five hundred dollars. ($500.00)
2) Fees: For each permit, a fee shall be charged based upon the following schedule:
   (a) New Dwelling (Single-family, multiple-family; including duplex, triplex, one and two-story apartments). $10.00
   (b) Commercial and Industrial buildings, including motels, hotels, professional buildings and apartments over two stories, on a square foot basis as follows:
      Up to and including the first 1500 square feet. $20.00*
      Over 19,000 square feet. $45.00
      * All commercial and industrial buildings or open areas, an additional $0.70 for each additional 500 square feet of gross area or fraction thereof, between 1500 and 19,000 square feet.
   (c) Residential accessory buildings, or alterations, modifications or reconstruction of residential or accessory buildings. $ 5.00
   (d) Additions and accessory buildings to commercial and industrial buildings, based on the same schedule as in (b) above.

ARTICLE 19. BOARD OF ADJUSTMENT.

Section 1901. Creation and Membership.

There is hereby created a Board of Adjustment in each of the supervisorial districts of Navajo County. Each Board of Adjustment shall be composed of three (3) members, each of whom shall be a resident and taxpayer of the unincorporated area of the supervisorial district from which he is appointed. The appointments shall be for staggered terms of four (4) years each, except that the first members of such boards shall be appointed for the following terms: one (1) for two years; one (1) for three (3) years; and one (1) for four (4) years. Members of such board shall be appointed by the Board of Supervisors. The Board of Supervisors shall also have the authority to remove any member for cause and after public hearing. Vacancies shall be filled for the unexpired term of the member whose place has become vacant. The jurisdiction of each Board of Adjustment shall be limited to the supervisorial district from which the members thereof are appointed.

Section 1902. Powers and Duties.

The Board of Adjustment shall have only the powers and duties prescribed by this Ordinance, which are more particularly the following:

1) Interpret upon appeal the terms of this Ordinance when the meaning of any word, phrase or regulation is in doubt, when there is dispute between the appellant and Chief Zoning Inspector, or when the location of a zoning district boundary is in doubt.
2) Allow upon application a variance in the strict application of any of the regulations of this Ordinance where, by reason of any exceptional situation, surroundings or conditions of a specific property or by reason of exceptional narrowness, shallowness or shape of a specific lot of record, or by reason of exceptional topographical conditions the strict application of any regulation of this Ordinance would result in perculiar and exceptional practical difficulties or particular hardship upon the owner of such property and amount to a practical confiscation of property as distinguished from a mere inconvenience to such owner, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the purpose of this Ordinance.
   In granting any variance appropriate conditions in conformity with the purpose of this Ordinance shall be prescribed. Under no circumstances shall there be granted a variance to allow a use of property not permitted by the regulations for the zoning district in which such property is located.
3) Grant upon application use permits required by this Ordinance, provided that such permit shall not be granted unless the Board of Adjustment having jurisdiction finds that the use covered by the permit and the manner of conducting the same and any building or structure involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare, and that the same will comply with the requirements prescribed therefore by this Ordinance. In granting such permit, any additional requirements deemed necessary to promote the purpose of this Ordinance shall be prescribed, including but not limited to appropriate provision for acquiring right-of-way for street widening purpose if it appears that granting the permit would have the effect of increasing traffic congestion. The amount of land required for such acquisition, however, shall not extend beyond the setback lines set forth in Section 1609 hereof.

Section 1903. Meetings and Rules.

Meetings of the Board of Adjustment shall be held at the call of the Chairman regularly at least once a month and at such other times deemed necessary for the transaction of business. All such meetings shall be open to the public. The Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent of failing to vote, indicating such facts, and shall also keep records of its hearings and other official actions. A copy of every rule or regulation, every variation and every order, requirement decision, or determination of the Board of Adjustment shall be filed in the Office of the Chief Zoning Inspector and shall adopt its own rules or procedure and elect its own officers.

Section 1904. Appeals.

An appeal to the Board of Adjustment concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer, department, board or agency of Navajo County affected by any decision of the Chief Zoning Inspector. Such appeal shall be taken within a reasonable time, not to exceed sixty (60) days or such lesser period as may be provided by the rules of the Board of Adjustment, by filing with the Chief Zoning Inspector and with the Board of Adjustment having jurisdiction a notice of appeal specifying the grounds thereof. The Chief Zoning Inspector shall forthwith transmit to said Board of Adjustment all papers constituting the record upon which the action appealed from was taken. Such an appeal shall stay all proceedings in the matter appealed from unless the Chief Zoning Inspector from which the appeal is taken certifies to the Board of Adjustment having jurisdiction that, by reason, of the fact stayed in the certificate, the stay would in his opinion, cause imminent peril to life or property. In such case proceedings shall not be stayed, except by a restraining order granted by said Board of Adjustment or by a court of record on application and notice to the Chief Zoning Inspector from whom the appeal is taken. Said Board of Adjustment shall fix a time for hearing the appeal and give notice thereof to the parties in interest and the public as set forth herein.

Section 1905. Application for Variance or Use Permit.

Application for any variance to the regulations of this Ordinance or for any use permit shall be made to the Board of Adjustment. Such applications shall be made on forms prescribed by said Board of Adjustment, shall be filed with the Chief Zoning Inspector, and shall be accompanied by:

1) Accurate plot plans and description of the property involved, description of the proposed use, preliminary floor plans and elevations of all proposed buildings, and an estimate of the valuation of the proposed construction.

2) Evidence satisfactory to the Board of Adjustment of the ability and intention of the applicant to proceed with actual construction work in accordance with said plans within six (6) months after allowing any variance or granting of any use permit.
3) Reasons for requesting the variance or use permit.

Section 1906. Public Hearings.

1) Appeals: Upon receipt in proper form of appeals concerning interpretation or administration of this Ordinance, the Board of Adjustment having jurisdiction shall hold public hearing thereon after giving at least ten (10) days public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time.
2) Variance or Use Permit: Upon receipt in proper form of applications for any variance to the regulations of this Ordinance or for any use permit, the Board of Adjustment having jurisdiction shall hold public hearing thereon after giving public notice thereof by adequate posting the area of concern in such application at least ten (10) days in advance of the public hearing, and decide the same within a reasonable time.

Section 1907. Appeal of a Decision made by a Board of Adjustment.

A person aggrieved by a decision of a Board of Adjustment may at any time within thirty (30) days of such decision appeal to the Superior Court, and the matter shall be heard de novo as appeals from courts of justices of the peace.

Section 1908. Limitations.

Any variance or use permit granted under the terms of this Ordinance shall expire by limitation if substantial construction, in accordance with the plans for which such variance or use permit was granted, has not been completed within one (1) year from the date of granting said variance or use permit, or, if judicial proceedings to review the Board of Adjustment's decision shall be instituted, one (1) year from the date of entry of the final order in such proceedings, including all appeals.

Section 1909. Fees.

1) Appeals: There shall be no fee charged for filing an appeal concerning the interpretation or administration of this Ordinance.
2) Application for Variance or Use Permit: There shall be a fee of forty dollars ($40.00) charged for filing an application for any variance to the regulations of this Ordinance or for any use permit with no provision for refund.

ARTICLE 20. AMENDMENTS.

Section 2001. Authority.

The Board of Supervisors may from time to time, after receiving report and recommendation thereupon by the Commission and after public hearings required by law, amend zoning district boundaries or the regulations herein or subsequently established. Amendment may be initiated either by petition or by the Commission on its own motion.

Section 2002. Amendments Initiated by Petition.

1) Any owner or owners of property desiring a reclassification of their property, or an amendment, supplement or change of the regulations of this ordinance, shall file with the Board of Supervisors a petition, duly signed and acknowledged, describing the proposed amendments, supplements or change of the regulation of this Ordinance, zoning boundaries or districts. Each such petition shall be accompanied by the written consents of at least fifty-one percent (51%) of the owners, by number, and by area of all other properties, any part of which is within three hundred (300) feet of the proposed change; except that if the petition is for a change of zone classification, there shall not be counted either in number or area, the owners of property of the same zoning district classification as sought by the petitioners. Each such petition shall also be accompanied by a map showing the existing and proposed district boundaries and other information relating thereto, and by the fee prescribed herein.
2) Upon receipt in proper form of such petition, the Board of Supervisors shall submit the same to the Commission for report and recommendation. Prior to presenting its report and recommendation to said Board, the Commission shall hold a public hearing theron after giving at least fifteen (15) days notice thereof by publication once in a newspaper of general circulation in the County Seat and by adequate posting of the area of concern in said petition at least fifteen (15) days in advance of the public hearing.
3) Upon receiving the report and recommendation of the Commission, the Board of Supervisors shall hold a public hearing on such petition giving at least fifteen (15) days notice thereof by publication once in a newspaper of general circulation in the County Seat and by adequate posting of the area of concern in said petition at least fifteen (15) days in advance of the public hearing. After holding the public hearing the Board of Supervisors may adopt the petitioners' proposed change provided that if twenty percent (20%) of the owners, by number and by area, of all other property within three hundred (300) feet of the proposed change file a protest, such change shall not be made except by the unanimous vote of all members of the Board of Supervisors.

Section 2003. Amendments Initiated by the Commission.

Amendments initiated by the Commission are subject to the same public hearing requirements set forth herein for amendments initiated by petition, and shall include adequate posting of the area of concern in amendments changing zoning district boundaries at least fifteen (15) days in advance of all required public hearings. Upon concluding the public hearings, the Board of Supervisors may adopt amendments initiated by the Commission provided that if, in the case of amendments changing zoning district boundaries, twenty percent (20%) of the owners, by number and by area, of all other property within three hundred (300) feet of the proposed change file a protest, such amendment shall not be made except by the unanimous vote of all members of the Board of Supervisors.

Section 2004. Right-Of-Way Acquistion.

The recommendation of the Commission concerning amendments changing zoning district boundaries may include appropriate provision for acquiring right-of-way for street widening purposes if it appears that the adoption of such amendment would have the effect of increasing traffic congestion. The amount of land recommended for such acquisition, however, shall not extend beyond the setback lines set forth in Section 1609 hereof.

Section 2005. Reconsideration of Denied Petition.

If a petition for amendment is denied by the Board of Superviosrs, that petition shall not be refiled nor shall there be filed with the Board of Supervisors any other petition for the same amendment within a period of one (1) year unless there is a change of circumstances warranting such filing.

Section 2006. Fees.

There shall be a fee of seventy-five dollars ($75.00) charged for the filing of a petition for amendment of this Ordinance with no provision for refund. An additional fee of fifty dollars ($50.00) shall be charged for any continuance of public hearing granted by the Commission at the request of the petitioner or the petitioners representative.

ARTICLE 21. DEFINITIONS.

Section 2101. General Rules for Construction of Language.

All words used in the present tense shall include the future tense. All words in the singular number shall include the plural number, and all words in the plural number shall include the singular number. The word "structure" includes the word "building", the word "shall" is mandatory and not directory, and the word "may" is permissive.

Section 2102. Definitions.

For the purpose of this Ordinance, certain words are hereby defined:

1) Airport: A landing area used regularly by aircraft for receiving or discharging passengers or cargo.
   (a) Heliport: A landing area solely for the use of helicopters. A heliport may include one or more helipads.
   (b) Landing Area: Any locality, either land or water, including airports, and landing fields, which is used or intended to be used for the landing and take-off of aircraft, whether or not facilities are provided for the shelter, servicing or repair of aircraft, or for receiving or discharging passengers or cargo.
   (c) Landing Area Boundary: The outer limit of the land or water of a landing area.
2) Alley: A passage or way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.
3) Alley Line: The boundary which separates the right-of-way of an alley from the abutting property.
4) Area of Jurisdiction: That part of the county without the corporate limits of any municipality.
5) Automobile Graveyard: Any establishment or place of business which is maintained, used, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.
6) Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to floor below is less than the vertical distance from grade to ceiling.
7) Board of Supervisors: The Board of Supervisors of Navajo County.
8) Boarding House: A building where, for compensation and by prearrangement for definite periods, meals, or lodging and meals, are provided for three (3) or more persons, but not exceeding twenty (20) persons.
9) Buildable Area: The portion of a lot which is within the envelope formed by the required yards. See "Yard, Required".
10) Building: A structure having a roof supported by columns or walls for housing, shelter or enclosure of persons, animals, chattels or property of any kind.
11) Building Accessory: A building or structure which is subordinate to, and the use of which is incidental to that of the principal building, structure or use on the same lot.
12) Building Community: A public building designed or used for community activities of an educational, recreational, or public service nature.

13) Building Height: The vertical distance from grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or the average height of the highest gable, hip or gambrel roof.
14) Building Principal: A building in which is conducted the principal use of the lot on which it is situated. In a residential zoning district any dwelling is deemed to be the principal building on the lot on which it is situated.
15) Carport: A roofed structure with two (2) or more open sides under which a vehicle may be driven.
16) Cellar: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to floor below is greater than the vertical distance from grade to ceiling.
17) Commission: The Planning and Zoning Commission of Navajo County.
18) Corral: A pen or enclosure for confining animals.
19) Director: The Director of the Navajo County Planning and Zoning Department.
20) Dwelling: A building or portion thereof designed or used exclusively for residential occupancy, including single-family, two-family, and multiple-family dwellings, but not including hotels, boarding and lodging houses.
21) Dwelling Group: A group of three (3) or more buildings which occupy a parcel of land in one (1) ownership and have a yard in common.
22) Dwelling, Multiple: A building or portion thereof designed for occupancy by three (3) or more families.
23) Dwelling, Single-Family: A building designed for occupancy by one (1) family.
24) Dwelling, Duplex: A building designed for occupancy by two (2) families.
25) Dwelling, Unit: One (1) or more rooms in a dwelling designed for occupancy by one (1) family for living purposes and having its own cooking and sanitary facilities.
26) Family: One (1) or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a boarding house, lodging house, or hotel as herein defined.
27) Farm: An area of not less than two (2) contiguous acres which is used for the commerical production of farm crops such as vegetables, fruit trees, grain and other crops and their storage on the area, as well as the raising thereon of farm poultry and farm animals, such as horses, cattle, sheep and swine for commercial purposes. The term "farm" includes the operating of such an area for one (1) or more of the above uses, including dairy farms, with the necessary accessory uses for treating or storing the produce, provided that the operation of any such accessory uses is secondary to that of the farm activities, and provided further that the farm activities, do not include commercial pen feeding or commercial feed lots, or the commercial feeding of garbage or offal to swine or other animals.
28) Feed Lot, Commercial: A livestock feeding or handling facility operated for the purpose of accommodating the needs of others in whole or in part for a fee or fees paid to the operator or owner for the accommodations, materials, and services received.
29) Floor Area: The sum of the gross horizontal areas of every floor of all buildings on the lot measured from the exterior faces of the exterior walls or from the center line of walls separating the buildings, including basement floor area, elevator shafts and stairwells at each floor, floor space used for mechanical equipment, penthouses, attic space whether or not a floor has actually been laid and having headroom of seven (7) feet or more, interior balconies and mezzanines, and enclosed porches, but not including any space devoted to parking, or to loading and unloading.
30) Garage, Private: An accessory building or portion of a principal building designed or used for the parking or temporary storage of motor vehicles of occupants in the building to which such garage is accessory, but not including the parking or temporary storage of delivery or truck motor vehicles having a capacity in excess of one (1) ton.
31) Garage, Public: A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling, or storing motor vehicles.
32) Grade:
    (a) For buildings having walls adjoining one (1) street only, the elevation of the sidewalk at the center of the wall adjoining the street, or if there be no sidewalk, then the elevation of the roadway at the center of the wall adjoining the street.
    (b) For buildings having walls adjoining more than one (1) street, the average of the elevation of the sidewalk at the centers of all walls adjoining the streets, or if there be no sidewalks, then the average of the elevation of the roadway at the centers of all walls adjoining the street.
    (c) For buildings having no walls adjoining the street, the average level of the finished surface of the ground adjacent to the centers of all exterior walls of the building.
    (d) Any wall parallel or nearly parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street.
33) Guest: Any transient person who rents or occupies a room for sleeping purposes.
34) Guest Ranch: A building or group of buildings containing two or more guest rooms, other than a boarding house, hotel or motel, and including outdoor recreational facilities such as, but not limited to, horseback riding, swimming, tennis courts, shuffleboard courts, barbecue and picnic facilities, and dining facilities intended for the use primarily by guests of the guest ranch, but not including bars and restaurants which cater primarily to other than guests of the guest ranch.
35) Guest Room: A room which is designed for occupancy by one (1) or more guests for sleeping purposes, but having no cooking facilities and not including dormitories.
36) Home Occupation: Any occupation or profession customarily conducted entirely within a dwelling unit and carried on by a member of the family residing therein, and which occupation or profession is clearly incidental and subordinate to the use of the dwelling unit for dwelling purposes and does not change the character thereof, and in connection with which there are no employees other than a member of the immediate family residing in the dwelling unit, and no mechanical equipment except for that which is customarily used for domestic, hobby, or household purposes. Home occupation includes the use of a dwelling unit by physician, surgeon, dentist, lawyer, clergyman, or other professional person

for consultation or emergency treatment, but not for the general practice of his profession. Home occupation does not include clinic, hospital, barber shop, beauty parlor, animal hospital, advertising or public relations agency, interior decorator's office or workshop, real estate or insurance office, stockbroker's office, or similar use.

37) Hospital: An institution for the diagnosis, treatment, or other care of human ailments. The term hospital is deemed to include sanitarium, preventorium, clinic, rest home, nursing home, convalescent home and maternity home.

38) Hotel: A building in which lodging or boarding and lodging are provided for more than twenty (20) persons and offered to the public for compensation and in which ingress and egress to and from all guest rooms are made through an inside lobby or office.

39) Hotel, Resort: A building or group of buildings, other than a motel, boarding house or lodging house, containing individual guest rooms, suites of guest rooms, and dwelling units, and which furnishes services customarily provided by hotels.

40) Junk: Any old scrap copper, brass, rope, rags, batteries, paper, trash, wood and rubber debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.

41) Junkyard: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard. The term "junkyard" includes garbage dumps and sanitary fills.

42) Kennel: Any establishment at which dogs and cats are bred or raised for sale, or boarded, cared for, commercially or on a nonprofit basis, exclusive of dental, medical or surgical care, or for quarantine purposes.

43) Labor Camp: Any camp or similar place of temporary abode, establishment by or for the care of workmen engaged in construction, repair or alteration work on roads or highways, railroads, or in lumbering or agricultural operations, or in other industrial activities.

44) Laundry, Self-Service: A building within which clothes washing and drying machines, and clothes dry cleaning machines, either coin operated or attendant operated, are provided on a rental basis for us by individuals for doing their own laundry and dry cleaning. Self-service laundry does not include outdoor drying facilities.

45) Loading and Unloading Space: A permanently maintained space on the same lot as the principal building accessible to a street or alley and not less than ten (10) feet in width, twenty (20) feet in length, and fourteen (14) feet in height.

46) Lodging House: A building where lodging only is provided for compensation to three (3) or more persons, but not exceeding twenty (20) persons.

47) Lot: Any lot, parcel, tract of land, or combination thereof, shown on a plat of record or recorded by metes and bounds that is occupied or intended for occupancy by a use permitted in this Ordinance, including one (1) principal building together with its accessory buildings, the open spaces and parking spaces required by this Ordinance, and having its principal frontage upon a street or upon an officially approved place.

48) Lot Area: The area of a horizontal plane within the lot lines of a lot.

49) Lot, Corner: A lot which has an interior angle of one hundred thirty-five (135) degrees or less at the intersection of two (2) street lines. A lot abutting upon a curved street is considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines intersect at an interior angle of one hundred thirty-five (135) degrees or less.

50) Lot Coverage: The percentage of the area of a lot which is occupied by all buildings or other covered structures.

51) Lot Depth: For lots having front and rear lot lines which are parallel, the shortest horizontal distance between such lines; for lots having front and rear lot lines which are not parallel the shortest horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line; and the triangular shaped lots, the shortest horizontal distance between the front lot line and line within the lot; parallel to and at a maximum distance from the front lot line, having a length of not less than ten (10) feet.

52) Lot, Interior: A lot other than a corner lot.

53) Lot, Key: A lot adjacent to a corner lot having its side lot line in common with the rear lot line of the corner lot and fronting on the street which forms the side boundary of the corner lot.

54) Lot Line: Any line bounding a lot.

55) Lot Line, Front: The boundary of a lot which separates the lot from the street; and in the case of the corner lot, the front lot line is the shorter of the two (2) lot lines separating the lot from the street except that where these lot lines are equal or within fifteen (15) feet of being equal, either lot line may be designated the front lot line but not both.

56) Lot Line, Rear: The boundary of a lot which is most distant from, and is, or is most nearly, parallel to the front lot line; except that in the absence of a rear lot line as is the case of the triangular shaped lot, the rear lot line may be considered as a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten (10) feet.

57) Lot Line, Side: The boundary of a lot which is not a front lot line or a rear lot line.

58) Lot of Record: A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Recorder of Navajo County; or a lot, parcel or tract of land, the deed of which has been recorded in the office of the County Recorder of Navajo County.

59) Lot, Through: A lot having a pair of opposite lines abutting two (2) streets, and which is not a corner lot. On such lot, both lot lines are front lot lines.

60) Lot Width: For rectangular lots, lots having side lot lines not parallel, and lots on the outside of the curve of a street, the distance between side lot lines measured at the required minimum front yard line on a line parallel to the street or street chord; and for lots on the inside of the curve of a street, the distance between side lot lines measured thirty (30) feet behind the required minimum front yard line on a line parallel to the street or street chord.

61) Mobile Home: A dwelling unit, factory built and factory assembled, designed for conveyance, after fabrication, on streets and highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy, except for minor and incidental unpacking and assembly operations such as locating on jacks or other foundation, or connection to utilities.

62) Mobile Home Park: Any parcel of land upon which two (2) or more mobile homes occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodations.

63) Mobile Home Space: A plot of ground within a mobile home park or travel trailer park designed for the accommodation of one mobile home or travel trailer together with its accessory structures including carports or other off-street parking areas, storage lockers, ramadas, cabanas, patios, patio covers, awnings, and similar appurtenances.

64) Mobile Home Subdivision: A subdivision designed and intended for residential use where residence is in mobile homes exclusively.

65) Motel: A building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage or parking space located on the lot and designed, used, or intended wholly or in part for the accommodation of automobile transients. Motel includes motor courts, motor lodges and tourist courts, but not mobile home parks or travel trailer parks.

66) Non-Conforming Use: The lawful use of any building, lot, parcel or tract of land existing at the time this Ordinance, or amendments thereto, become effective which does not conform with the use regulations of the zoning district in which it is located.

67) Parking Lot: An area, other than a street or alley, devoted to unenclosed parking spaces.

68) Parking Space: A permanently surfaced area, enclosed or unenclosed, of not less than eight (8) feet, six (6) inches in width and having an area of not less than one hundred eighty (180) square feet, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of an automobile.

69) Planning and Zoning Commission: The Planning and Zoning Commission of Navajo County.

70) School: An institution of learning, such as elementary and secondary schools, colleges and universities, which offers instruction in several branches of learning and study, but not including business colleges, nursery schools, dancing schools, riding academies, or trade or vocational schools.

71) Service Station: A building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor vehicles, including minor repair of activities which are subordinant to the sale of petroleum products.

72) Setback Line: A line which defines the future right-of-way of streets.

73) Sign: Any device for visual communication, including any structure or natural object or part thereof, that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any government or governmental agency, or of any civic, charitable, religious, patriotic, fraternal or similar organization.

74) Single-Family Residential Complex: A group of single-family dwellings designed for individual separate ownership with unified management that provides common services and outdoor recreational facilities, but not including public bars, public restaurants or any commercial activity in connection herewith.

75) Story: That portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the surface of such floor and the ceiling or roof above it.

76) Street: All property dedicated or otherwise reserved for public or private street uses, or having thereon a public easement for such use.

77) Street Line: The boundary which separates the right-of-way of a street from the abutting property.

78) Structural Alteration: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or exterior walls.

79) Structure: Anything constructed or erected which requires location on the ground or attached to something having location on the ground, but not including tents, vehicles, travel trailers or mobile homes.

80) Travel Trailer: A mobile home not exceeding eight (8) feet in width nor more than thirty-three (33) feet in length.

81) Travel Trailer Park: Any parcel of land upon which two (2) or more travel trailers for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodations.

82) Travel Trailer Space: A plot of ground within a mobile home park or travel trailer park designed for the accommodation of one travel trailer together with its accessory structures including carports or other off-street parking areas, storage lockers, ramadas, cabanas, patios, patio covers, awnings and similar appurtenances.

83) Use: The purpose or purposes for which land or a building is occupied, maintained, arranged, designed, or intended.

84) Use, Accessory: A use which is customarily incidential and subordinante to the principal use of a lot or a building, including bona fide servant or caretaker quarters, and located on the same lot therewith.

85) Use, Principal: The main use of land or a building as distinguished from an acessory use.

86) Yard: The open space at grade level between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this Ordinance. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the principal building is to be used; however, on any lot wherein a setback line has been established by the regulations of this Ordinance for any street abutting the lot, such measurement is to be taken from the principal building to the setback line. See "Yard, Required".

87) Yard, Front: A yard extending across the front width of a lot and being the minimum horizontal distance between the street line and the principal building or any projection thereof, other than steps, unenclosed balconies and unenclosed porches. The front yard of a corner lot is the yard adjacent to the designated front lot line.

88) Yard, Rear: A yard extending between the side yards of a lot or between the side lot lines in the absence of side yards, and being the minimum horizontal distance between the rear lot line and the rear of the principal building or any projection thereof, other than steps, unenclosed balconies or unenclosed porches. On corner lots and interior lots the rear yard is in all cases at the opposite end of the lot from the front yard.

89) Yard, Required: The minimum open space as specified by the regulations of this Ordinance for front, rear and side yards, as distinguished from any yard area in excess of the minimum required. See "Buildable Area".

90) Yard, Side: A yard between the building and the side lot line of a lot and extending from the front yard to the rear lot line as defined or along the full depth in absence of front and rear yards and being the minimum horizontal distance between a side lot line and the side of the principal building or any projection thereof, other than steps, unenclosed balconies or unenclosed porches. An interior side yard is defined as the side yard adjacent to a common lot line.

91) Zoning District: Any portion of the unincorporated area of Navajo County in which the same zoning regulations apply.

ARTICLE 22. VIOLATION AND PENALTY.

Section 2201. Violation.

Any building or structure erected or maintained or any use of property in violation of this Ordinance shall be and the County Attorney shall immediately commence action, or actions, proceeding or proceedings for the abatement, removal and enjoinment thereof, in the manner provided by law; and shall take such other actions and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building, structure or use and restrain and enjoin any person from establishing, erecting or maintaining such building or structure, or using any property in violation of this Ordinance. It shall be the right and duty of every citizen to participate and assist the County officials in the enforcement of the regulations of this Ordinance.

Section 2202. Penalty.

Any person who violates any regulations of this Ordinance or violates or fails to comply with any order or regulations made hereunder shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than three hundred dollars ($300.00) or by imprisonment in the county jail of Navajo County for a term not exceeding ninety (90) days or by both such fine and imprisonment. Every violator shall be deemed guilty of a separate offense for each day such violation is permitted to exist.

ARTICLE 23. SEPARABILITY CLAUSE, REPEAL OF CONFLICTING ORDINANCES, ENACTMENT.

Section 2301. Separability Clause.

Should any article, section or regulation of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any portion thereof other than the article, section or regulation so declared to be unconstitutional or invalid.

Section 2302. Repeal of Conflicting Ordinance.

All ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 2303. Enactment.

In order to preserve the Public Peace, Health and Safety, it is necessary that this Ordinance become immediately operative. It is therefore declared to be an emergency measure, to take effect immediately upon its passage, by the Board of Supervisors.

Section 2304. Dates of Adoption.

Passed and Adopted by the Navajo County Planning and Zoning Commission this 22nd day of August 1974, at Holbrook, Arizona.

Bus Mead, Chairman

Passed and Adopted by the Navajo County Board of Supervisors this 4th day of September 1974, at Holbrook, Arizona.

L. A. Palmer, Chairman

ATTEST:

Delda Hunt, Clerk
Board of Supervisors
Navajo County.