



**NOTICE OF A REGULAR MEETING OF THE ZONING CODE UPDATE CITIZEN ADVISORY  
COMMITTEE  
OF THE TOWN OF CLARKDALE  
THURSDAY, DECEMBER 4, 2025 AT 4:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ  
OR  
Join Zoom Meeting  
<https://zoom.us/j/83116437164>  
Meeting ID:831 1643 7164

**AMENDED**  
(Zoom link updated)

Unless otherwise stated, the public will have physical access to the meeting place 15 minutes prior to the start of the meeting.

**Town of Clarkdale Vision**

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Zoning Code Update Citizen Advisory Committee will hold a Regular Meeting open to the public on Thursday, December 4, 2025, at 4:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

The Zoning Code Update Citizen Advisory Committee invites the public to provide comments at this time. Members of the Zoning Code Update Citizen Advisory Committee may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, action taken as a result of public comment will be limited to directing staff to study the matter,

responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each speaker is asked to limit their comments to three minutes unless a different amount of time is noted on the agenda or is determined by the Presiding Officer or by a majority vote of the Council, Commission or Committee.

#### **4. MINUTES**

##### **A. Approval of Minutes**

Discuss, consider and act upon the draft minutes from the meeting held on Nov. 20, 2025.

#### **5. NEW BUSINESS**

##### **A. Selection of Vice Chair**

Discuss, consider and act upon the selection of the Vice Chair.

##### **B. Zoning Code Updates to Chapter 7 – Signs**

Discuss, consider and act upon the Zoning Code update to Chapter 7 - Signs.

##### **C. Zoning Code Updates to Chapter 8 – Outdoor Lighting**

Discuss, consider and act upon the Zoning Code updates to Chapter 8 — Outdoor Lighting.

#### **6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN**

##### **A. Zoning Code Update to Chapter 9 - Landscape Design Standards**

Discussion only regarding the Zoning Code updates to Chapter 9 — Landscape Design Standards.

#### **7. FUTURE AGENDA ITEMS**

Zoning Code Update Citizen Advisory Committee may propose items to be placed on a future agenda. This item is for discussion only.

#### **8. ADJOURNMENT**

### **Values**

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

#### **COPPER**

**Customer focused**

**Open, transparent and equitable**

**Preserving our history, charm, and environment**

**Planning for a sustainable future**

**Economic and social resiliency**

**Resourceful and innovative**

## **Mission**

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

*Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.*



# Staff Report

Item Number: 4.A.

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- Agenda Item:**            **Approval of Minutes**  
Discuss, consider and act upon the draft minutes from the meeting held on Nov. 20, 2025.
- Staff Contact:**            Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:**            December 4, 2025
- Strategic Goal:**            Not applicable.
- Background:**            Review of the draft minutes of the regular meeting held on Nov. 6, 2025.
- Budget Impact:**            No budget impact.
- Recommendation:**        Staff recommends that the Citizens Advisory Committee approve the draft minutes of the regular meeting held on Nov. 6, 2025.



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE  
ZONING CODE UPDATE CITIZEN ADVISORY COMMITTEE  
OF THE TOWN OF CLARKDALE**

**THURSDAY, NOVEMBER 6, 2025 AT 4:30 PM**

(To listen to the full audio/video of the meeting,  
please visit [www.clarkdale.az.gov](http://www.clarkdale.az.gov) – agendas & minutes)

**Members Present:** *Allen Spence, Joe Conk, Kerrie Snyder, Laura Jones, Virginia Smith, Craig Backus, Ray Selna, Selena Pao.*

**Members Absent:** *Becky Keck, Robyn Prud'homme-Bauer, Kerrie Snyder.*

**Other Municipal Officials Present:** *Community Development Director Ruth Mayday, Community Development Director Scott Ellis, Community Development Senior Planner Clover Pinion.*

**Audience:** *Zero members of the public were present.*

**Zoom:** *Four members of the public were present.*

**1. CALL TO ORDER** – *Chair Spence called the meeting to order at 4:36 p.m.*

**2. ROLL CALL**

**Present:** *Allen Spence, Joe Conk, Kerrie Snyder, Laura Jones, Virginia Smith, Craig Backus, Ray Selna, Selena Pao.*

**Absent:** *Becky Keck, Robyn Prud'homme-Bauer, Kerrie Snyder.*

**3. PUBLIC COMMENT**

*No public comment.*

**4. MINUTES**

**A. Approval of Minutes**

Discuss, consider and act upon the draft minutes from the special meeting held on Oct. 16, 2025.

*Item was voted on; however, the motion was not captured.*

**5. DISCUSSION ITEMS ONLY - NO ACTION TAKEN**

**A. Zoning Code Revisions: Chapter 7 - Signs**

*Discussion only regarding amendments to the Town of Clarkdale Zoning Code, Chapter 7 – Signs.*

**B. Zoning Code Revisions: Chapter 8 – Outdoor Lighting**

*Discussion only regarding amendments to the Town of Clarkdale Zoning Code Chapter 8 — Outdoor Lighting.*

**6. FUTURE AGENDA ITEMS**

Zoning Code Update Citizen Advisory Committee may propose items to be placed on a future agenda.  
*Continued discussion of zoning update, chapter 8, chapter 9. Chapter 7 will be back for action approval.*

**7. ADJOURNMENT**

**Motion by Backus, second by Jones.**

**Vote: - 7-0**

<b>Advisory Member</b>	<b>Aye/Nay</b>
Selena Pao	Aye
Ray Selna	Aye
Virginia Smith	Aye
Laura Jones	Aye
Becky Keck (Vice Chair)	Absent
Joe Conk	Aye
Craig Backus	Aye
Robyn Prud'homme-Bauer	Absent
Kerrie Snyder	Absent
Allen Spence (Chair)	Aye

*Chair Spence adjourned the meeting without objection at 6:13 p.m.*

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Chairperson Spence  
Zoning Code Advisory Committee

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Scott Ellis  
Community Development Director



# Staff Report

Item Number: 5.A.

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- Agenda Item:**           **Selection of Vice Chair**  
Discuss, consider and act upon the selection of the Vice Chair.
- Staff Contact:**           Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:**           December 4, 2025
- Strategic Goal:**           Not applicable.
- Background:**            The Citizens Advisory Committee (CAC) will select a Vice Chair for the committee.
- Budget Impact:**           No budget impact.
- Recommendation:**       Staff recommends that the CAC select a Vice Chair for the committee.



# Staff Report

Item Number: 5.B.

**Agenda Item:**           **Zoning Code Updates to Chapter 7 – Signs**  
Discuss, consider and act upon the Zoning Code update to Chapter 7 - Signs.

**Staff Contact:**           Ruth Mayday, Assistant Town Manager/Community Development Director

**Meeting Date:**           December 4, 2025

**Strategic Goal:**           This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 3 - Strengthen and diversify our economy through cultivating a business-friendly climate for business attraction and strategically capitalizing upon tourism.

**Background:**           The Citizens Advisory Committee (CAC) has been reviewing draft text amendments to the Town of Clarkdale’s Zoning Code. The purpose of this item is to finalize and approve the chapters listed above.

Suggested Motions:  
"I move to recommend approval of the updates to Chapter 7 of the Town of Clarkdale’s Zoning Code to Town Council, subject to the stipulations indicated in the staff report."

**Budget Impact:**           No budget impact.

**Recommendation:**       Staff recommends that the CAC approve the Zoning Code updates to Chapter 7 Signs and forward to Town Council with recommendation of the same.

## CHAPTER 7

### SIGNAGE COMMERCIAL AND INDUSTRIAL SIGNS

Articles Sections:

- 7-010 Purpose and Intent
- 7-020 General Provisions
- 7-030 Sign Standards
- 7-040 Sign Measurement Design and Maintenance
- 7-050 Sign Illumination
- 7-060 Signs Exempt from this Ordinance and Fees
- 7-070 Prohibited Signs
- 7-080 Nonconforming Signs
- 7-090 Commercial Sign Uses in Residential Zoning Districts
- 7-100 ~~Permitted Permanent~~ Signs
- 7-110 Temporary Signs and Banners
- 7-120 Maximum Sign Square Footage for Commercial Use
- 7-130 Visibility Sight Lines
- 7-140 Permitted Signs by Type and Zoning District Chart
- 7-150 Enforcement
- 7-160 ~~Permitted~~ Sign Table
- 7-170 Political Sign-Free Zone Map

(Created by Ord #348/Res #1421 on 1/22/13, Effective 2/22/13)

#### Section 7-010 Purpose and Intent

It is ~~t~~The purpose and intent of this ~~title~~ Chapter is to ~~regulate all exterior signs so as to protect property values, the character of various use areas of the Town and the health, safety and public welfare of the citizens of the Town.~~ encourage the efficient and effective use of signs as a

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~~means of communication in the Town; and to minimize the negative effects of signs on nearby public and private property.~~

Signs shall be erected and displayed in such a manner as to avoid clutter, unwarranted distraction and visual or perceptual confusion to the detriment of the safe operation and functioning of the Town's transportation systems.

~~Furthermore, it is intended these regulations will not unreasonably infringe on any individual's right to communicate ideological expression through the use of signs.~~

~~All signs constructed within the Town of Clarkdale shall be required to blend with the context of the Town, and shall incorporate elements reflecting the small town character, neighborhood feel and the sense of history defining the Town of Clarkdale. (Prior code S-7-1)~~

~~Regulations shall not unreasonably infringe on any individual's right to communicate ideological expression through the use of signs.~~

~~All signs constructed within the Town of Clarkdale shall be required to blend with the context of the Town, and shall incorporate elements reflecting the small town character, neighborhood feel and the sense of history defining the Town of Clarkdale.~~

## **Section 7-020    General Provisions**

### **A.   —Permits:**

1.   —Unless exempt from a permit in accordance with Section ~~7-160~~ **Sign Table** of this Code, permits are required for all commercial signs. Applications shall be made to the Community Development Department on applicable forms and include information as required by the Town.
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~~2. In the absence of a master sign plan, each individual sign requires a separate permit.~~

~~2. Each individual permanent sign requires a separate permit, unless a Comprehensive Signage Plan has been approved and is in effect.~~

B. Whenever a business, industry or service using a commercial sign is discontinued, the sign shall be removed or obscured by the person owning or having possession of the property within 30 days after the ~~discontinuance~~discontinuation of the business, industry or service.

C. All signs other than wall signs may be back-to-back. Only the size of one side shall count towards the cumulative maximum noted in Section ~~7-120~~ Maximum Sign Square Footage for Commercial Use of this code.

D. Attachment of any sign to utility poles, traffic control devices or street signs shall be prohibited. Unless specifically provided for in the Code, no sign shall project, overhang or otherwise be located on public property.

E. Any sign to be erected wholly or partially within state highway right-of-way shall be ~~approved by the Arizona Department of Transportation prior to Town consideration~~ approved and in conformance with any Intergovernmental Agreement between Town of Clarkdale and Arizona Department of Transportation (ADOT). Should no agreement exist, then the signage must be approved by ADOT.

F. Sign Measurements: The area of the sign shall be determined by measuring the total area of the sign excluding any supporting framework.

G. All commercial signs, other than temporary signs, must receive approval from the Design Review Board prior to placement.

J. A master sign package for each new commercial, multi-family and residential subdivision, including the type, number, size, locations, materials and colors of the various signs shall be approved by the Design Review Board prior to the issuance of a permit for any sign authorized under this section of the Code. (Prior code § 7-2)

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F. —Signs shall be maintained ~~and beand~~ free of chipping paint, visible cracks or gouges, or general deterioration.

G. —The back of all one-sided freestanding monument signs must be finished with a non-reflective surface.

H. —A comprehensive sign package for each new industrial, commercial, multi-family and residential subdivision, including the type, number, size, locations, and materials of the various signs shall be approved as a part of the Design Review process prior to the issuance of a permit for any sign authorized under this section of the Code.

I. —All occupied premises shall have street numbers and room identification numbers for lodgings, which shall be easily viewed from adjacent public rights-of-way.

J. —No sign shall be erected or maintained:

1. —In a way that obstructs free and clear vision of traffic or causes a traffic hazard,  
or
2. —At any location where, by reason of its position, shape, color, or illumination, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device mounted on a police or fire protection vehicle, or
3. —Using the words “stop”, “look”, “danger”, “caution”, or any other word, phrase, symbol, or character in a way that interferes with, misleads, or confuses traffic that has not been installed or erected by a political subdivision of the State of Arizona.

K. —No sign shall be erected, relocated, or maintained in a way that prevents free ingress to or egress from any door, window, or fire escape, nor shall any sign be attached to a standpipe or fire escape.

L. —Applications that meet all requirements of this Chapter shall be reviewed and approved administratively by the Community Development Director ~~or designee~~. Only applications

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~~requesting deviations, variances, or unique design interpretations shall require review by the – Board of AdjustmentTown Council.~~

M. ~~–The Community Development Director –or designee shall complete administrative sign reviews within 15 business days. Applicants denied administratively may appeal to the Board of Adjustment within 15 business days.~~

**Section 7-030 Sign Standards**

~~A. All Signs shall incorporate design elements consistent with the overall architectural character of buildings and other improvements on the Sign Premises.~~

A. ~~—All signs and supporting structures shall be designed and constructed in conformance with current Town Building and Electrical codes.~~

B. ~~Any sSign that is installed shall have a life expectancy of at least 10 ten-years.~~

C. ~~All tTemporary sSigns shall be constructed using suitably durable materials such as corrugated plastic, PVC board, vinyl or aluminum composite panels.~~

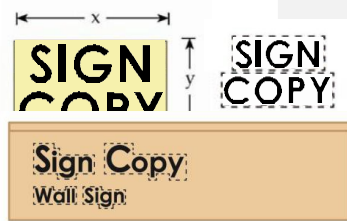
D. ~~All signs must comply with the height, square footage and illumination standards herein.~~

E. ~~Permitted signs are those identified in the Permitted Sign Table in Section 7-160 Sign Table.~~

**Section 7-040 Sign Measurement, Design, and Maintenance**

Sign Area shall be measured as follows:

A. ~~Sign copy mounted on or affixed to a background panel or area distinctively painted, textured, or constructed as a background for the sSign copy shall be measured as that area~~



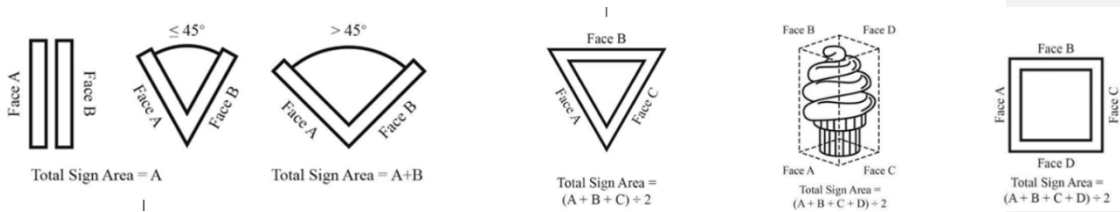
contained within the sum of the smallest rectangles that will enclose both the sign copy and background.

B. Sign copy mounted on or cut from as individual letters or graphics a wall, fascia, mansard, or parapet of a building or other structure that will enclose each word and each graphic in the total sign.

Signs with multiple faces shall be measured as follows:

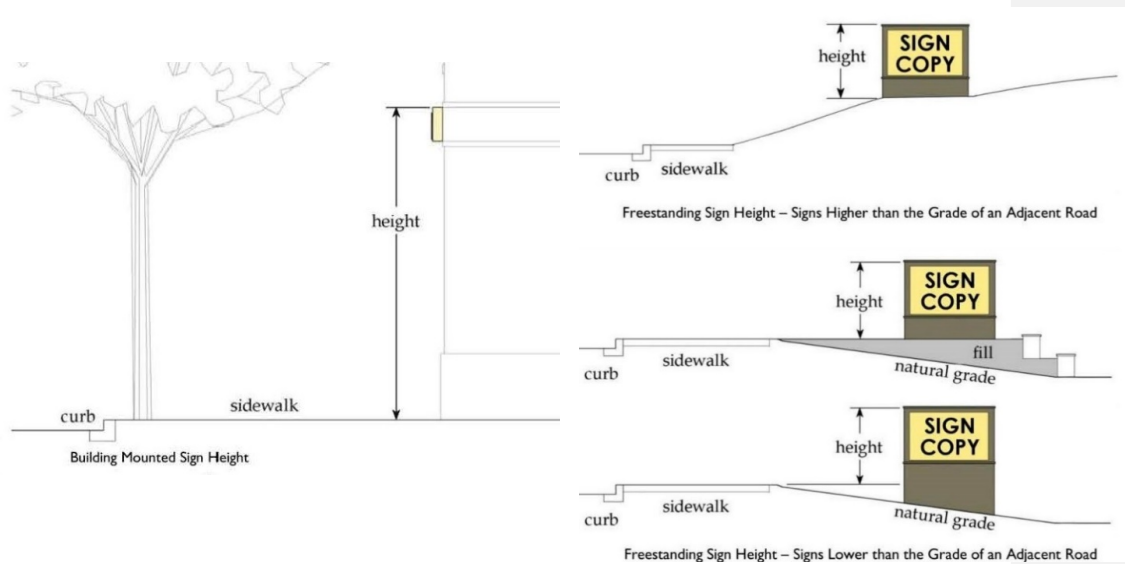
A. The area of all faces shall be included in determining the area of the sign, except that only one face of a double-faced sign shall be considered in determining the sign area when both faces are parallel and the greatest distance between faces does not exceed five feet, or when the interior angle of the sign faces does not exceed 45 degrees in the case of a 'V' - configured sign. If the area of one sign face exceeds the area of the sign's opposing face, the area of the larger face shall be used to determine the sign area.

A-B. The area of a sign that contains three or more faces shall be calculated as 50-percent of the sum of the area of all faces.



Sign height shall be measured as follows:

A. The height of a monument Freestanding sSign shall be measured as the vertical distance from the finished grade beneath the sSign, exclusive of any filing, berming, mounding or landscaping done solely for the purpose of locating the sSign, to the highest point of the sSign. If the sSign is proposed in a location in which the finished grade beneath the sSign is lower than the grade of the adjacent roadway surface, the sSign height shall be measured from the top of the curb, or crown of the adjacent roadway surface where no curb exists. The height of any monument base or other sStructure erected to support or ornament the sSign shall be measured as part of the sign height. —Wall fascia, mansard, and parapet-mounted sSigns shall be measured as the vertical distance to the top of the sSign or sSign sStructure from the base of the wall on which the sSign is located. Wall fascia, mansard, and parapet-mounted sSigns shall be measured as the vertical distance to the top of the sSign or sSign sStructure from the base of the wall on which the sSign is located.



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B. Multiple-Frontage Buildings: For ~~s~~Sign ~~p~~Premises with more than one ~~s~~Street frontage, the maximum number and/or area for ~~s~~Signage is allowed for the ~~s~~Street frontage in which the building or tenant faces. Signage allowance shall not be transferred in whole or in part from one ~~s~~Street frontage to another frontage.

Maintenance and Repair:

A. All signs shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for maintenance of the sign.

B. All cracked, broken, or missing sign faces, and non-functioning interior lamps shall be repaired or replaced within 45 working days after notification of repair or maintenance from the Code Official.

**Section 7-050 Sign Illumination**

A. ~~A-Exterior~~ Illumination is not allowed within 75 feet of a residential district, except as permitted in a PUD or PAD.

B. ~~B-~~ All light fixtures shall be partially or fully shielded and shall be installed in a manner as defined for partially or fully ~~or partially~~-shielded fixtures.

C. ~~C-~~ Indirect lighting fixtures shall be installed so that the illuminated area is limited to the sign area, and the light must be directed downward.

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~~D. D.~~ Internally illuminated signs shall be constructed with an opaque background and translucent lettering or symbols, or with a colored background and lighter letters. The color of the background is not limited by this Code.

~~E. E.~~ Illuminated signs must be extinguished by 9:01 p.m. or at the close of business, whichever is ~~earlier~~ later. ~~(Prior code § 7-3)~~

~~F. F.~~ Signs shall not be animated except as provided for in Section 7-100 Permanent Signs or have intermittent illumination or flashing lights, except emergency or warning signs installed for traffic control, including signs that draw attention to speed limits, stop signs, fire stations, school zones, and similar governmental or public uses.

## Section 7-060 Signs Exempt from this Ordinance and Fees

A. ~~\_\_\_~~ Official notices required by a court, public body or safety official.

B. ~~\_\_\_~~ Directional, warning or information signs authorized by federal, state or municipal agencies.

C. ~~\_\_\_~~ ~~The square footage of m~~ Memorial plaques, building identification signs and building cornerstones when made an integral part of the building or structure, will not count towards the maximum sign square footage for buildings or structures constructed prior to 2025.

D. ~~\_\_\_~~ Flags of a government or a non-commercial institution such as a country, state, tribal, school or fraternal organization.

E. ~~\_\_\_~~ Religious symbols and seasonal decorations ~~within the appropriate public holiday season.~~

F. ~~\_\_\_~~ ~~Ideological signs.~~ Temporary non-commercial signs expressing personal, political, or ideological messages are allowed subject to the same time, place, and manner restrictions as other temporary signs, set forth in this Chapter.

G. ~~\_\_\_~~ ~~Community Town of Clarkdale~~ and public information signs. ~~(Prior code § 7-4)~~

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## Section 7-070 Prohibited Signs

- A. ~~\_\_\_~~—Animated signs except as provided for in Section ~~7-10040 Permanent Signs.~~~~080-A~~
- ~~B. Electronic signs.~~B. ~~\_\_\_~~—Signs with intermittent or flashing illumination except for neon signs.
- C. ~~\_\_\_~~—Roof signs.
- D. ~~\_\_\_~~—Private signs in public right-of-way except political signs. See Section ~~7-110 Temporary Signs and Banners.~~~~080~~ of this Code.
- E. ~~\_\_\_~~—Signs emitting sound.
- F. ~~\_\_\_~~—Signs resembling traffic control devices.
- G. ~~\_\_\_~~—Signs painted ~~or erected~~ on the exterior of fences, ~~garages~~ or roofs.
- H. ~~\_\_\_~~—Signs obstructing clear vision in any direction from any street intersection or driveway per Section ~~7-130 Visibility Sight Lines.~~~~400~~
- I. ~~\_\_\_~~—Illuminated signs erected in such a location that a traffic signal is in a direct line of sight between the sign and oncoming traffic.
- J. ~~\_\_\_~~—Signs employing lighting or a control mechanism which causes radio, radar or television interference.
- K. ~~\_\_\_~~—Signs obstructing any fire escape, window, door or opening used or required as a means of ingress or egress for firefighting purposes.
- ~~N. Signs that are unsafe, dilapidated or not in use. (Prior code § 7-5)~~
- ~~L. Any sign which is structurally unsafe or constitutes a hazard to safety or health; is not kept in good repair; is capable of causing electrical shocks to persons likely to come in contact with it; or does not conform to the design, structural, and material standards for signs as adopted by the Town.~~
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M. ~~—Inflatable displays except as holiday decorations or as part of a local event on public or private property.~~

## **Section 7-080 Non-Conforming Signs**

A. ~~—~~Nonconforming:

1. ~~—~~All ~~non-conforming~~signs that are in violation of Chapter 7 shall be brought into conformance with the provisions of this Code, either by removal or reconstruction within ~~1030~~ ~~thirty (30)~~ days following receipt of official notice of a violation from the Town. ~~Reconstruction, enlargement, relocation, extension, replacement or alteration of the structure of a nonconforming sign to any extent, except as permitted in Section 7-060-A-2 and 7-060-A-3 is not permitted unless it is brought into conformance with this Code.~~

B. ~~—~~Legally Nonconforming:

Existing signs that are in conformance with all standards in effect on the date of their installation prior to the effective date of this ordinance shall be considered legal non-conforming signs. —Enlargement, relocation, extension, replacement, or substantial alteration (greater than 50% of the area or value of the sign) shall require conformance with the current code.

1. ~~—~~A legally nonconforming sign which is destroyed or damaged to the extent that more than ~~50% percent~~ of its net worth, at the time of damage, ~~due to natural causes~~shall ~~not~~ be reconstructed ~~except~~ in conformance with this Code.

2. ~~—~~Any legally non-conforming sign destroyed or damaged to any extent by vandalism may be reconstructed to its original state within 3 months.

3. ~~—~~A legally nonconforming, on-site sign shall be considered abandoned when the property upon which it is located becomes vacant or unoccupied for a period of 6

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consecutive months from the date of a utility disconnect or a documented inspection of the property for which it advertises. ~~(Prior code § 7-6)~~

## Section 7-090 Commercial ~~Sign~~ Uses in Residential Zoning Districts

### A. ~~\_\_~~—Bed & Breakfast:

1. ~~\_\_~~—Downward directed lighting only. No internally ~~illuminated~~ signs.
2. ~~\_\_~~—One wall or free-standing sign per permitted Bed & Breakfast.
3. ~~\_\_~~—Maximum total sign size of 3 square feet in single-family residential districts.
4. ~~\_\_~~—Maximum total sign height of 8 feet for wall mounted signs including base and sign in all residential districts.
5. ~~\_\_~~—Maximum total sign height of 30 inches for free standing signs.

### 6. ~~Non-Residential district:~~

~~a. As permitted by Section 7-090 of this Code for maximum signage square footage for commercial businesses.~~

### B. ~~\_\_~~—Home Occupation:

1. ~~\_\_~~—Downward directed lighting only. No internally ~~illuminated~~ signs.
2. ~~\_\_~~—One wall or free-standing sign.
3. ~~\_\_~~—Limited to name or occupation of occupant conducting a permitted home occupation.
4. ~~\_\_~~—Maximum total sign height of 30 inches for a free-standing sign.

### 5. ~~Non-Residential district:~~

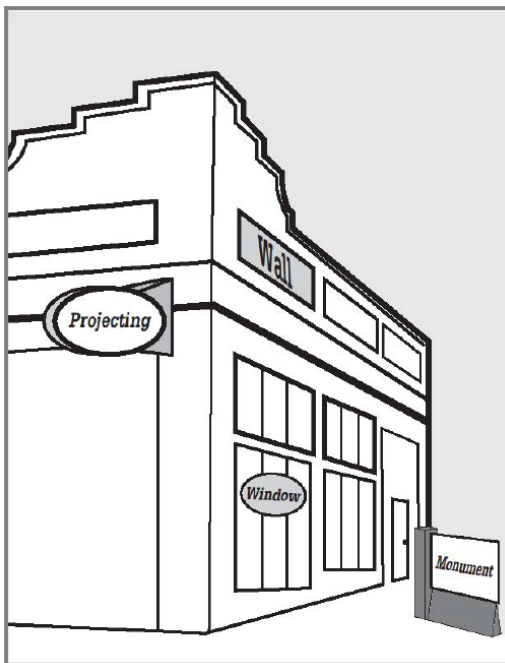
~~a. As permitted by Section 7-090 of this Code for maximum signage square footage for commercial businesses.~~

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C.   —Multiple-Family Residential:

1.   —Each multi-family complex is limited to a total number of three on-premise signs per street frontage.
2.   —Non-illuminated.
3.   —See Section [7-160 Sign Table](#) for maximum signage square footage. ~~(Prior code § 7-7)~~

**Section 7-100 Permanent [Permitted Signs](#)**



A.   —Animated:

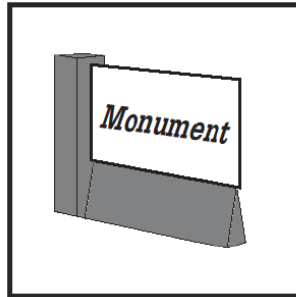
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1. ~~\_\_\_~~—Limited to traditional barber poles and time & temperature devices, or other similar devices that are not illuminated.
  2. ~~\_\_\_~~—Maximum of one per business.
  3. ~~\_\_\_~~—~~Monument~~~~Freestanding~~, wall or projection.
  4. ~~\_\_\_~~—Maximum size not to exceed 50 square feet.
  5. ~~\_\_\_~~—Included in the calculation of total sign area maximums.
  6. ~~\_\_\_~~—Shall not project above roof line.

B. ~~\_\_\_~~—Awning (Canopy):

1. ~~\_\_\_~~—Signs may be attached to awnings made of rigid materials or appliqued or painted on the awning surface.
2. ~~\_\_\_~~—Signage on awnings shall not project above the awning.
3. ~~\_\_\_~~—Bottom of the sign~~awning~~ shall maintain a 9-foot vertical clearance from grade.
4. ~~\_\_\_~~—Signage on awnings shall count toward the maximum signage square footage ~~in Section 7-040.~~

C. ~~\_\_\_~~—~~Freestanding~~ Monument Signs:

1. ~~\_\_\_~~—Permitted in commercial, industrial and multi-family zoning districts and for residential subdivisions.
  2. ~~\_\_\_~~—Minimum setback from property line equals 1 foot for each foot of height of the sign for signs 6 feet or less in height; for signs ~~in excess of~~more than 6 feet in height the setback shall be greater than or equal to the height of the sign.
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3.   —Low-water use, drought-tolerant plants from the Town of Clarkdale Plant List, [Chapter Section 9](#) of the Zoning Code, or landscape rocks shall be placed around the sign base to minimize the visual impact of a monument sign and create a visually attractive appearance.

4.   —One monument sign is allowed for each road intersection providing access to the property.

5.    ~~M— See Section 7-160 of this Code for maximum signage-square footage of sign shall not exceed 40 square feet.~~

6.   —Maximum height of sign and base shall not exceed ~~10 ten (10)~~ feet above existing grade at time of construction.

   ~~The monument sign square footage shall count towards the total site allowance.~~

   ~~Additional total sign area may be allowed by Conditional Use Permit.~~

D.   —Off-Premises Commercial Signs:

1.    ~~Maximum number equals (1) one per street frontage per parcel on which the sign is placed. One off premise sign per business is allowed in the Town of Clarkdale.~~

   Proof provided to the Town of permission from the parcel owner is required prior to installation of any off-premise sign.

**Commented [CP1]:** Can I change this, just not typical language... can't we just use "is" through out this section?

~~32.~~\_\_—Maximum size of sign advertising a single use equals ~~32 thirty-two (32)~~ square feet.

~~43.~~\_\_—Maximum size of sign advertising multiple uses equals ~~50 fifty (50)~~ square feet.

~~54.~~\_\_—Minimum separation between off-premise signs equals ~~600 six hundred (600)~~ feet, ~~includesincluding~~ signs on same or different parcels.

~~65.~~\_\_—Minimum separation between off-premise and on-site signage equals ~~200 two hundred (200)~~ feet.

~~76.~~\_\_—Minimum setback equals the required setback of the zone district if the parcel is developed or 10 feet if undeveloped.

~~87.~~\_\_—Limited to Central Business, Commercial or Industrial zoning districts.

~~98.~~\_\_—Fifty percent of the signage allocated to off-premise advertising shall be deducted from the allowable on-site signage of the advertising parcel.

~~109.~~\_\_—Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.

**E.**\_\_—On-Site Commercial Information:

~~1.~~\_\_—As reviewed and approved by staff ~~and the Design Review Board~~ Planning Commission during review of a ~~master comprehensive~~ sign plan application.

~~2.~~\_\_—On-Site information signage shall not contain advertising script or symbols.

**F.**\_\_—Neon:

1.\_\_—Permitted in the Central Business and Commercial Districts only.

2.\_\_—May be projecting, window or wall.

3.\_\_—Shall only be illuminated during business operating hours.

**G.**\_\_ ~~Political~~ — (In Accordance with ARS 16-1019):

**Commented [CP2]:** Do we need this, sounds content based.... What does on-site commercial information mean anyways? Directional, warning signs???

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1. ~~Maximum size equals sixteen (16) square feet, if the sign is located in an area zoned for residential use, or a maximum area of thirty-two (32) square feet if the sign is located in any other area.~~

2. ~~Signs may be located on private property or in public right-of-way except state highways or routes subject to the following conditions:~~

a. ~~The sign supports or opposes a candidate for public office, or it supports or opposes a ballot measure, question or issue;~~

b. ~~The sign is not placed in a location that is hazardous to public safety, obstructs clear vision in the area or interferes with the requirements of the Americans with Disabilities Act;~~

c. ~~The sign contains the name and telephone number or website address of the candidate or campaign committee contact person;~~

d. ~~Installation of a sign on any structure or property owned or leased by the Town is prohibited;~~

e. ~~No political signs will be permitted in the Commercial Tourism Political Sign-Free Zone. Refer to Section 7-140, Political Sign-Free Zone Map;~~

f. ~~In accordance with ARS Section 16-411, any facility that is used as a polling place on election day, or that is used as an early voting site during the period of early voting, shall allow persons to electioneer and engage in other political activity outside of the seventy-five (75) foot limit prescribed by ARS Section 16-515.~~

3. ~~If the Town deems the placement of a political sign constitutes an emergency, the Town may immediately relocate the sign and shall notify the candidate or campaign committee that placed the sign within twenty-four (24) hours of relocation. If a political sign does not conform to the conditions in subsection (G)(2) of this section but does not constitute an~~

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~~emergency, the Town may notify the candidate or campaign committee that placed the sign in violation.~~

~~a. If the sign remains in violation at least twenty-four (24) hours after the Town notified the candidate or campaign committee, the Town may remove the sign.~~

~~b. If the sign is removed in conformance with subsection (G)(3)(a) of this section, the Town shall notify the candidate or campaign committee and retain the sign for at least ten (10) business days to allow the candidate or campaign committee to retrieve the sign without penalty.~~

~~4. For candidates in an election, signs shall be erected no earlier than seventy-one (71) days before the election and must be removed no later than fifteen (15) days after the election. If a candidate in a primary election advances to the general election, the signs must be removed no later than fifteen (15) days after the general election.~~

~~5. For signs that support or oppose a ballot measure, question, or issue, the signs shall be erected no earlier than seventy-one (71) days before the election at which the measure, question, or issue is scheduled to appear on the ballot and must be removed no later than fifteen (15) days after that election.~~

H. ~~Portable Signs:~~

~~1. Permitted in the Central Business District, Commercial and Industrial Districts with the following restrictions:~~

~~a. Maximum size is six (6) square feet.~~

~~b. Signs shall be non-reflective.~~

~~c. Information on signs shall be current.~~

~~d. Signs shall be of sufficient weight and durability to withstand wind gusts and storms so as not to blow over or become airborne.~~

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~~e. The portable sign shall not count towards the maximum allowable sign area calculation for the use.~~

~~f. One portable sign is allowed per business.~~

~~g. No more than three portable signs are allowed per 50 feet of linear street frontage.~~

~~h. The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.~~

~~i. No sign shall be located within the visibility triangle as defined in Section 7-130.~~

~~j. One five (5) foot wide pedestrian passageway must be maintained around signs on a public sidewalk.~~

~~k. Off-premise portable signs are not permitted.~~

~~lk. No attachments to a portable sign are permitted.~~

~~lm. Portable signs shall be displayed only during the posted hours the business is open.~~

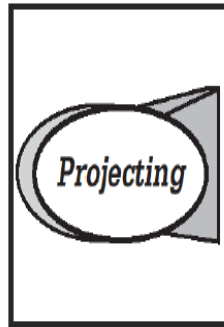
~~mn. The Town reserves the right to prohibit the use of portable signs during special events in order to ensure public safety by providing full access to the sidewalk~~

~~no. Height shall not exceed four feet from ground.~~

Gl.—Projecting:

1. 1.—Maximum height equals top of wall.

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2. ~~\_\_\_~~—No signage shall extend over public property except in the Central Business district and in no case shall the bottom of the sign be nearer than 9 vertical feet to grade, nor shall the leading edge of the sign be nearer than 2 linear feet to the curb.

3. ~~\_\_\_~~—Maximum number equals one ~~(1)~~ per business.

4. ~~\_\_\_~~—An agreement indemnifying the Town of Clarkdale from any liability is required if the sign projects over public right-of-way.

5. ~~\_\_\_~~ M—See Section 7-160 of this Code for maximum sign square footage shall not exceed 24 square feet.

6. ~~\_\_\_~~—Height shall not exceed top of wall.

~~J. Public Information not including Political Signs:~~

~~1. May be located on public property, including in municipal rights-of-way.~~

~~2. As permitted by law in furtherance of public safety, convenience or economic development.~~

~~3. Maximum height not to exceed ten (10) feet from existing grade at time of construction.~~

K. Real Estate:

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~~1. Maximum size equal six (6) square feet.~~

~~2. On-site installation only.~~

~~L. Sign Walkers:~~

~~1. Sign walkers are permitted per Arizona Revised Statutes 9-499.13~~

~~2. No sign walker shall obstruct public right-of way.~~

~~3. Sign walkers shall only operate during hours of operation for a business being represented or during daylight hours when advertising a subdivision.~~

~~4. No throwing of signs in the air, or twirling, spinning or tossing of signs is permitted.~~

~~5. Signs shall be limited to no more than eight (8) feet in height.~~

~~6. Signs shall not block visibility of pedestrian or vehicular traffic.~~

~~M. Special Events:~~

~~1. Portable and temporary signs may be used to advertise the Special Event and must comply with Section 7-110 of this Code.~~

~~2. A maximum of 4 (four) portable and/or banner signs advertising the event are allowed.~~

~~3. An unlimited number of directional signs are permitted.~~

~~4. Directional signs may be placed no sooner than twelve (12) hours before the event and shall be removed within two (2) hours after the event.~~

~~5. Banners and other temporary signs advertising the event may be placed on private property up to two weeks prior to the event, placement in the public right-of-way requires review and approval by the Town.~~

~~HN. \_\_ Subdivision Advertising, Directional and Identification:~~

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1. ~~\_\_~~—General: A ~~master c~~Comprehensive sign package for each development including type, number, size, locations, materials and colors of the various signs shall be approved through the ~~d~~Design ~~r~~Review process prior to the issuance of a permit for any sign authorized under this section of the Code.

2. ~~\_\_~~—On-Site Subdivision Identification

a. ~~\_\_~~—One monument sign may be permitted at each entrance up to a maximum of four ~~(4)~~ signs.

b. ~~\_\_~~—The maximum aggregate area of all entry signs shall be ~~160 one hundred and sixty (160)~~ square feet, with maximum size of any single sign not to exceed ~~50 fifty (50)~~ square feet.

c. ~~\_\_~~—Maximum height shall equal ~~6 six (6)~~ feet.

3. ~~\_\_~~—On-Site Advertising and Directional:

a. ~~\_\_~~—Maximum height shall equal ~~10 ten (10)~~ feet.

b. ~~\_\_~~—The edges of all signs shall be boxed.

c. ~~\_\_~~—Such signs shall be maintained until such time as 95% of the lots in the subdivision are sold, or the sales office closes, whichever occurs first.

d. ~~\_\_~~—Such signs shall not be located nearer than ~~50 fifty (50)~~ feet from a lot containing an occupied residence, unless located within a master planned community.

4. ~~\_\_~~—Off-Site Advertising and Directional:

a. ~~\_\_~~—Such signs shall be located within 1.5 miles of the subdivision, on vacant property with the written permission of the property owner.

b. ~~\_\_~~—A maximum of two ~~(2)~~ signs are permitted for each subdivision and shall not be located on a local street.

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c. ~~Each sign shall have a maximum area of 32 thirty-two (32) square feet and a maximum height of 8 eight (8) feet, 6 six (6) feet-inches in residential zone districts.~~

d. ~~Such signs shall be maintained until such time as 95% of the lots in the subdivision are sold, or the sales office closes, whichever occurs first.~~

5. ~~Off-Site Weekend Directional Signs~~

a. ~~Permits are established for each subdivision on an annual basis based on a site plan showing all proposed signs and locations.~~

b. ~~Maximum of 8 eight (8) signs per subdivision.~~

c. ~~Maximum of 4 four (4) square feet per sign.~~

d. ~~Signs shall not be installed before 4:00 p.m. on Friday and must be picked up by 10:00 a.m. on Monday, except when Monday is a holiday, then by 10:00 a.m. on Tuesday.~~

e. ~~Signs shall not be placed in the public right-of-way nor attached to any utility poles, street or regulatory signs, bridges, trees or similar objects.~~

f. ~~Signs shall not be placed on private property without the written permission of the property owner.~~

g. ~~Signs shall be located within 1.5 miles of the subdivision, separated by not less than 50 fifty (50) feet from any other sign and shall not exceed 3 three (3) feet in height.~~

~~Q. Temporary Signs and Banners for Commercial Uses~~

~~1. Limited to the following:~~

~~a. Thirty-two (32) square feet maximum.~~

~~b. Maximum number equals one (1) per street frontage per parcel.~~

~~2. Shall be placed on the property for which it advertises.~~

~~3. Shall be removed on or before the 30th day from date of the initial installation.~~

~~4. Temporary signs shall not count towards the maximum sign size calculation for commercial businesses as specified in Section 7-090.~~

~~5. No banners shall be hung across any public right-of-way unless specifically granted approval by the Town Manager or designee, or an authorized representative; upon a finding such placement will not be detrimental to public safety and provided such placement shall be for a period of thirty (30) days or less.~~

~~6. All banners shall have wind slits.~~

~~PIQ.~~\_\_—Wall

~~1. Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.~~



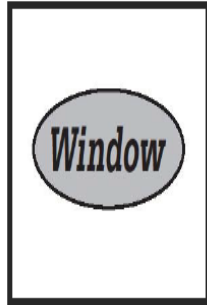
~~1.2.~~\_\_—Maximum height equals top of wall to which ~~affixed~~ it is affixed.

~~2.3.~~\_\_—Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.

~~3.4.~~\_\_—See Section 7-110 Temporary Signs and Banners of this Code for maximum sign square footage.

~~JQ.~~\_\_—Window

1. \_\_—No more than ~~50%~~ fifty percent (50%) of the window shall be used for signage.



2. ~~\_\_\_~~—No more than ~~25% twenty-five (25%)~~ of the allowable window signage shall be illuminated.

3. ~~\_\_\_~~—See Section [7-160](#) Sign Table for maximum square footage.

#### ~~R. Yard Sale~~

~~1. Must contain the date and address of the yard sale.~~

~~2. Must be removed within seventy-two (72) hours of placement.~~

~~3. Shall be weighted so as to not fly around~~

~~4. Shall be located on private property.~~

~~5. Shall not exceed four (4) square feet.~~

~~6. Shall not be attached to traffic control devices, utility poles or street signs. (Revised by Ordinance #438 on 12/10/24; effective 1/10/25; Revised by Ordinance #435 on 12/10/24; effective 1/10/25; Revised by Ordinance #427 on 8/13/24; effective 9/14/24; prior code 5-7-8)~~

#### ~~KS. Murals~~

~~1. A mural shall not count towards the maximum sign size calculation for commercial businesses as specified in Section 7-120 Maximum Sign Square Footage for Commercial Uses shall be exempt from size and height limitations and not be counted toward the maximum number of signs permitted on a property, unless it contains a business's name or~~

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logo, then it will be counted as a sign and included in the maximum square footage permitted by section 7-120 Maximum Sign Square Footage for Commercial Use.:

1.---

2.---

## **Section 7-110 Temporary Signs and Banners**

A. Applicability. Temporary signs include but are not limited to signs previously categorized as: political, ideological, yard sale, real estate, and special event signage. These signs are regulated based on time, place, and manner regardless of the message expressed.

B. General Standards:

1. Maximum Size:

- a. 6 square feet in residential zones.
- b. 32 square feet in commercial or industrial zones.
- c. Maximum number equals one per street frontage per parcel.

2. Placement:

- a. On private property with permission of the property owner.
- b. Not within visibility triangles or public rights-of-way unless expressly permitted.
- c. Placed upon the property it advertises.
- d. No banners shall be hung across any public right-of-way unless specifically granted approval by the Town Manager or designee, or an authorized representative; upon a finding such placement will not be detrimental to public safety and provided such placement shall be for a period of 30 days or less.
- e. All banners shall have wind slits.

3. Duration:

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a. Up to 30 days per calendar quarter, unless otherwise specified (e.g. election-related).

b. Must be removed within 72 hours after the event they reference concludes or after the sale is finalized.

4. Illumination:

~~Not permitted for temporary signs.~~

~~Not permitted for temporary signs~~

5. Permit:

~~No permit required unless over 6 sq ft or placed for more than 30 days.~~

Temporary signs shall not count towards the maximum sign size calculation for commercial businesses as specified in Section 7-1240 Maximum Sign Square

Footage for Commercial Use of this code.

C. Political – (In Accordance with ARS 16-1019):

1. Maximum size equals 16 square feet, if the sign is located in an area zoned for residential use, or a maximum area of 32 square feet if the sign is located in any other area.

2. Signs may be located on private property or in public right-of-way subject to the following conditions:

a. The sign supports or opposes a candidate for public office, or it supports or opposes a ballot measure, question or issue.

b. The sign is not placed in a location that is hazardous to public safety, obstructs clear vision in the area or interferes with the requirements of the Americans with Disabilities Act.

c. The sign contains the name and telephone number or website address of the candidate or campaign committee contact person.

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d. Installation of a sign on any structure or property owned or leased by the Town is prohibited.

e. No political signs will be permitted in the Commercial Tourism Political Sign-Free Zone. Refer to Section 7-170 Political Sign-Free Zone Map.

f. In accordance with ARS Section 16-411, any facility that is used as a polling place on election day, or that is used as an early voting site during the period of early voting, shall allow persons to electioneer and engage in other political activity outside of the 75-foot limit prescribed by ARS Section 16-515.

3. If the Town deems the placement of a political sign constitutes an emergency, the Town may immediately relocate the sign and shall notify the candidate or campaign committee that placed the sign within 24 hours of relocation. If a political sign does not conform to the conditions in subsection (C)(2) of this section but does not constitute an emergency, the Town may notify the candidate or campaign committee that placed the sign in violation.

a. If the sign remains in violation at least 24 hours after the Town notified the candidate or campaign committee, the Town may remove the sign.

b. If the sign is removed in conformance with subsection (C)(3)(a) of this section, the Town shall notify the candidate or campaign committee and retain the sign for at least 10 business days to allow the candidate or campaign committee to retrieve the sign without penalty.

4. For candidates in an election, signs shall be erected no earlier than 71 days before the election and must be removed no later than 15 days after the election. If a candidate in a primary election advances to the general election, the signs must be removed no later than 15 days after the general election.

5. For signs that support or oppose a ballot measure, question, or issue, the signs shall be erected no earlier than 71 days before the election at which the measure, question, or issue is scheduled to appear on the ballot and must be removed no later than 15 days after that election.

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D. Portable Signs:

1. Permitted in the Central Business District, Commercial and Industrial Districts with the following restrictions:
    - a. Maximum size is 6 square feet.
    - b. Signs shall be non-reflective.
    - c. Information on signs shall be current.
    - d. Signs shall be of sufficient weight and durability to withstand wind gusts and storms so as not to blow over or become airborne.
    - e. The portable sign shall not count towards the maximum allowable sign area calculation for the use.
    - f. One portable sign is allowed per business.
    - g. No more than three portable signs are allowed per 50 feet of linear street frontage.
    - h. The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.
    - i. No sign shall be located within the visibility triangle as defined in Section 7-130 Visibility Sight Lines.
    - j. One 5-foot-wide pedestrian passageway must be maintained around signs on a public sidewalk.
    - k. No attachments to a portable sign are permitted.
    - l. Portable signs shall be displayed only during the posted hours the business is open.
    - m. The Town reserves the right to prohibit the use of portable signs during special events to ensure public safety by providing full access to the sidewalk.
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n. Height shall not exceed 4 feet from the ground.

E. Sign Walkers:

1. Sign walkers are permitted per Arizona Revised Statutes 9-499.13.
2. No sign walker shall obstruct public right-of-way.
3. Sign walkers shall only operate during hours of operation for a business being represented or during daylight hours when advertising a subdivision.
4. No throwing of signs in the air, or twirling, spinning or tossing of signs is permitted.
5. Signs shall be limited to no more than 8 feet in height.
6. Signs shall not block visibility of pedestrian or vehicular traffic.

F. Special Events:

1. Portable and temporary signs may be used to advertise the Special Event and must comply with Section 7-110 Temporary Signs and Banners of this Code.
2. A maximum of four portable and/or banner signs advertising the event are allowed.
3. An unlimited number of directional signs are permitted.
4. Directional signs may be placed no sooner than 12 hours before the event and shall be removed within 12 hours after the event.
5. Banners and other temporary signs advertising the event may be placed on private property up to 2 weeks prior to the event, placement in the public right-of-way requires review and approval by the town staff.

G. Yard Sale

1. Must contain the date and address of the yard sale.
  2. Must be removed within 72 hours of placement.
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- 3. Shall be weighted so as to not fly around.
- 4. Shall be located on private property.
- 5. Shall not exceed 4 square feet.
- 6. Shall not be attached to traffic control devises, utility poles or street signs.

**Section 7-120 Maximum Sign Square Footage for Commercial Uses**

Commercial business located in commercial zoning districts and multi-family developments may~~shall~~ use a combination of awnings, wall, window, ~~freestanding monument~~ and projecting signage on-site to promote their business. Maximum cumulative signage is calculated based on linear street frontage. ~~The maximum allowance is available for each street frontage on which the commercial building has a public entrance.~~

Commented [CP3]: "can"

<b>Linear Street Frontage</b>	<b>Maximum total square footage of sign area</b>
50	75
100	150
150	225
200	300
250	375
300	450
350	525
400	600
450	675
500	750

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The maximum allowable combined signage size is calculated as ~~one and one half (1.5)~~1.5 square feet per ~~1~~ ~~one (1)~~ linear foot of street frontage. The maximum allowance available for each business is 250 square feet.

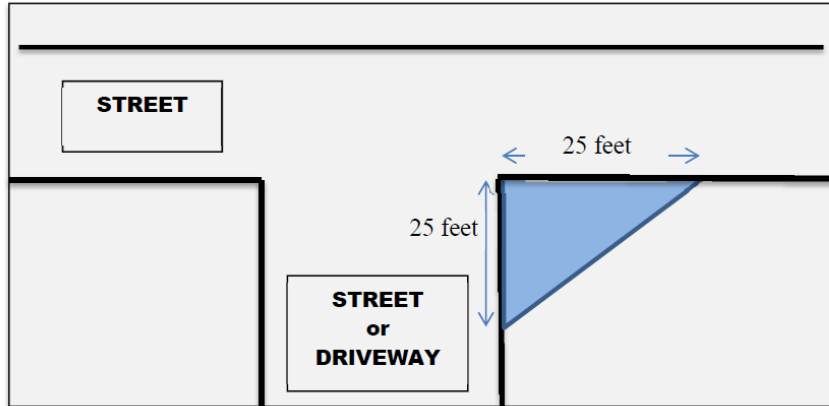
All commercial signs, except for temporary signs, are subject to review and administrative approval ~~by the Design Review Board~~design review process, and shall meet all of the criteria for design review listed in Section ~~11~~, including the requirements that all signage ‘shall be visually compatible with the buildings, structures and places to which it is related’. This should be taken into consideration when allocating square footage to the various types of signs proposed for a development. (Revised by Ordinance #438 on 12/10/24; effective 1/10/25; prior code § 7-9)

Additional square footage can be requested with the application of a Conditional Use Permit approved by the Planning Commission.

## **Section 7-130    Visibility Sight Lines**

To preserve visibility at intersections, an unobstructed view shall be maintained within these triangular areas:

1. At the intersection of two ~~(two)~~ streets, or where a driveway or alley intersects a street, a triangle defined by measuring ~~25~~ ~~twenty five (25)~~ feet in length along the curb or edge of improved roadway from their point of intersection, the third side being a diagonal line connecting the first two ~~(2)~~. The Town may require more than ~~25~~ ~~twenty five (25)~~ feet in high-volume, high-speed traffic areas.



2. No signs, except traffic signs, shall exceed a height of ~~30 thirty (30)~~ inches above the grade of the lower roadway within the triangular area. In addition, sign projection, or overhang, across this area shall be permitted only when the bottom of the sign is a minimum of 9 feet above the grade of the higher roadway. (Prior code § 7-10)

### Section 7-140 Permitted Signs by Type and Zone District Chart

Sign Type	R1A	R1	R1L	RS3	R2	R3	<a href="#">R3H</a>	R4	R4A	CB	C	I	Fee/ Permit	<a href="#">Design Staff Review</a>
<b>P = Permitted</b> <b>N= Not Permitted</b> <b><a href="#">Y= Yes Required</a></b>														

Sign Type	R1A	R1	R1L	RS3	R2	R3	R3H	R4	R4A	CB	C	I	Fee/ Permit	Design Staff Review
Animated	N	N	N	N	N	N	N	N	N	P	P	P	Y	Y
Awning	N	N	N	N	P	P	P	P	P	P	P	P	Y	Y
Freestanding Monument	P	P	P	P	P	P	P	P	P	P	P	P	Y	Y
Ideological <sup>(4)</sup>	P	P	P	P	P	P		P	P	P	P	P	N	N
Illuminated <sup>(2)</sup>	N	N	N	N	N	N	N	N	N	P	P	P	Y	Y
Off-premise Commercial	N	N	N	N	N	N	N	N	N	P	P	P	Y	Y
On-site info Commercial	N	N	N	N	P	P	P	P	P	P	P	P	Y	Y
Neon	N	N	N	N	N	N	N	N	N	P	P	P	Y	Y
Projecting	N	N	N	N	P	P	P	P	P	P	P	P	Y	Y
Political <sup>(3)</sup>	P	P	P	P	P	P	P	P	P	P	P	P	N	N

Sign Type	R1A	R1	R1L	RS3	R2	R3	R3H	R4	R4A	CB	C	I	Fee/ Permit	Design Staff Review
Portable	N	N	N	N	N	N	N	N	N	P	P	N	Y	Y
Projecting	N	N	N	N	P	P	P	P	P	P	P	P	Y	Y
Public info.	P	P	P	P	P	P	P	P	P	P	P	P	N	N
Real estate (4)	P	P	P	P	P	P		P	P	P	P	P	N	N
Special Events	P	P	P	P	P	P	P	P	P	P	P	P	Y	N <del>Y</del>
Subdivisions Adv., Directional, ID	P	P	P	P	P	P	P	P	P	P	P	P	Y	Y
Temporary (54)	N	N	N	N	P	P	P	P	P	P	P	N	<del>Y</del> N	N
Wall (65)	P	P	P	P	P	P	P	P	P	P	P	P	Y	Y
Window	N	N	N	N	P	P	P	P	P	P	P	P	Y	Y

(1) Not to exceed 6 square feet.

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(2) Not permitted within 75 feet of a residential district for PUD or PAD development.

(3) Political signs not permitted in 'sign free' zones.

~~(4) For sale, for lease signs not to exceed 6 square feet in residential districts.~~

(54) Permitted for a maximum of 30 days for bonafide Grand Openings, Going Out of Business Sales, Open Houses, or similar short-term events.

(65) Home occupation only signs permitted in residential districts.

## Section 7-150 Enforcement

A. All signs shall be subject to inspection ~~and approval~~ by the Community Development Department to ensure compliance with the Zoning Code ~~and Design Review Board Approval~~.

B. Footing inspections shall be required for all signs with footings.

C. Signs containing electrical wiring shall conform to the standards of the applicable electrical code and the components shall bear the label of a testing agency approved by the State of Arizona.

D. When, in the opinion of the Town Manager or authorized representative, reasonable cause exists concerning the safety of a proposed or existing sign structure, the applicant or owner shall furnish written documentation from a registered civil, structural, electrical or mechanical engineer certifying its safety. The Town reserves the right to order removal of a sign if it poses a threat to public safety.

E. Notice of noncompliance of any sign shall be given to the owner of record of the property and user of such sign by first-class mail sent to the last known address of the owner ~~of~~ record and user.

F. Failure to remove or bring the sign into compliance in accordance with a notice given pursuant to ~~Section 7-030 above~~ Town Code shall result in appropriate enforcement action, including but not limited to:

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- a. The Town Attorney, acting on behalf of the Town Council, shall seek the removal of any sign not erected in compliance with this Code or maintained in a safe manner and,
  - b. The billing of the owner or user of such sign an amount equal to the costs to the Town in removing and storing any such sign; or
  - c. Issuance of a citation by the Clarkdale Police Department for the offending party(ies) to appear before the Town Magistrate.

G. For ~~d~~Definitions see [Chapter 2 of the](#) Zoning Code. (~~Revised by Ordinance #438 on 12/10/24; effective 1/10/25; prior code § 7-12)~~

H. ~~—The Towntown may remove illegal or unsafe signs and at the cost to the ownerowner's expense.~~

I. ~~—All signs shall be maintained in good condition and in accordance with the following priority:~~

1. ~~Structural safety and stability.~~
  2. ~~Visibility and traffic safety compliance.~~
  3. ~~Aesthetic upkeep and material integrity.~~
  4. ~~Continued compliance with approved design and placement.~~
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**Section 7-160 Sign Table**

SIGN TYPE	LIMITATIONS	ALLOWED PER BUSINESS/ DEVELOPMENT	INSTALLATION TYPE	MAXIMUM SIZE	MAXIMUM HEIGHT	PROPERTY SETBACKS	ZONING DISTRICTS
Animated	Barber poles and time/ temperature <del>d</del> Devices only. Included in maximum area calculations.	1	<del>Monument</del> <del>Freestanding</del> / <del>Wall</del> / <del>or</del> <del>Projection</del>	50 square feet.	Not to project above roof line.	<del>Beyond the site triangle.</del>	Commercial
Awning	Signage on awning shall not project above awning surface. 9-foot vertical clearance required.						Commercial <del>counts towards</del> <del>maximum</del> <del>signage square</del> <del>footage.</del>
Bed & Breakfast	One wall or one <del>monument</del> - <del>freestanding</del> sign only.	1	<del>Wall</del> / <del>or</del> <del>Freestanding</del> - <del>Monument</del>	3 square feet.	8 feet <del>tall</del> for wall mounted, 30 inches <del>tall</del> for <del>monument</del> / <del>freestanding</del> .		Residential/ <del> -and</del> Commercial
<del>Freestanding</del> - Monument		1 monument sign per adjacent intersection.	<del>Freestanding</del> <del>Monument</del>		10 feet <del>tall</del> from existing grade at time of construction.	Minimum (signs < 6' tall) = 1 foot for each foot of sign height: Minimum (signs > or = 6' tall) = greater than or equal to sign height.	Subdivisions/ <del> -</del> multi-family developments/ <del> -</del> <del>and</del> -commercial

Commented [CP4]: Huh?

Home Occupancy	Non-illuminated limited to name and occupation only.	1	Wall <del>or</del> freestanding Monument	3 square feet.	Top of wall or 30 inches tall for monument freestanding.	N/A	Residential
Off-Premise Commercial	600-foot minimum separation between off-premise signs. 200-foot minimum separation between off-premise and on-premise signs.	1 per street frontage per parcel where located.	Freestanding Monument	32 square feet for single use; 50 square feet for multiple uses.	10 feet tall from existing grade at time of construction.	Equal to minimum setback of zoning district if property is developed. Minimum of 10 feet if property is undeveloped.	Central Business <del>;</del> Commercial <del>and</del> Industrial districts only
On-Site Commercial	<del>Shall not contain advertising script or symbols</del>	As approved during review of a <del>master-comprehensiv</del> e sign application. Shall not contain advertising.	As approved during review of a <del>master-comprehensi</del> ve sign application.	As approved during review of a <del>master-comprehens</del> ive sign application.	As approved during review of a <del>master-comprehensi</del> ve sign application.	As approved during review of a <del>master-compreh</del> ensive sign application.	Central Business <del>;</del> Commercial <del>and</del> Industrial Districts only
Neon	Only illuminated during business operation hours.		Projection <del>;</del> window <del>or</del> wall				Central business/ Commercial

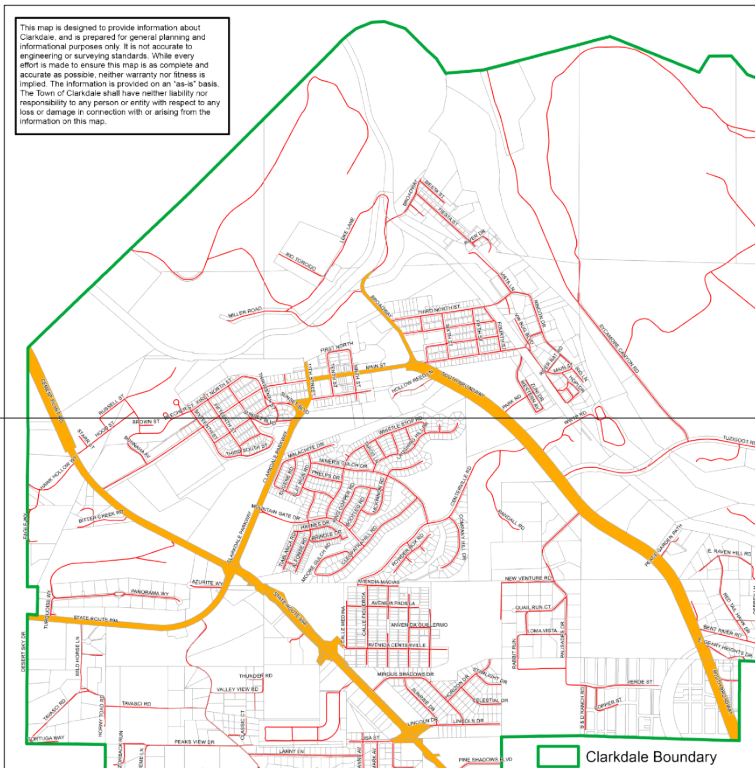
Political	Not permitted in sign free zones. Permitted 60 days prior to election, must be removed by 15 days after election.	N/A	Temporary	16 square feet in residential districts. 32 feet in <del>commercial-</del> <del>other</del> districts.			All
Portable	Must not impede pedestrian traffic. <del>—</del> Shall not be reflective. No attachments are permitted. Off-Premise portable signs are not permitted.	1	Temporary	6 square feet.	Not to exceed 4 feet <del>tall.</del>		Central Business <del>—</del> and Commercial Districts <del>only.</del>
Projecting	Minimum of 9 <del>feet</del> from grade – 2 <del>feet</del> from curb. Indemnity agreement required if sign projects over sidewalk.	1 per businesses.	Projecting	Cumulative based on linear street frontage.	Top of wall.	N/A	Central Business <del>—</del> Commercial <del>—</del> and Industrial
Public Information	May be located on public or private property. Including right-of-way.		Permanent <del>—</del> Temporary		10 <del>feet tall</del> from existing grade at time of construction.		All
Sign Walkers	Shall not obstruct right-of-way. <del>—</del> Shall only operate during hours of business being represented.	1	Temporary		8 <del>feet</del> <del>feet tall.</del>		All

Special Events	On private property up to 2-weeks before event; directional signs only 12 hours before event.	4 banners; unlimited directional.	Temporary				All
Subdivision - On-Site Monument	Must be approved as part of sign package.	1 per entry.	Permanent	160 square feet.	10 feet tall.		
Subdivision - Off-Site	Shall be located within 1.5 miles.	2	Temporary	32 square feet.	8 feet tall or, 6 feet tall in residential zoning districts.		All
Subdivision - Weekend Off-Site Directional	Must have permit - shall be installed before 4 pm on Friday and removed by 10 am on Monday.	8 per subdivision	Temporary	4 square feet.	Not to exceed 4 feet tall from existing grade.		All
Temporary Signs and Banners	30 days only - permit required.	One per street frontage per parcel.	<del>Temporary</del>	32 square feet.	<del>To be determined during permitting</del>		All
Wall		<del>One per approved wall area</del>	Permanent	Cumulative based on linear street frontage.	Top of wall.		Commercial, Central Businesses, and Industrial
Window	No more than 25% percent of allowable window signage may be illuminated.		Permanent	No more than 50% percent of window. Cumulative based on linear street frontage.	N/A		Commercial, Central Businesses, and Industrial

Yard Sale	Shall be located on private property, <u>contain date and address. removed within 72 hours.</u>	1	Temporary	<u>Not to exceed 4 square feet.</u>	<u>Not to exceed 2 feet tall. Not to exceed 4 square feet</u>		All
<b>Section- 7-160 Pe mitted Sign- Table</b>							

### Section 7-170 Political Sign Free Zone Map

(Revised by Ordinance #438 on 12/10/24; effective 1/10/25; Revised by Ordinance #435 on 12/10/24; effective 1/10/25; prior code § 7-14)







# Staff Report

Item Number: 5.C.

- 
- Agenda Item:**            **Zoning Code Updates to Chapter 8 – Outdoor Lighting**  
Discuss, consider and act upon the Zoning Code updates to Chapter 8 —  
Outdoor Lighting.
- Staff Contact:**            Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:**            December 4, 2025
- Strategic Goal:**            This agenda item supports the following Clarkdale Strategic Goal Area:
- Goal Area 3 - Strengthen and diversify our economy through cultivating a business-friendly climate for business attraction and strategically capitalizing upon tourism.
- Background:**            The Citizens Advisory Committee (CAC) has been reviewing draft text amendments to the Town of Clarkdale’s Zoning Code. The purpose of this item is to finalize and approve the chapters listed above.
- Suggested Motions:**  
"I move to recommend approval of the updates to Chapter 8 of the Town of Clarkdale’s Zoning Code to Town Council, subject to the stipulations indicated in the staff report."
- Budget Impact:**            No budget impact.
- Recommendation:**        Staff recommends that the CAC approve the Zoning Code updates to Chapter 8 - Outdoor Lighting and forward to Town Council with recommendation of the same.

## CHAPTER 8 OUTDOOR LIGHTING CODE

### Sections/Articles:

- [8-010 Purpose and Intent Incorporation by Reference](#)
- [8-020 Compliance with the Zoning Code and Permit Requirements Mission Statement](#)
- [8-030 Applicability Purpose and Intent](#)
- [8-040 Lighting Definitions Conflicting Regulations](#)
- [8-050 General Requirements Approved Materials and Methods of Construction or Installation/ Operation](#)
- [8-060 Residential Lighting Preferred Source](#)
- [8-070 Special Uses Lighting Requirements](#)
- [8-080 Prohibited Outdoor Lighting Parking Lot Lighting Standards](#)
- [8-090 Exceptions Temporary Lighting Permits](#)
- [8-100 Nonconforming Outdoor Lighting Nonconforming Uses](#)
- [8-110 Outdoor Lighting Variances Variances](#)
- [8-120 Violations and Enforcement Definitions](#)

### 8-010 -Purpose and Intent

The purpose of this lighting code is to enhance the safety, well-being, and enjoyment of our residents while preserving the beauty of the night sky. It aims to minimize the impact on wildlife and natural habitats, reduce energy consumption, and support Clarkdale's mission of sustainability and safety. This code is designed to be practical for residents and is in alignment with the Illuminating Engineering Standards (IES) and the Dark-Sky International guidelines.

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**Section 8-010 — Incorporation by Reference**

A.R.S., Title 49, Chapter 7, Light Pollution § 49-1101 et seq., is hereby incorporated by reference. (Revised by Ordinance #438 on 12/10/24; effective 1/10/25; prior code § 8-1)

**Section 8-020 — Mission Statement**

To afford every citizen of Clarkdale the flexibility to engage in the pursuit of safe, inexpensive lighting practices for the purpose of commercial and private use without being impeded upon or impeding upon other citizens desiring a more pristine nighttime environment free from light pollution, waste, trespass, or clutter while providing nighttime safety, security and productivity. (Revised by Ordinance #438 on 12/10/24; effective 1/10/25; prior code § 8-2)

**Section 8-030 — Purpose and Intent**

A. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principal among these concerns are:

1. The degradation of the nighttime visual environment by production of unsightly and dangerous glare;
2. Unnecessary waste of energy and resources in the production of too much light or wasted light;

3.—Interference in the use or enjoyment of property which is not intended to be illuminated at night; and

4.—The loss of the often-neglected scenic view of the night sky due to increased urban skyglow.

It is hereby recognized that these different interests, those of safety and utility and those of aesthetic appearance, need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to questions of when, where and how much lighting is needed, will lead to better lighting practice from all viewpoints.

B.—It is also recognized that the topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area, and that unnecessary or excessive use of outdoor nighttime lighting has an adverse impact on astronomical observation in the area, and that unnecessary or excessive uses of outdoor nighttime lighting has an adverse impact on astronomical observation, even at relatively distant observatories.

C.—Accordingly, it is the intent of this section of the Zoning Ordinance to encourage lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining nighttime safety, utility, security and productivity. (Revised by Ordinance #438 on 12/10/24; effective 1/10/25; prior code § 8-3)

## **8-020 — Compliance with the Zoning Code and Permit Requirements**

~~A. A. —An outdoor lighting permit shall be obtained prior to the installation, modification, or replacement of any Outdoor Light Fixture subject to Section 8-030.~~

~~1. —Any modification of an existing Outdoor Light Fixture shall comply with this article.~~

~~2. All outdoor lighting shall be installed in compliance with the Town of Clarkdale Building Regulations; and The Town of Clarkdale Fire Code.~~

### **Section 8-040 — Conflicting Regulations**

~~A. In the event of conflict between the regulations set forth in this section of this chapter and any other regulations applicable to the same area, the more stringent limitations of requirement shall govern. (Prior code § 8-4)~~

### **Section 8-050 — Approved Materials and Methods of Construction or Installation/Operation**

~~A. The provisions of this section of the Zoning Ordinance are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this chapter, provided any such alternate has been approved.~~

~~B. The Planning Director may approve any such proposed alternate provided that such alternate:~~

~~1. Provides at least equivalence to the applicable specific requirements of this chapter; and~~

~~2. Is otherwise satisfactory and complies with the intent of this chapter. (Prior code § 8-5)~~

## Section 8-060 — Preferred Source

A. Due to their high energy efficiency, long life and spectral characteristics, low-pressure Sodium (LPS) lamps are the preferred illumination source for outdoor lighting throughout the Town of Clarkdale. (Prior code § 8-6)

## 8-030 — Applicability

### A. — New Development and Parking Areas.

The provisions of this article shall apply to any new development of a vacant lot or parcel and any installation of outdoor lighting to support that development, including parking areas and areas within an unenclosed parking garage.

### B. — Major Additions, Modifications, Replacements, and Change of Use

The provisions of this article shall apply to all major additions, modifications, replacements, or change of use. The entire property shall comply with the requirements of this article when any of the following occur:

1. "Major" shall be defined as an increase of 25% percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this provision; or

2. —Single or cumulative modifications or replacements of legally installed oOutdoor lLight fixtures after December 31, 2025, constituting 25% percent or more of the lLumens that would be permitted under this articlesection for the property, regardless of the tTotal oOutdoor lLight oOutput currently existing on a site.

3. ~~New Uses or Structures, or c~~Change of Use. Whenever there is a new use of a property (zoning or variance change) or the use on the property is changed, all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

C. ~~Minor Additions, Modifications, Replacements, and Change of Use~~

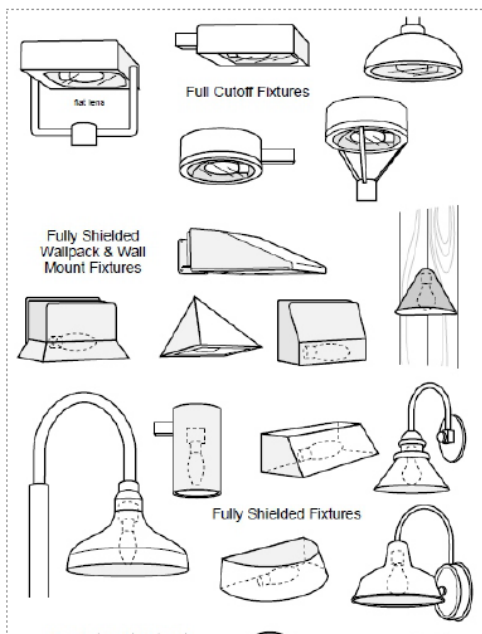
~~The provisions of this article shall not apply to minor (less than 25% percent as referenced above) additions, modifications, replacements, or change of use after December 31, 2025, except for the following:~~

1. All new or modified ~~o~~Outdoor ~~L~~ight ~~f~~ixtures shall comply with the requirements of this article.
2. The ~~t~~Total ~~o~~Outdoor ~~L~~ight ~~o~~utput shall not exceed the amount allowed by this article, or the total legal nonconforming light output, whichever is greater.

### 8-040 Lighting Definitions

A. As used in this chapter, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

Planning Director: means the Planning Director for the Town of Clarkdale or his/her representative.



**CFL:** A lamp that uses a coiled or folded fluorescent tube and an integrated ballast to produce light. A CFL is designed to provide energy-efficient lighting comparable to incandescent lamps while using less electricity and lasting significantly longer. CFLs contain a small amount of mercury and must be properly recycled or disposed of in accordance with applicable regulations. a compact fluorescent lamp that uses less electricity and lasts longer than incandescent bulbs.

Class 1 Lighting: means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where color rendition is important.

Class 2 Lighting: means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, parking lots and outdoor security where general illumination of the grounds is the primary concern.

Class 3 Lighting: means any outdoor lighting used for decorative effects, including but not limited to architectural illuminations, flag monument lighting, and illumination of trees, bushes, etc.

Discontinued: means the discontinuation of use for a period of six (6) months.

Development Project: means any residential, commercial, industrial, mixed-use subdivision plan, individual building development or remodeling plan which is submitted to the Town for approval.

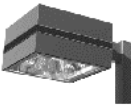
Direct Illumination: means illumination resulting from light emitted directly from a lamp. Luminary or reflector, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

**Fully Shielded Luminaire:** A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.

Fully Shielded Fixture: means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

**Examples of fixtures that are Fully Shielded:**

(Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal)



Examples of fixtures that are NOT Fully Shielded:





**Installed:** means attached, or fixed in place, whether or not connected to a power source.

**LED:** a light emitting diode that emits light when current flows through it.

**Light Trespass:** is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

**Lumen:** the amount of visible light emitted per second by a source, indicating its brightness or luminous flux, is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer. A lumen is the light produced by one candle.

**Luminaire:** means the complete lighting assembly, less the support assembly.

**Luminaire Lumens:** For luminaires with relative photometry per IES, it is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70%. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.

**Lux:** The SI unit of illuminance. One lux is one lumen per square meter. 1 Lux is a unit of incident illuminance approximately equal to 1/10 footcandle.

**Net Acre:** The remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.

Multi-class Lighting: means any other outdoor lighting used for more than one (1) purpose, such as security and decorations, when those purposes fall under the definitions for two (2) or more lighting classes as defined for Class 1,2, and 3 Lighting above.

Motions Sensing Security Lighting: means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.

Neon Lighting: means lighting using luminous gas filled tubes often formed into text, symbols or decorative elements. Neon Lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (1 inch diameter) and T-12 (1.5 inch diameter) or PL ("compact") fluorescent tubes.

Acreage: means the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.

Outdoor Light Fixtures: means all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:

- a.—Buildings and structures
- b.—Recreational areas
- c.—Parking lot lighting
- d.—Landscape and architectural lighting
- e.—Billboards and other signs (advertising or other)
- f.—Street lighting
- g.—Product display area lighting
- h.—Building overhangs and open canopies
- i.—Security lighting

**Outdoor Recreation Facility:** means an area designed for active recreation, whether publicly or privately owned, including but not limited to parks, baseball, soccer or football fields, golf courses, tennis courts and swimming pools.

**Person:** includes a corporation, company, partnership, firm, association or society, as well as an individual.

**Security Lighting:** is lighting designed to illuminate a property or grounds for the purpose of visual security. This includes full shielded lighting designed to be left on during the night time hours as well as motion sensing lighting fixtures.

**Temporary Lighting:** means lighting which does not conform to the provisions of this chapter and which will not be used for more than one thirty (30) day period within a calendar year. Temporary lighting is intended for uses which by their nature are of limited duration; e.g. holiday decorations, civic events, or construction projects.

**Total Outdoor Light Output:** means the maximum total amount of light, measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary in their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is value to be considered.

**Sky Glow:** The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

**Unshielded Fixture:** means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.

**Unshielded Luminaire:** A luminaire capable of emitting light in any direction including downwards.

**Watt:** —the unit of power in an electric circuit, is the unit used to measure the electrical power consumption (not the light output) of a lamp. (Prior code § 8-13)

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## Section 8-070—Lighting Requirements

A.—Outdoor floodlighting by floodlight projections above the horizontal is prohibited except for lamps specifically exempted under subsections K and R below and properly adjusted motion sensing security lighting fixtures as defined in Section 8-130.A.14.

B.—All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures. Wiring to light poles and standards must be buried underground.

C.—All light fixtures, including security lighting, except street lamps, shall be aimed or shielded so that the direction illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illuminations does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases. Direct or indirect lighting must not exceed one-half (0.5) foot candle (fc) at the lot line or upon abutting residential properties.

D.—No new mercury vapor light fixtures nor replacement equipment other than bulbs shall be sold or installed for use as outdoor lighting within the Town of Clarkdale after the effective date of this Code and the use of mercury vapor light fixtures for outdoor lighting is prohibited after January 1, 2005.

E.—*Search Light*. Laser source lights, strobe or flashing lights, motion or illusion lights or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel at their direction.

F.—Class 1 lighting, including, but not limited to, sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operations until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of the ordinance codified in this section.

G.—Class 2 lighting shall have no time restrictions unless stipulated as a condition of approval for new projects.

H. Class 3 lighting, except for flagpole lighting, must be extinguished after 10:00 p.m. or at the close of business, whichever is later, except that low-wattage holiday decorations may remain on all night from November 15th to January 15th.

I. Multi-class lighting, except for security lights, must conform to the time limitations of the most strict class.

J. Except as permitted in subsections K, L, and M below, total outdoor light output, excluding streetlights used for illumination of public rights-of-way, of any development project shall not exceed one hundred thousand (100,000) lumens per net acre, averaged over the entire property. No more than five thousand five hundred (5,500) lumens per net acre may be accounted for by lamps in unshielded fixtures permitted in subsection R below.

K. Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1 (Color Rendition). When the proposed lumens per acre exceeds the limits of subsection J above, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the sport facility) to a maximum of one-half (0.5) fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this section.

All events shall be scheduled so as to complete all activity by 10:00 p.m. Illumination of the playing field, court, track or range shall be permitted after 10:00 p.m. only to conclude a scheduled event that was unable to conclude before 10:00 p.m. due to unusual circumstances. Fully shielded lighting shall be required for fields designed for amateur, recreational or nonprofessional sports activity. For professional level sports facilities where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:

1. Are provided with internal or external glare control louvers, or both, and installed so as to minimize uplight and off-site light trespass as required in Section 8-130.A.10; and

2.— Are installed and maintained with aiming angles that permit no greater than two percent (2%) of the light emitted by each fixture to project above the horizontal.

L.— Lighting for outdoor display lots shall be considered Class 1 (Color Rendition), and shall conform to the lumens per acre limits of subsection J above except as follows:

All such lighting shall utilize full shielded luminaries that are installed in a fashion that maintains the fully shielded characteristics. When the proposed lumens per acre exceed the limits of subsection J above, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illumination Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the display lot) to a maximum of one-half (0.5) fc at any location on any nonresidential property, and one-twentieth (0.05) fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this section. Outdoor display lot lighting exceeding the lumens per acre cap of subsection J above shall be turned off at 10:00 p.m. or within thirty (30) minutes after closing of business or activity, whichever is later. Lighting in the outdoor display lot after this time shall be limited to Class 2 lighting, and shall conform to all restrictions of this section applicable for this class, including the lumens per acre caps in subsection J above.

M.— Lighting for service station or similar canopies shall be considered Class 1 lighting. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed forty (40) lumens per square foot of canopy.

All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent (50%) of the lumen output of all lamps mounted within or under a canopy, except internally illuminated signs, is included in the lumen caps in subsection J above.

N.— Lighting used for all externally illuminated signs shall conform to all restrictions of this section, shall be fully shielded, and shall be turned off at 10:00 p.m. or at the close of business, whichever is later.

O.—All site lighting not directly associated with the special uses as permitted in Section 8-130.A.14 and subsections K, L, and M above shall conform to all lighting standards described in this section.

P.—Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters and symbols or with a colored (not white, cream, off-white, yellow or other light color) translucent background, with either translucent or opaque letters and symbols. Opaque means only that the material must not transmit light from the internal illuminations source; the color of such opaque backgrounds is not restricted by this section. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set in subsection J above. All illuminated signs shall be turned off at 10:00 p.m. or at the close of business, whichever is later.

Q.—All outdoor neon lighting shall be fully shielded and shall be turned off at 10:00 p.m. or at the close of business, whichever is later.

R.—The requirements for lamp source and shielding of light emissions for outdoor light fixtures are as follows:

Shielding/Use Code: A = allowed, unshielded, F = allowed fully shielded

LAMP TYPE	SHIELDING
Class 1, 2 and 3 lighting	
All lamp types above 2,050 lumens	F (See Note #1)
All types below 2,050 lumens	A (See Note #2)
All neon tube lighting	F

LAMP TYPE	SHIELDING
Class 1, 2 and 3 lighting	
Lamps in motion-sensing security lights (Section 8-130.A.14)	A (subsection C above)

Note #1: Examples of lamp types of 2,050 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage, check manufacturer's specifications):

- a. 100-watt standard incandescent and less.
- b. 100-watt midbreak tungsten-halogen (quartz) and less.
- c. 25-watt T-12 cool white fluorescent and less.
- d. 18-watt low-pressure sodium and less.

Note #2: Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Unshielded light (all types) are limited to a minimum of 5,500 lumens per net acre (see subsection J above). Residential parcels and development projects containing one net acre or less are allowed 5,500 lumens of unshielded light (all classes).

S.—Uses other than single-family residential must have adequate exterior lighting to provide for their safe use during nighttime hours if such use is contemplated. (Revised by Resolution #1621 on 2/25/20; Revised by Ordinance #403 on 2/25/20; effective 3/26/20; prior code § 8-7)

## 8-050 General Lighting Requirements

A. All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures.

B. Wiring to light poles and standards must be buried underground

C. Any use of LED lighting shall prioritize low correlated color temperatures (CCTs) below 4000 Kelvin (K) ~~that minimize blue light pollution and reduce skyglow~~ and be fully shielded.

D. Lighting Classes.

The Total Outdoor Light Output for a lot or parcel is cumulative of the light emitted by all lighting classes.

### 1. —Class 1 Lighting (High-Impact Areas)

Class 1 lighting applies to areas with high-activity or safety requirements, such as athletic fields, sales, service, commercial, assembly, repair, and maintenance. This class is designed for high-visibility and operational needs, and all fixtures must be fully shielded to ~~minimize~~ prevent off-site glare and light pollution. Lighting in Class 1 areas may remain operational until 10:00 p.m. or for as long as the area is in active use. After 10:00 p.m., lighting ~~should~~ shall be reduced or turned off unless required for safety, operational, or security purposes. This provision does not apply to fixtures lawfully installed prior to the adoption of this ordinance.

### 2. Class 2 Lighting (Industrial and Light Industrial Uses)

Class 2 lighting applies to industrial and light industrial areas, including but not limited to manufacturing plants, cement plants, railroad yards, and other heavy industrial facilities. Due to the nature of these operations, higher lighting allowances are permitted to ensure safety, security, and operational efficiency. These areas may use higher-intensity lighting as necessary to meet

operational needs, but all lighting must be designed to ~~prevent~~ minimize light trespass spill and glare, especially toward surrounding residential areas or natural habitats. Class 2 is lighting used for applications where general illumination for safety or security is the primary concern.

a. ~~—~~Operational Hours: Lighting may remain operational 24 hours a day, seven days a week, but all non-essential lighting ~~should~~ shall be turned off or reduced after 10:00 p.m. unless required for ongoing operations, security, or safety measures.

b. ~~—~~Maximum Illumination Levels: Lighting levels ~~should~~ shall not exceed 0.1 footcandles (1 lux) or less of light trespass at residential property boundaries, with a minimum of 0.5-1.0 footcandles for low-traffic areas and 3.0-5.0 footcandles for high-traffic areas like entrances and exits, unless specific exceptions are approved by the Town ~~lighting authority~~ for safety or operational needs.

c. ~~—~~Fixture Requirements: Fixtures ~~shall~~ must be shielded or directed to prevent light trespass and glare. Where possible, energy-efficient lighting technologies, such as LED lights, ~~shall~~ should be used to reduce energy consumption.

3. ~~—~~Class 3 Lighting (Moderate-Impact Areas)

Class 3 lighting applies to residential areas and community spaces, including but not limited to street lighting, pathway lighting, and security lighting. Lighting in these areas must be designed to ~~prevent~~ minimize glare and light trespass into neighboring properties. All fixtures must be shielded, and lighting ~~shall~~ should be dimmed or turned off during non-use hours (e.g., after 10:00 p.m.) unless necessary for safety.

E. ~~—~~Total Outdoor Light Output:

1. ~~—~~The Total Outdoor Light Output shall not exceed the amounts allowed in the following ~~table~~:

Table 8-050.A Maximum Total Outdoor Light Output Standards

Land Use	
<b>Commercial, Industrial, and Multiple-Family Development (Lumens per <del>Net</del> Net Acre)</b>	

Commented [CP1]: Do we define this? Who is the authority?

Land Use		
-	Combined maximum for fFully and pPartially sShielded fFixtures, and fixtures mounted to a building or canopy	35,000
-	Partially sShielded fFixtures maximum	4,620
-	Fixtures that are not directly mounted to the side of a building or to the underside of, or within, a canopy or overhang	35,000
-	Fixtures not mounted to a building or canopy <sup>4</sup> maximum	70,000
-	Maximum lumens per net acre	
<b>Single-Family and Duplex Developments, Including Accessory Structures (Lumens per Lot, or Parcel/Net Acre)</b>		
-	Combined maximum for fFully and pPartially sShielded fFixtures, and fixtures not mounted to a building or canopy, excluding motion sensing Outdoor Light Fixtures <sup>2</sup>	5,500
-	Partially sShielded fFixtures maximum	2,780
-	Motion sSensing oOutdoor lLight fFixtures <sup>2</sup> (fully shielded) maximum	2,780
-	Fixtures that are not directly mounted to the side of a building or to the underside of, or within, a canopy or overhang	1,600
-	Fixtures that are not mounted to a building or canopy <sup>4</sup> maximum	
-	Maximum lumens per net acre	7,100
<b>End Note</b>		
<p>1. Fixtures that are not directly mounted to the side of a building or to the underside of, or within, a canopy or overhang.</p> <p>2. Motion sensing Outdoor Light Fixtures shall have an automated timer set to turn off the fixture at a time no greater than five minutes after the light has been turned on.</p>		

E.C. —Shielding

The standards provided in Table 8-050.B, Shielding Standards, shall apply:

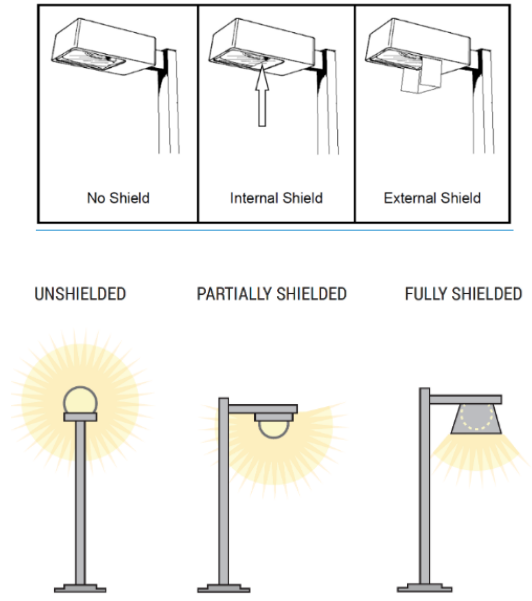
Table 8-050.B Shielding Standards

Land Use and Lighting Class	
<b>Commercial, Industrial, and Multiple-Family Development</b>	
Class 1 Lighting All oOutdoor lLight fFixtures	FS
Class 2 Lighting All oOutdoor lLight fFixtures	FS
Class 3 Lighting	
All oOutdoor lLight fFixtures with a lLumen output below 1,750 <sup>1</sup> lLumens	A <sup>1</sup>
All oOutdoor lLight fFixtures with a lLumen output equal to and above 1,750 <sup>1</sup> lLumens	X
<b>Single-Family and Duplex Residential Dwelling Units</b>	
Class 1 – 3 Lighting	
All oOutdoor lLight fFixtures with a lLumen output below 700 <sup>1</sup> lLumens	A <sup>1</sup>
All oOutdoor lLight fFixtures with a lLumen output equal to and above 700 <sup>1</sup> lLumens	X
<b>End Notes</b>	
1. For purposes of determining the tTotal oOutdoor lLight oOutput from an oOutdoor lLight Fixture, lighting assemblies which include multiple unshielded or pPartially sShielded fFixtures or lamps on a single pole or assembled as a single unit shall be considered as one fixture. Refer to the Table 8-040.B.	
<b>Key</b>	



Figure 8-040.A

Shielding Configurations



H. Motion Sensing Outdoor Light Fixtures

~~Motion sensing Outdoor Light Fixtures shall be fully shielded.~~ 1. ~~Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.~~ Motion sensing Outdoor Light Fixtures shall be fully shielded.

2. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions.

3. Motion sensors shall be programmed to activate lighting only when movement is detected and to automatically turn off after no movement is detected for a period of no longer than 5 minutes.

I. ~~—Time Limits for Outdoor Lighting.~~

All outdoor Class 1 and Class 3 Lighting, and outdoor Class 2 Lighting located more than 50 feet from any structure, outdoor product display, or storage area shall be turned off no later than 30 minutes after the business closes and are to remain off until the business reopens. Decorative holiday lights are exempt, and outdoor sports facilities are subject to the time limits herein.

J. ~~—Sign Illumination.~~

Standards for external and internal sign illumination are provided in Section 7, Signages. Lighting used for the external illumination of signs is included ~~towardin the tTotal oOutdoor LLight oOutput~~ standards of subsection B. of this section.

K. ~~Neon Building Lighting.~~

Neon building lighting is included in the ~~tTotal oOutdoor LLight oOutput~~ calculations for the site. Lumens for neon lighting are calculated on a per foot basis, rather than per "fixture." Unshielded neon lighting is not allowed except for signage.

L. ~~Multi-Class Lighting.~~

Multi-class lighting must either conform to the lamp-type and shielding requirements of the strictest included class as shown in Table 8-040. A. Maximum Total Outdoor Light Output Standards, and Table 8-040.B, Shielding Standards, or be turned off no later than 30 minutes after the business closes.

M. ~~Internally Illuminated Architectural Elements.~~

Any architectural element, including walls or portions of buildings, including canopy facias, that ~~areis~~ internally illuminated and ~~arethat is~~ not a sign or fenestration (windows or doors), shall have 100 percent of the initial lamp output of all lamps or ~~Luminous tTubes~~ used to provide such illumination

counted toward partially shielded lighting for the purposes of calculating ~~t~~Total ~~o~~Outdoor ~~L~~ight ~~o~~Output for the site and is subject to the standards of this section.

~~N. Architectural/Landscape Lighting.~~

~~Architectural lighting used to illuminate a structure or landscape lighting used to illuminate trees or other landscape elements is allowed subject to the following:~~

- ~~1. Architectural and landscape lighting that is directed downward onto a structure, tree, or other landscape feature shall be included in the ~~t~~Total ~~o~~Outdoor ~~L~~ight ~~o~~Output standards provided in Table 8-040. A - ,—Maximum Total Outdoor Light Output Standards, based on whether a ~~f~~Fully ~~s~~Shielded or ~~p~~Partially ~~s~~Shielded ~~L~~ight ~~f~~Fixture is used; and~~
- ~~2. —Architectural and landscape lighting that is directed upward onto a structure, tree, or other landscape features is not allowed.~~
- ~~3. —Lighting shall not be directed toward adjacent properties to prevent light trespass/pollution.~~

~~O. Emergency Lighting.~~

~~Emergency lighting that is only turned on in the event of a power failure or when an alarm is activated is allowed and is excluded from the ~~t~~Total ~~o~~Outdoor ~~L~~ight ~~o~~Output standards provided in Table 8-040. A - ,—Maximum Total Outdoor Light Output Standards.~~

~~P. Security Lighting.~~

~~Security lighting is permitted for doors, entries, exits, and secluded areas where safety and security are a concern. The intent is to provide adequate illumination without causing excessive light pollution, light trespass or disruption to surrounding areas.~~

- ~~a.—Motion Sensor Requirements: Security lighting in these areas must be equipped with motion sensors to minimize unnecessary lighting during non-use periods. The motion sensors should be programmed to activate lighting only when movement is detected and to automatically turn off after no movement is detected for a period of no longer than 5 minutes.~~

1. ~~b.~~ — Lighting Levels: The lighting ~~shall~~ should be bright enough to provide adequate visibility for security purposes and not hinder the use of any CCTV systems but ~~should~~ shall not exceed 0.5 foot-candles at the property line in residential areas.

2. ~~c.~~ — Shielding and Direction: All security lighting must be shielded or directed to prevent light trespass or glare onto adjacent properties, roadways, or natural habitats.

3. ~~d.~~ — Use During Inactivity: Security lighting ~~should~~ shall not remain continuously illuminated unless ~~absolutely necessary~~ necessary for safety or operational reasons and shall be equipped with motion sensors programmed to activate lighting only when movement is detected and to automatically turn off after no movement is detected for a period of no longer than 5 minutes. ~~After the motion sensor's time limit is reached, the lighting should automatically dim or turn off to reduce energy consumption.~~

Q. ~~Use of Mercury Vapor Outdoor Light Fixtures.~~

Except for outdoor lighting systems erected prior to 1950, no mercury vapor ~~o~~Outdoor Light fixtures are allowed within the Town of Clarkdale.

---

## 8-060 Residential Lighting

A. ~~For residential properties, including multiple residential properties without common areas, all outdoor lighting fixtures must be fully shielded. The lumen output should~~ shall not exceed the following typical ranges:

1. ~~a.~~ — General Outdoor Lighting: 100–300 lumens (5–10 lux)

2. ~~b.~~ — Main Entry Lighting: 200–800 lumens (10–30 lux)

3. ~~c.~~ — Low-Voltage Landscape Lighting: 50–200 lumens (2–5 lux)

4. ~~d.~~ — Shielded Floodlighting: 500–1500 lumens (20–30 lux)

Exceptions include:

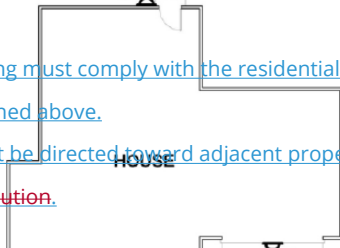
1. One partly shielded or unshielded luminaire at the main entry, as long as if its lumen output stays within the general residential limits of 200–800 lumens (10–30 lux).
2. Any other partly shielded or unshielded luminaires, provided their lumen output is within the 100–300 lumens (5–10 lux) range.
3. Low-voltage landscape lighting aimed away from adjacent properties, ensuring the lumen output does not exceed 50–200 lumens (2–5 lux).
4. Shielded directional floodlighting, aimed so that direct glare is not visible from adjacent properties, with a lumen output between 500 and 1500 lumens (20–30 lux).
5. Lighting with a vacancy sensor that automatically extinguishes the lights no more than 15 minutes after the area is vacated.



**Commented [CP2]:** Is this really necessary?

**B. Requirements for Residential Landscape Lighting**

1. Landscape lighting must comply with the residential lumen output limits mentioned above.
2. It should shall not be directed toward adjacent properties to prevent light trespass/pollution.



Property Type: Residential

Luminaire Type	Location	Luminaire Description	Fully Shielded	Lamp Type	Initial Luminaire Lumens*	Maximum Allowed Initial Luminaire Lumens (Table G)	Controls	Compliant
A	Front Entry	Decorative wall sconce	No	9W CFL	420	420	None	Yes
B	Garage Door	Fully shielded wall pack	Yes	23W CFL	1050	1260	Occupancy Sensor	Yes
C	Back Entry	Decorative wall sconce	No	7W CFL	280	315	Occupancy Sensor	Yes
D	Shed Entry	Fully shielded wall pack	Yes	40W INC	343	1260	Occupancy Sensor	Yes
E	Driveway	Fully shielded post top	Yes	13W CFL	1260	1260	None	Yes

\*Initial Luminaire Lumens are calculated by multiplying the total initial lamp lumens by the luminaire efficiency. If the luminaire efficiency is not known, assume an efficiency of 70% and multiply the lamp lumen value by 0.7.

8

Property Type: Residential

Luminaire Type	Location	Luminaire Description	Fully Shielded	Lamp Type	Initial Luminaire Lumens*	Maximum Allowed Initial Luminaire Lumens (Table G)	Controls	Compliant
A	Front Entry	Decorative wall sconce	No	9W CFL	420	420	None	Yes
B	Garage Door	Fully shielded wall pack	Yes	23W CFL	1050	1260	Occupancy Sensor	Yes
C	Back Entry	Decorative wall sconce	No	7W CFL	280	315	Occupancy Sensor	Yes
D	Shed Entry	Fully shielded wall pack	Yes	40W INC	343	1260	Occupancy Sensor	Yes
E	Driveway	Fully shielded post top	Yes	13W CFL	1260	1260	None	Yes

\*Initial Luminaire Lumens are calculated by multiplying the total initial lamp lumens by the luminaire efficiency. If the luminaire efficiency is not known, assume an efficiency of 70% and multiply the lamp lumen value by 0.7.

**8-070 Special Uses**

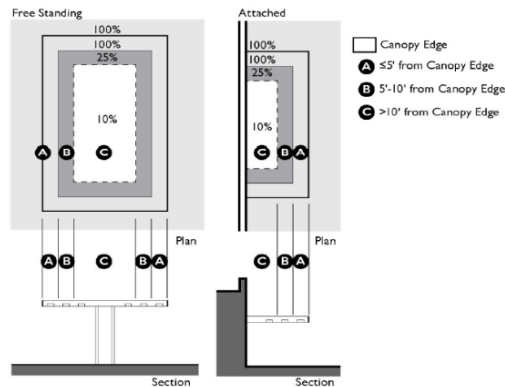
**A. Canopies, Building Overhangs, and Roof Eave Lighting:**

1. **Shielding:** - All outdoor light fixtures attached, mounted to, or within a canopy, building overhang, or roof eave shall be fully shielded.

2.2. Total Lumens. - The total lumens of each outdoor light fixture shall be calculated based on the distance from the edge of the canopy, building overhang, or roof eave subject to Figure 8-050. A.

Figure 8-050. A

Plan and Section Views of a Freestanding and Attached Canopy or Overhang, Showing Fixture Location and Initial Lamp Output Percentage Counted Toward Total Outdoor Light Output



### B. Service Station Canopy Lighting:

Lighting at service stations and under canopies should prioritize safety, visibility, and energy efficiency, while minimizing light pollution. The following guidelines are intended to provide a balance between operational needs and environmental considerations:

1. —Light Color and Temperature: Lighting should use warm-toned lighting (such as amber or soft white) rather than harsh blue or cool white lights. Warm lighting enhances visibility and reduces glare.

2. —Fixture Design: All lighting fixtures under canopies must be fully shielded to minimize light trespass spill and glare, ensuring that light is directed only where needed—such as at the service area, pump stations, and customer pathways.

3. —Energy Efficiency: Fixtures should utilize energy-efficient technologies, like LED lighting, and be equipped with dimming capabilities or motion sensors where feasible. While canopy lighting should remain on throughout night hours for safety purposes, lighting in non-essential areas (such as store lighting or decorative lighting) should be minimized or turned off when not in use.

4. —Security Lighting: Lighting for doorways, payment areas, and pumps must remain operational throughout the night to ensure customer safety and security. However, unnecessary lighting, including decorative or ambient lights, should be minimized, especially when the facility is not in active use.

#### C. Outdoor Recreation Facilities:

1. —Lighting Class:

Lighting for an athletic field/ track/ arena area only shall be considered Class 1 Lighting.

2. Lumen Cap Requirements:

a. —In Lighting Zone 1, lighting for athletic field/ track/ arena areas is subject to the maximum Total Outdoor Light Output standards set in Table 8-040.A; and

b. In Lighting Zone 2, lighting for athletic field/ track/ arena areas is not subject to the maximum Total Outdoor Light per acre limit set in Table 8-040.A; and

c. Illumination levels for the athletic field/ track/ arena areas shall be designed to be no higher than recommended for Class IV play, as defined by the Illuminating Engineering Society of North America publication ANSI/IES RP-6-20, as amended.

### 3. Shielding

-Fixtures used for athletic field/ track/ arena areas shall be fully shielded.

### 4. Time Limits-

Outdoor sports facilities shall not be illuminated after 10:00 PM, except to conclude a scheduled recreational or sporting event in progress prior to the time limitation.

### 5. Certification

-Lighting systems for outdoor recreational facilities shall be designed and certified by an engineer registered in Arizona as conforming to all applicable restrictions of this code before construction commences. Further, after installation is complete, the system shall be again certified by a registered engineer to verify that the installation is consistent with the certified design.

## D. Street Lighting-

1. Street lighting installed on public rights-of-way shall be in accordance with the Town of Clarkdale Engineering Design Standards and Specifications ~~for New Infrastructure.~~

2. Street lighting installed on private street tracts or easements shall be in accordance with the Town of Clarkdale Engineering Design Standards and Specifications ~~for New Infrastructure.~~

## E. Parking Lots

### 1. Fixture Design

Fixtures must be designed and installed to minimize glare, light trespass, and upward light pollution. Light shall be directed to illuminate the parking area and walking paths without affecting adjacent properties or the sky.

2. Maximum Color Temperature

All outdoor lighting in parking lots must have a color temperature of 4000 Kelvin or lower and be fully shielded. This helps reduce glare and light pollution and is more compatible with the natural night environment.

3. Illumination Levels

The illumination level in parking lots must provide adequate visibility for safety while reducing excess brightness. The appropriate lighting levels are as follows:

- a. Pedestrian Areas: Minimum 0.5 foot-candles for areas where pedestrians walk or gather.
- b. Vehicular Parking Areas: Minimum 1.0 foot-candle for parking lot areas to ensure visibility for drivers and pedestrians.
- c. Entrance and Exit Areas: Minimum 2.0 foot-candles at entrances and exits to ensure the safe flow of traffic.
- d. Uniformity: The lighting in the parking lot shall be uniform, avoiding hotspots or areas with insufficient lighting. The average illumination shall not vary more than 3:1 between the brightest and darkest spots.

4. Maximum fixture height is 20 feet.

5. Security lighting shall focus on vulnerable areas, exterior doors, remote corners.

6. Motion sensors or timers shall be used during low-traffic hours.

**Section 8-080 Parking Lot Lighting Standards**

A. Lighting Standards (poles) shall be sized in such a manner that the top of any luminary does not exceed twenty-four (24) feet above adjacent grade, unless otherwise approved for new projects.

(Revised by Ordinance #438 on 12/10/24; effective 1/10/25; prior code § 8-8)

#### E. —Parking Lots

Fixture Design: Fixtures must be designed and installed to minimize glare, light trespass, and upward light pollution. Light should be directed to illuminate the parking area and walking paths without affecting adjacent properties or the sky.

Maximum Color Temperature: All outdoor lighting in parking lots must have a color temperature of 4000 Kelvin or lower to minimize blue light emissions and be fully shielded. This helps reduce glare and light pollution and is more compatible with the natural night environment.

Illumination Levels: The illumination level in parking lots must provide adequate visibility for safety while reducing excess brightness. The recommended lighting levels are as follows:

Pedestrian Areas: Minimum 0.5 foot-candles for areas where pedestrians walk or gather.

Vehicular Parking Areas: Minimum 1.0 foot-candle for parking lot areas to ensure visibility for drivers and pedestrians.

Entrance and Exit Areas: Minimum 2.0 foot-candles at entrances and exits to ensure the safe flow of traffic.

Uniformity: The lighting in the parking lot should be uniform, avoiding hotspots or areas with insufficient lighting. The average illumination should not vary more than 3:1 between the brightest and darkest spots.

Maximum Fixture Height is 20 ft.

5. Security Lighting Focus on vulnerable areas, exterior doors, remote corners

6. Motion Sensors or timers for energy efficiency and reduce light pollution during low-traffic hours.

#### F. Parking Garages:

1. Lighting Class

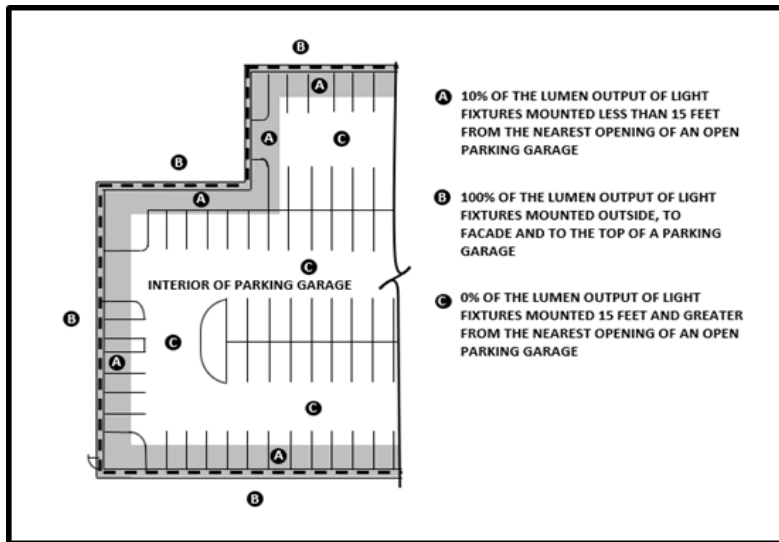
Lighting installed for general illumination of parking areas within parking garages, where the parking areas are open to the outside, shall be considered Class 2.

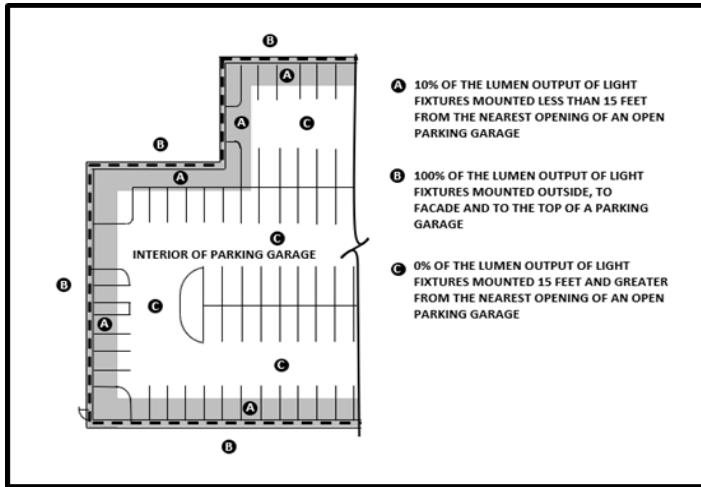
2. Total Outdoor Light Output

Ten percent of the lumen output of light fixtures mounted less than 16 feet from the nearest opening to the outdoors of an open parking garage shall be included toward the total outdoor light output standards established in Table 8-040.A subject to Figure 8-050.A. The lumen output of light fixtures mounted 16 feet or more from the nearest opening to the outdoors of an open parking garage shall not be included toward the total outdoor light output standards in Table 8-040.A subject to Figure 8-040.B.

**Figure 8-050.B**

*Calculation of Total Lumens of the Light Fixtures Located Inside of Parking Garage*





3. Shielding.

All light fixtures used on or within open parking garages, including those mounted to the ceilings ~~everabove~~ the parking decks, shall be fully shielded.

G. Outdoor Display Lots.

1. Lighting Class: Class 1 Lighting may be used to illuminate ~~oOutdoor dDisplay L~~ots, and shall be included toward the ~~t~~Total ~~o~~Outdoor ~~l~~ight ~~o~~Output standards in Table 8-040.A.

2. Lighting Time Limitations: All Class 1 outdoor display lighting shall be turned off no later than 30 minutes after the ~~-business closes~~close of business. Only lighting meeting Class 2 ~~l~~ighting standards may be used to illuminate an outdoor display area 30 minutes or later after the close of business.

3. Shielding: All light fixtures used in ~~o~~Outdoor ~~d~~isplay lots shall be fully shielded and be aimed so that the direct illumination shall be confined to the property boundaries of the source.

## Section 8-090—Temporary Lighting Permits

### H. —Temporary Lighting-

Temporary lighting which does not conform to the provisions of this Ordinance, and which will not be used for more than one ~~30~~ ~~thirty~~ (30)-day period within a calendar year. Temporary lighting is intended for uses which by their nature are of limited duration; duration, e.g. civic events, or construction projects.

1. ~~1.~~—The Community Development Director may grant a permit for temporary lighting if he/she finds ~~all of all~~ the following:

- ~~a. The purpose for which the lighting is proposed is not intended to extend beyond 30 days; and~~
- ~~b. The proposed lighting is designed in such a manner as to minimize light pollution and light trespass as much as is feasible; and~~
- ~~c. The proposed lighting will comply with the general intent of this Ordinance; and~~
- ~~d. The permit will be in the public's best interest.~~

- ~~2. a. The purpose for which the lighting is proposed is not intended to extend beyond (30)-days,~~
- ~~b. The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible;~~
- ~~c. The proposed lighting will comply with the general intent of this Ordinance chapter, and~~
- ~~d. The permit will be in the public interest.~~

2.—The Community Development Director shall rule on the application within five ~~(5)~~ business days from the date of submission of the request and notify the applicant in writing of his/her decision. The ~~Community Development Planning~~ Director may grant one ~~(1)~~ renewal of the permit for an additional ~~30 thirty (30)~~ days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public's best interest. The Community Development Director is not authorized to grant more than one ~~(1)~~ temporary permit and one renewal for the same property within one ~~(1)~~ calendar year. Temporary ~~c~~Construction projects may be extended at the discretion of the Community Development Director up to a time that is reasonable for project completion.

#### **8-080 Prohibited Outdoor Lighting**

The following types of outdoor lighting are prohibited:

- A. Outdoor floodlighting by flood light projection above the horizontal plane.
- B. Search lights, flood lights, laser source lights, or any similar high intensity light, except in emergencies by police, fire or medical personnel or at their direction; or for meteorological data gathering purposes.
- C. Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel with intermittent fading, flashing, blinking, rotating or strobe light illumination.

#### **8-090 Exceptions**

- A. Infrared Security Lighting.

Lights emitting infrared radiation used for remote security surveillance systems are permitted in all zones with the following restrictions:

1. Fixed lights must be fully shielded; and
2. Movable lights, such as ~~spot lights~~ spotlights attached to infrared sensitive cameras, must be mounted such that the lights cannot be directed higher than 20 degrees below the horizontal, measured from the center of the light beam.

B. ~~Emergency Lighting by Emergency Services.~~

Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.

C. ~~Holiday Decorations.~~

In all ~~zoning lighting districts~~ zones, ~~low-Lumen output~~ holiday decorations may be unshielded and remain on all night ~~as long as if~~ they are maintained and in operable condition.

D. ~~Solar-Powered Lighting.~~

Solar-powered lights of ~~5~~ five watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total ~~l~~ Lumen calculations for the site.

E. ~~Construction and Renovation of Municipal Facilities.~~

All outdoor lighting used for construction or major renovation of municipal buildings, structures and facilities is exempt from the provisions of this article.

**8-100 Nonconforming Outdoor Lighting**

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~~Nonconforming outdoor lighting shall follow the same process and enforcement as a non-conforming use.~~

~~A. —Mercury vapor lamps in use for outdoor lighting shall not be used.~~

~~B. —Bottom or side-mounted outdoor advertising sign lighting shall not be used.~~

~~C. —No outdoor lighting fixture or use which was lawfully installed or implemented prior to the enactment of this Ordinance chapter shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a non-conforming fixture unless the fixture thereafter conforms to the provisions of this Ordinance chapter, except that identical lamp replacement is allowed.~~

~~D. —In the event that if an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this chapter Ordinance. Commercial light installations that are removed or relocated during a building remodel or expansion will be required to meet the provisions of this chapter Ordinance. (Prior code § 8-10)~~

**Commented [CP3]:** This is a loophole that people will take full advantage of.

### **Section 8-100 — Nonconforming Uses**

~~A. —Mercury vapor lamps in use for outdoor lighting on the effective date of this chapter shall not be so used after January 1, 2005.~~

~~B. —Bottom or side-mounted outdoor advertising sign lighting shall not be used after January 1, 2005.~~

~~(Prior code § 8-10)~~

### **8-110 Outdoor Lighting Variances Variances**

Any person desiring to install an outdoor lighting fixture in violation of this Ordinance may apply to the Board of Adjustment for a variance from the regulations in question. [Such variances shall be allowed only as provided by Section 17-2-2.C of the Town Code.](#)

A. [\\_\\_](#)—Whenever a person is required to obtain a building or electrical permit for outdoor lighting or signage, a Conditional Use Permit, subdivision approval or any development plan needing Town approval, including all Town projects, the applicant shall, as a part of said application, submit sufficient information to enable the Community Development Director to determine whether the proposed lighting will comply with this [chapter Ordinance](#). All commercial remodeling, or expansion of current buildings will be subject to review and action through the design review [process](#) and must comply with [this chapter Ordinance](#).

B. [\\_\\_](#)—All [lighting](#) applications, except those for single family residences, shall include the following:

1. [\\_\\_](#)—A site plan indicating the proposed location, type and size of all outdoor lighting fixtures; [and](#)
2. [\\_\\_](#)—A description of each illuminating device, fixture, lamp, support and shield. This description may include, but is not limited to, manufacturer’s catalog cuts and drawings (including sections where required), lamp types and lumen outputs; [and](#)
3. Such other information as the Community Development Director may determine is necessary to ensure compliance with this Ordinance. For large developments this may include a shingle detailed sheet which specifically lists all fixtures and outputs for the entire project to enable the Community Development Department to determine compliance to this [chapter Ordinance](#).

C. [\\_\\_](#)—If the Community Development Director determines that the proposed lighting does not comply with this Ordinance, the permit shall not be issued or the plan approved. [\(Revised by Ordinance #438 on 12/10/24; effective 1/10/25; prior code § 8-11\)](#)

## **8-120** [Violations and Enforcement](#)

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A. —It shall be unlawful to install or operate an ~~o~~Outdoor ~~L~~Light ~~f~~Fixture in violation of this article. Any person violating any provisions of this article shall be guilty of a misdemeanor. Each and ~~every~~ ~~day~~every day during which the illegal erection, maintenance, and continued use shall be considered a separate offense.

B. The requirements of this article shall be enforced in compliance with the enforcement provisions of the Town of Clarkdale Town Code.



# Staff Report

Item Number: 6.A.

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- Agenda Item:**            **Zoning Code Update to Chapter 9 - Landscape Design Standards**  
Discussion only regarding the Zoning Code updates to Chapter 9 — Landscape Design Standards.
- Staff Contact:**            Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:**            December 4, 2025
- Strategic Goal:**            This agenda item supports the following Clarkdale Strategic Goal Area:
- Goal Area 3 - Strengthen and diversify our economy through cultivating a business-friendly climate for business attraction and strategically capitalizing upon tourism.
- Background:**            The Citizens Advisory Committee (CAC) has been reviewing draft text amendments to the Town of Clarkdale’s Zoning Code. The purpose of this item is to review and discuss the chapters listed above.
- Budget Impact:**            No budget impact.
- Recommendation:**        Discussion only. No recommendation.

## CHAPTER 9 LANDSCAPE DESIGN STANDARDS

**Articles Sections:**

- 9-010 Intent**
- 9-020 Applicability**
- 9-030 Basic Requirements**
- 9-040 Sustainable Design**
- 9-050 Techniques Shading Techniques**
- 9-060 Buffering**
- 9-070 Irrigation and Maintenance**
- 9-080 070 Minimum Plant Size**
- 9-090 080 Restricted Planting Areas**
- 9-100 090 Parking Lots Areas**
- 9-110 100 Minimum Landscaping as a Percentage of Lot Area for New Construction**
- 9-120 Compliance Regulations**
- 9-130 110 Director Variances Discretion**
- 9-140 120 Approved Plant List**

### **Section 9-010 Purpose and Intent**

The intent of this Ordinance is to set forth landscape design requirements that promote and preserve the use of native vegetation and conserve water through low-water usage plantings. Town of Clarkdale encourages an integrated approach to landscape design. The following standards provide direction towards the production of a viable, attractive landscape design developed in consideration of the existing environment and climatic challenges of our unique area.

The purpose of the Principles of landscape design standards is to:

- A. — Preserve and enhance the natural beauty and environment.
- B. — Mitigate the impacts of parking and other vehicular areas.

- C. \_\_—Ensure safety.;
- D. \_\_—Minimize the effects of temperature extremes, noise, pollution, wind and glare.;
- E. \_\_—Promote water and energy conservation.;
- F. \_\_—Provide a buffer between land uses.;
- G. \_\_—Soften and complement new and existing structures.;
- H. \_\_—Enhance quality of life.

Landscaping may include a mix of vegetation (trees, shrubs and decorative accent plants) and surface treatments such as permeable surfaces, boulders and hardscape. ~~(Revised by Ordinance #438 on 12/10/24; effective 1/10/25; Revised by Resolution #1599 on 4/9/19; effective 5/10/19; Revised by Ordinance #396 on 4/9/19; effective 5/10/19; prior code § 9-1)~~

## Section 9-020 Applicability

~~A. \_\_—Landscaping is required for all new buildings and uses of land, redevelopment of a building ors and land, and single-family residential dwelling units.;~~ ~~except for single-family residences or accessory structures for residential use and residential development under a unified development plan.~~

~~This chapter may be applied, in whole or part, to planned area development projects.~~

~~Per 11-020A1-B, A~~ landscape plan shall be provided for all projects subject to design review requirements.

~~C. \_\_—Alterations to existing multi-family, commercial and industrial sites and buildings will be required to conform to the standards herein if the value of improvements exceeds 50% of the assessed value of the subject property, require a review regarding compliance with this code. If there are deficiencies, staff will work with the applicant to bring properties into compliance. (Revised by Resolution #1599 on 4/9/19; effective 5/10/19; Revised by Ordinance #396 on 4/9/19; effective 5/10/19; prior code § 9-2)~~

## Section 9-030 Basic Requirements

- A. \_\_—Surface areas of a project not used for buildings, drives, parking or permitted outside uses shall be either landscaped, retained in their natural state or revegetated.
- B. \_\_—Any portions of a site disturbed by site preparation and/or construction, especially cut or fill slopes, shall be landscaped or revegetated. A minimum of ~~4 four (4)~~ inches of topsoil shall ~~is-~~ ~~to~~ be placed on the disturbed area ~~and erosion of the topsoil shall be mitigated.~~
- C. \_\_—Landscape areas may include organic and inorganic materials ~~as approved through the design review process (or committee?) and/or Community Development Director.~~
- D. \_\_—Preservation and reuse of viable native vegetation existing on the site is strongly encouraged.
- E. \_\_—Plant materials used shall be primarily native or drought tolerant.
- F. \_\_—The majority of each design plan should incorporate xeriscape concepts, including:
1. \_\_—Use of mulch or landscape rock.;
  2. \_\_—Installation of a drip system.;
  3. \_\_—Use of drought tolerant plants.;
  4. \_\_—Use of permeable ground cover.;
  5. \_\_—Incorporation of shade.;
  6. [Incorporation of passive drainage into parking lot landscaping.](#)
- G. \_\_—Landscape must be suitable ~~to~~~~for~~ the terrain.
- H. \_\_—The landscape [design plan](#) must account for site drainage and retention.
- I. \_\_—~~The landscape plan d~~Design should promote pedestrian/ bicycle traffic where applicable.
- J. \_\_—~~The ll~~landscape [design plan](#) must incorporate energy and water conservation concepts.

K.—Landscaping must be installed prior to issuance of a ~~C~~ertificate of ~~O~~ccupancy or receiving a final inspection from the Town of Clarkdale, or the owner shall provide the Town with financial assurances, or other legal instrument ~~acceptable to the Community Development Director~~, in ~~an amount~~ sufficient ~~amount~~ to complete 100% of the landscaping, as evidenced by a written estimate from a licensed landscape architect or contractor, ~~to complete one hundred percent (100%) of the landscaping.~~

L. ~~—All landscaping, irrigation and other site work shall be installed as shown on the approved landscape and irrigation plans.~~

M.L. ~~—Front yard residential landscaping shall be installed prior to— Certificate of Occupancy~~~~C-of-O.~~

N.L.M. ~~—All landscaping, irrigation and other site work shall be installed as shown on the approved landscape and irrigation plans. (Revised by Ordinance #438 on 12/10/24; effective 1/10/25; Revised by Resolution #1621 on 2/25/20; Revised by Ordinance #403 on 2/25/20; effective 3/26/20; Revised by Resolution #1599 on 4/9/19; effective 5/10/19; Revised by Ordinance #396 on 4/9/19; effective 5/10/19; prior code § 9-3)~~

ON. ~~—An irrigation plan shall be submitted with the landscape plan and shall include a weather-based irrigation controller with rain sensors and automatic shut-off valves during rain events.~~

PO. ~~—The developer and subsequent owners shall be responsible for maintaining the landscaping as shown on the approved plan. Maintenance shall include regular irrigation, weeding, fertilizing and pruning. This includes maintaining landscaping in the adjacent public right-of-way.~~

QP. ~~—Dead vegetation shall be replaced within 60 ~~one hundred eighty (180)~~ days of discovery or by the next planting season, whichever ~~first occurs~~ occurs first.~~

RQ. ~~Areas left in their natural state must be monitored on a regular basis and any trash and debris removed immediately.~~

SR. ~~Failure to properly maintain the property will subject the property owner to the penalties set forth in Town Code.~~

## Section 9-040 Sustainable Design

Sustainable design ~~aspects including but not limited to concepts such as~~ the following ~~are desirable and~~ should be incorporated into the landscape plan as much as possible:

- A. ~~—~~ Good soil preparation ~~and depth~~;
- B. ~~—~~ Use of mulch and ~~/ or landscape rock~~;
- C. ~~—~~ Use of sunken tree basins;
- D. ~~—~~ Use of low water-use drought tolerant plants ~~/ trees~~;
- E. ~~—~~ Use of efficient irrigation ~~design~~;
- F. ~~—~~ ~~Active i~~ Incorporation of passive water harvesting ~~shall be encouraged and reduce the parking required by 10% concepts~~;
- G. ~~—~~ Planting of symbiotic groupings of native species;
- H. ~~—~~ Incorporation of shade techniques over public areas such as sidewalks, trails, bikeways and parking lots;
- I. ~~—~~ Use of shade ~~structures and plants/ trees~~ to mitigate the impact of sun and wind on structures and public areas.

In addition, projects ~~are urged to consider implementing~~ ~~should include~~ active water harvesting and storage as an offset to groundwater pumping. ~~General design information and site-specific design guidelines are available from the Community Development Department at the Town. (Created by Resolution #1599 on 4/9/19; effective 5/10/19; Created by Ordinance #396 on 4/9/19; effective 5/10/19)~~

## Section 9-050 Shading Techniques

- A. ~~—~~ Purpose

To promote safe, comfortable pedestrian environments in residential and commercial areas, reduce urban heat impacts, and improve access to the community's trail network by integrating shading and connectivity into site design.

#### B. —Applicability

This section applies to:

1. —Any residential or commercial property within 1,000500 feet calculated from a designated public trail, bike path, or multi-use corridor.
2. —Any redevelopment or major site improvements exceeding 50% of the property's assessed value.

#### C. —Sidewalk Shading Requirements

##### 1. —Shade Coverage Standard

All public-facing sidewalks and pedestrian walkways within or adjacent to the development should aim to achieve minimum 75% shade coverage at solar noon on June 21st (measured over the sidewalk area).

##### 2. —Shade Elements

Shade may be provided through:

- a. ~~a.~~—Desert-adapted shade trees spaced no more than 20–25 feet apart, such as but not limited to: Desert Willow, Velvet Mesquite, Arizona Ash, or similar.
- b. ~~b.~~—Architectural or structural elements including but not limited to: awnings, arcades, or solar shade panels.
- c. ~~c.~~—Landscape-integrated solutions such as vine-covered trellises or living walls.

##### 3. —Building Orientation Incentive

Developments oriented to maximize natural building shade on pedestrian areas may count built shadow toward the total shade coverage requirement.

#### D. —Trail Access Requirements

1. Connectivity

Residential or commercial developments located within ~~500~~~~,000~~ feet of an existing or planned trail, multi-use path, or bike corridor should provide:

- a. A direct, pedestrian and bicycle connection to the trail system, unless topography or physical barriers prevent it.
- b. Wayfinding signage placed at visible points (e.g., storefronts, parking areas) to indicate trail direction and distance.

2. Trailhead Enhancements (if applicable)

Where a development borders a trail, it must provide a “soft” trailhead or access node including:

- a. A shaded seating/rest area.
- b. Trash/recycling receptacles.
- c. Bicycle parking or racks.
- d. Lighting if within 100 feet of a public entrance.

E. Maintenance

- 1a. All shade-providing trees and structures must be maintained to provide effective shading throughout the year.
- 2b. Trees must be irrigated for the first ~~2~~ ~~two (2)~~ years to become established.
- 3b. Dead trees must be replaced within 90 days with species of similar canopy potential.
- 4c. Structural shading elements must be maintained for safety, usability, and aesthetic quality.

**Section 9-060 Buffering**

A.   —Buffering is required ~~between when~~ nonresidential uses are proposed adjacent to existing ~~and/or proposed zoned~~ residential uses, and between ~~proposed/ or existing~~ multifamily ~~or alternative living facilities~~ and ~~existing~~ single-family uses ~~/ zoning~~, or where there is a transition from one ~~(4)~~ type of land use or density to another land use and for the screening of mechanical equipment, service or storage areas.

Landscape Borders shall be placed between adjacent Land Uses and Zoning Districts as described in the following table:

<b>Perimeter Landscape Borders</b>						
	<u>Adjacent Streets/Zoning Districts/Land Use</u>					
<u>Districts/Land Uses</u>	<u>Residential</u>	<u>Office</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Multi-Family</u>	<u>Mobile Home Park</u>
<u>Residential Subdivision*</u>	X	X	X	X	X	X
<u>Office</u>	X	=	X	X	X	X
<u>Commercial</u>	X	X	=	X	X	X
<u>Industrial</u>	X	X	X	=	X	X
<u>Multifamily</u>	X	X	X	X	=	X
<u>Mobile Home Park</u>	X	X	X	X	X	=
<u>*Four Lots or more.</u>						

B.   —The buffering may consist of landscape screening, berming, solid walls, or a combination thereof and the depth shall be the equivalent of the required setback.

- Buffering must be designed to provide a year-round visual screen in order to minimize adverse impacts. It may consist of fencing, block, evergreens, berms, rocks, boulders, grade changes or a combination thereof.

2. ~~\_\_~~—~~A development must provide s~~Sufficient buffering ~~shall be provided~~ when topographical or other barriers do not provide reasonable screening and where there is a need to ~~;~~

~~a. \_\_~~—~~Shield neighboring properties from any adverse visual or other effects of the development;~~  
~~or~~

~~b. \_\_~~—~~Shield the development from the negative impacts of adjacent uses.;~~

~~c. \_\_~~—~~The buffer shall soften the appearance of the site from the road and highlight/—create defined access and egress points.~~

C. ~~\_\_~~—The width of the ~~landscape~~ buffer ~~between two (2) incompatible uses strip must shall~~ increase with the setback of the building as follows:

1. ~~\_\_~~—Less than 50 feet: 10 ~~feeteet~~ wide ~~landscape~~ buffer.

2. ~~\_\_~~—Fifty to 74 feet: 15 feet wide ~~landscape~~ buffer.

3. ~~\_\_~~—Seventy-five to 99 feet: 20 feet wide ~~landscape~~ buffer.

4. ~~\_\_~~—One hundred feet or more: 25 feet wide ~~landscape~~ buffer.

D. ~~\_\_~~—~~Where the buffer cannot be achieved, a low wall, fence, or hedge may be used to create the buffer, averaging~~ ~~Averaging~~ of the buffer area is permitted as long ~~as~~ ~~as the~~ minimum of ~~10 feet one half of the required buffer is achieved~~ maintained. (Revised by Resolution #1621 on 2/25/20; Revised by Ordinance #403 on 2/25/20; effective 3/26/20; Renumbered by Resolution #1599 on 4/9/19; effective 5/10/19; Renumbered by Ordinance #396 on 4/9/19; effective 5/10/19; prior code § 9-4. Formerly 9-040)

## Section 9-070—Irrigation and Maintenance

A. ~~An irrigation system plan shall be submitted as part of a building permit. The plan shall incorporate WaterSense (an EPA program) best management practices, such as including a weather-based irrigation controller with rain sensors and automatic shut-off valves during rain events. The plan shall also include an estimated shut-off date after the native landscaping has been established to be inscribed in the irrigation system control panel.~~

B. ~~The developer and subsequent owners shall be responsible for maintaining the landscaping as shown on the approved plan. Maintenance shall include regular irrigation, weeding, fertilizing and pruning. This includes maintaining landscaping in a public right-of-way.~~

C. ~~Dead plants shall be replaced within one hundred eighty (180) days of discovery or by the next planting season during the two (2) year period after issuance of a certificate of occupancy or final approval of a project. (this implies after 2 years the lot does not need to be revegetated after dead plants?) After 2 years, modifications to fit the mature landscaping for replanting options can be requested for modification to the Community Development Director.~~

D. ~~Areas left in their natural state must be monitored on a regular basis and any trash and debris removed immediately.~~

**Section 9-080070 — Minimum Plant Size and Spacing Requirements**

<b>Minimum Planting Size</b>				
	<u>Minimum caliper size</u>	<u>Minimum box size</u>	<u>Minimum height at Planting</u>	<u>Maximum distance between trees on center</u>
<u>Residential</u>	2"	15 gallons	6'	20'
<u>Commercial</u>	3"	24" - 50% 36" - 50%	8'	20'
<u>Industrial</u>	4"	36"	8'	20'
<u>Mixed Use</u>	3"	24"	8'	20'

<b>Tree Planting Separation Requirements</b>	
	<u>Maximum distance between trees on center</u>

<b>Residential</b>	<u>15'</u>	<u>20'</u>
<b>Commercial</b>	<u>15'</u>	<u>30'</u>
<b>Industrial</b>	<u>15'</u>	<u>30'</u>
<b>Mixed Use</b>	<u>15'</u>	<u>20'</u>

Trees shall be a minimum of a fifteen (15) gallon size and/or three (3) feet minimum in height and 3" in caliper. —Deciduous trees used to fulfill screening requirements shall be a minimum of six (6) feet in height. Evergreen trees used to fulfill screening requirements shall be a minimum of four (4) feet in height. (Created by Resolution #1599 on 4/9/19; effective 5/10/19; Created by Ordinance #396 on 4/9/19; effective 5/10/19)

**Section 9-090080 — Restricted Planting Areas**

A. Sight Distance Visibility Triangles.

1. At the intersection of two (2) arterial and/or collector streets, or at the intersection of a street and an alley, a triangle measuring 30 thirty (30) feet in length along the curb lines or edge of roadway or alley from the point of intersections shall be left unobstructed 36" or above grade.
2. At the intersection of a street and a driveway a triangle measuring 20 twenty (20) feet along the curb line or roadway edge and the edge of the driveway from the point of intersection, and connecting diagonally, shall be left unobstructed 36" or above grade.
3. Specific visibility triangle requirements for the intersections shall be determined through application of the Manual on Uniform Traffic Control Devices Standards or by the Town Engineer by the Town Engineer as per the Town Engineering Standards.

4. ~~\_\_\_~~—Landscape materials shall not exceed a height of ~~thirty-six~~ **18 eighteen (3618)** inches above the grade of the roadway or driveway within the sight ~~distance~~visibility triangle.

5. ~~\_\_\_~~—Trees in the sight visibility triangle shall have a minimum ~~8~~ **eight (8)** feet of clearance between the lowest limbs of the tree and the roadway. ~~(Renumbered by Resolution #1599 on 4/9/19; effective 5/10/19; Renumbered by Ordinance #396 on 4/9/19; effective 5/10/19; prior code § 9-6- Formerly 9-060)~~

## Section 9-~~1000~~**90** Parking ~~Areas~~Lots

A. ~~\_\_\_~~—Parking lot landscaping shall be included as part of the overall landscape ~~design~~plan.

B. ~~\_\_\_~~—An area or combination of areas equal to ~~no less than ten percent (10%)~~ **10%** of the total parking lot area shall be landscaped.

~~C. —All islands in parking areas shall include vegetation. Trees in islands shall have a minimum eight (8) feet of clearance from the ground to the canopy.~~

~~C. —All applicable developments that have five (5) or more vehicle parking spaces shall provide landscaping in their parking areas as follows:~~

~~1. 1.—Canopy trees: —Within a parking area, one canopy tree is required for each eight vehicle parking spaces or fraction thereof, as follows:~~

~~a. —Canopy trees shall be evenly distributed throughout the vehicle vehicular-use area and have a minimum of 8 feet of vehicle clearance.~~

~~b. —Canopy trees shall be placed and distributed in a way to encourage the optimum shade level for parking stalls based on the stall alignment.~~

~~2. 2.—In developments where it is necessary to bring the existing parking areas into conformance with these regulations, the tree coverage/distribution requirement may be modified by the Community Development Director's decision.~~

~~3. 3.—Planter area: —Each canopy tree required by this section shall have a planter area with a minimum unpaved area of 7 feet by 18 feet with 1,000 cubic feet of soil to provide for successful tree growth.~~

4. 4.—Plant pProtection: —Areas where plants are susceptible to injury by vehicular or pedestrian traffic shall be protected by appropriate means, such as curbs, bollards, or low walls.

a. a.—The planter area shall have a raised border 4 four inches high to prohibit the tires of a the vehicle from encroaching onto the planter. —Raised borders may include cuts that allow stormwater to flow into the planter areas for rainwater harvesting purposes.

b. —Standard wheel barriers are acceptable but not encouraged, as they can be easily moved and could allow damage to the tree.

5. Exemptions:

a. B.—Exemptions

1. Any sSite with six or fewer vVehicle pParking sSpaces including ADA required spaces.;

b. 2.—Home oOccupations.;

c. 3.—Vehicle sStorage.;

d. 4.—Covered Parking Areas.;~~or~~

e. 5.—For expansion of an existing dDevelopment, the existing pParking aAreas are exempt from the cCanopy tTree standard if the existing pParking aArea is subject to an approved sSite pPlan on or before the eEffective dDate.

D. —A landscape buffer is required around the perimeter of any parking area adjacent to the street or a residentially zoned property. (Renumbered by Resolution #1599 on 4/9/19; effective 5/10/19; Renumbered by Ordinance #396 on 4/9/19; effective 5/10/19; prior code § 9-7, Formerly 9-070)

E. —All Landscape areas and parking area planters may also be used as water retention basins. Basins within a Landscape Buffer shall maintain slopes no steeper than four to one (4:1), except as otherwise approved by the Town Engineer.



*Examples of good use of Parking Area Planter Designs*

## **Section 9-110100 Minimum Landscaping as a Percentage of Lot Area for Multi-Family, Commercial and Industrial New Construction**

### A. —Multi-Family Projects:

1. —A minimum of 30% thirty percent (30%) of the total lot area shall be landscaped.
2. —A minimum fifteen (15) foot wide 15-foot-wide strip of land area adjacent to the street right-of-way shall be landscaped.
3. —Averaging of the street landscaping strip area is permitted if a minimum of one half of the required setback is maintained.

### B. —Commercial Projects:

1. —A minimum of 30% thirty percent (30%) of total lot area shall be landscaped.
2. —A minimum 15-fifteen (15) foot-wide strip of land area adjacent to the street right-of-way shall be landscaped.

~~3. Averaging of the street landscaping strip area is permitted if a minimum of one half of the required setback is maintained.~~

~~C. Industrial Projects.~~

~~1. A minimum of 15% fifteen percent (15%) of the total lot area.~~

~~2. A minimum 15-foot-wide strip of land adjacent to the street right-of-way shall be landscaped, as determined during application review with staff and during design review.~~

~~3. Averaging of the street landscaping strip area is permitted as long as if a minimum of one half of the required setback is maintained.~~

~~(Revised by Ordinance #438 on 12/10/24; effective 1/10/25; Revised by Ordinance #427 on 8/13/24; effective 9/14/24; Renumbered by Resolution #1599 on 4/9/19; effective 5/10/19; Renumbered by Ordinance #396 on 4/9/19; effective 5/10/19; prior code 5-9-9. Formerly 9-090)~~

**Section 9-120 — Compliance Regulations**

- ~~A. The Town reserves the right to conduct compliance inspections.~~
- ~~B. All landscaping, irrigation and other site work shall be installed as shown on the approved landscape and irrigation plans.~~
- ~~C. Replacement of dead materials is required within one hundred eighty (180) days of discovery or by the next planting season. (needs to match page 67)~~
- ~~D. Regular maintenance of all landscape areas is required. Failure to properly maintain the property is subject to the penalties outlined in the Town Code.~~

**Section 9-130110 — Director Discretion Variances**

~~1. The Community Development Director may recommend a waiver or modification to the Landscape Design Standards Code that supports sustainable development prior to the~~

application moving forward to the Design Review ~~Board~~ [\(or process?process\)](#). The [Director's recommendation may be accepted, rejected, or modified during the Design Review process](#) ~~Review Board may accept, reject or modify the Director's recommendation.~~

2. —Modifications to an approved landscape design plan determined to be minor [\(10% or less of a change in area, number of plantings, or type of plantings\)](#) may be allowed by the Community Development Director through an administrative process.

3. —The Community Development Director has the discretion to waive the application of this chapter upon a finding that ~~application implementation~~ of the requirements would reduce the fair market value or developability of the property. ~~(Created by Resolution #1599 on 4/9/19; effective 5/10/19; Created by Ordinance #396 on 4/9/19; effective 5/10/19)~~

**Section 9-140120 — Approved Plant List**

**Native Shrubs and Bushes**

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Barberry (Algerita)</b> <a href="#">(Berberis haematocarpa)</a>	3-10'	Low	
<b>Catclaw Acacia</b> <a href="#">(Senegalia greggii)</a>	4-10'	Very low	Common shrub or small tree
<b>Beargrass</b> <a href="#">(Nolina microcarpa)</a>	4-6'	Very low	Agave family, high stalks, high slopes
<b>Cliffrose</b> <a href="#">(Purshia subintegra)</a>	3-6'	Very low	Dry, rocky steep slopes

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Creosote Bush</b> ( <a href="#">Larrea tridentata</a> )	4-8'	Very low	Roots emit repellents
<b>Feather Dalea</b> ( <a href="#">Dalea formosa</a> )	1-2'	Very low	Dry, rocky slopes
<b>Graythorn</b> ( <a href="#">Ziziphus obtusifolia</a> )	6-10'	Very low	Riparian edge, grasslands, bird habitat
<b>Manzanita (Pointleaf)</b> ( <a href="#">Arctostaphylos pungens</a> )	4-6'	Very low	Dry hillsides above 4,000'
<b>Mesquite (Velvet)</b> ( <a href="#">Prosopis velutina</a> )	10-25'	Low	Washes, riparian edges below 4,000'
<b>Mountain Mahogany</b> ( <a href="#">Cercocarpus montanus</a> )	15'	Very low	High slopes
<b>Mormon Tea</b> ( <a href="#">Ephedra viridis</a> )	2-6'	Very low	Dry soil
<b>Ocotillo</b> ( <a href="#">Fouquieria splendens</a> )	8-15'	Very low	Steep hillsides, needs drainage
<b>Shrub Live Oak (Scrub)</b> ( <a href="#">Quercus turbinella</a> )	6-10'	Very low	High slopes, dry washes
<b>Four-Wing Salt Bush</b> ( <a href="#">Atriplex canescens</a> )	4-6'	Very low	Common wildlife habitat
<b>Broom Snakeweed</b> ( <a href="#">Gutierrezia sarothrae</a> )	2-4'	Very low	Common. Over-grazed areas
<b>Sugar Sumac</b> ( <a href="#">Rhus avata</a> )	2-15'	Very low	Part shade, dry slopes

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Winter Fat</b> ( <a href="#">Krascheninnikovia</a> )	2-3'	Very low	Open rangeland

**Adaptive Shrubs and Bushes**

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Angel's Hair</b> ( <a href="#">Artemisia schmidtiana</a> )	2"	Very low	Fine silver leaves
<b>Arizona Rosewood</b> ( <a href="#">Vauquelinia californica</a> )	8'	Low <del>once</del> <del>when</del> -est.	Evergreen
<b>Australian Laurel</b> ( <a href="#">Pittosporum tobira</a> )	6-15'	Low	
<b>Autumn Sage</b> ( <a href="#">Salvia greggii</a> )	2x2'	Low-mod	Water demand is dependent on sun exposure
<b>Bird of Paradise Bush</b> ( <a href="#">Erythrostemon gilliesii</a> )	4-6'	Low	Tree variant, 12' - aka <a href="#">Caesalpinia gilliesii</a>
<b>Butterfly (Fountain) Bush</b> ( <a href="#">Buddleja alternifolia</a> )	8-12'	Low	Long flower clusters
<b>Cotoneaster, Spreading</b> (Cotoneaster)	5-6'	Low	Hardy deciduous - aka <a href="#">Cotoneaster divaricatus</a>
<b>Damianita</b> ( <a href="#">Chrysactinia mexicana</a> )	2x2'	Very low	Evergreen, yellow flowers spring and fall
<b>Dusty Miller</b> ( <a href="#">Artemisia stelleriana</a> )	2-3'	Low	Evergreen shrub

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Flame Honeysuckle</b> ( <a href="#">Anisacanthus quadrifidus</a> )	3-4'	Low	Deciduous, orange/red flowers late summer/fall
<b>Juniper (Chinese)</b> ( <a href="#">Juniperus chinensis</a> ) <b>Heavenly Bamboo</b> ( <a href="#">Nandina domestica</a> )	2-15' 6-8'	Very low Low	Evergreen Some water, shade
<b>Juniper (Savin)</b> ( <a href="#">Juniperus sabina</a> ) <b>Juniper (Chinese)</b> ( <a href="#">Juniperus chinensis</a> )	2-4' 2-15'	Very low Very low	Evergreen Evergreen
<b>Photinia (Chinese)</b> ( <a href="#">Photinia serrulata</a> ) <b>Juniper (Savin)</b> ( <a href="#">Juniperus sabina</a> )	6-12' 2-4'	Low Very low	Water to establish Evergreen
<b>Pyracantha (Firethorn)</b> ( <a href="#">Pyracantha coccinea</a> ) <b>Photinia (Chinese)</b> ( <a href="#">Photinia serrulata</a> )	6-12' 6-12'	Low Low	Trains to fence Water to establish
<b>Rosemary</b> ( <a href="#">Rosemarinus officinalis</a> ) <b>Pyracantha (Firethorn)</b> ( <a href="#">Pyracantha coccinea</a> )	2-6' 6-12'	Very low Low	Needs drainage Trains to fence

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Santolina</b> ( <i>Santolina virens</i> ) <b>Rosemary</b> ( <i>Rosemarinus officinalis</i> )	1'- 2'- 6'	Very low Very-low	Evergreen, good ground cover Needs drainage
<b>Texas Sage</b> ( <i>Leucophyllum frutescens</i> ) <b>Santolina</b> ( <i>Santolina virens</i> )	3'- 8'- 1'- 2'	Very low Very-low	Semi-evergreen, many variations Evergreen, good ground-cover
<b>Turpentine Bush</b> ( <i>Ericameria laricifolia</i> ) <b>Texas Sage</b> ( <i>Leucophyllum frutescens</i> )	2'- 3'- 3'- 8'	Very low Very-low	Evergreen, yellow flowers in fall Semi-evergreen, many variations
<b>Viburnum</b> (various) ( <i>Viburnum lantana</i> ) <b>Turpentine Bush</b> ( <i>Ericameria laricifolia</i> )	4'- 12'- 2'- 3'	Low-mod Very-low	Deciduous, partial sun Evergreen, yellow flowers in fall
<b>Xylosma</b> ( <i>Xylosma congestum</i> ) <b>Viburnum</b> (various) ( <i>Viburnum lantana</i> )	8'- 10'- 4'- 12'	Low Low-mod	Heat tolerant Deciduous, partial sun
<b>Xylosma</b> ( <i>Xylosma congestum</i> )	8-10'	Low	Heat tolerant

**Native Trees**

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Arizona Ash (Velvet)</b> ( <a href="#">Fraxinus velutina</a> )	30-40'	Mod	Riparian, aggressive root
<b>Arizona Cypress</b> ( <a href="#">Cupressus arizonica</a> )	30-40'	Very low	Evergreen, dry soils
<b>Netleaf Hackberry</b> ( <a href="#">Celtis reticulara</a> )	20-30'	Low	Riparian edge
<b>Italian Cypress</b> ( <a href="#">Cupressus sempervirens</a> )	<a href="#">40-60'</a>	<a href="#">Low</a>	<a href="#">Evergreen, dry soils</a>
<b>Juniper (One-Seed)</b> ( <a href="#">Juniperus monosperma</a> )	15-35'	Very low	Evergreen, dry mesas, hillsides
<b>Juniper (Utah)</b> ( <a href="#">Juniperus osteosperma</a> )	15-30'	Very low	Evergreen, one main trunk, dry areas
<b>Mesquite (Velvet)</b> ( <a href="#">Prosopis velutina</a> )	10-25'	Low	Washes, riparian edges below 4,000 <a href="#">feet'</a>
<b>Oak (Emory or Live)</b> ( <a href="#">Quercus emoryi</a> )	20-50'	Low	Evergreen, lower slopes
<b>Oak (Gambel)</b> ( <a href="#">Quercus gambelii</a> )	20-50'	Low	Deciduous, typically above 5,000 <a href="#">feet'</a>
<b>Oak (Sonoran)</b> ( <a href="#">Quercus turbinella</a> )	6-10'	Very low	Deciduous, high slopes, dry washes. Aka Shrub Live Oak, others
<b>Willow (Desert)</b> ( <a href="#">Chilopsis linearis</a> )	10-25'	Low-mod	Riparian edge, washes
<b>Willow (Goodding)</b> ( <a href="#">Salix gooddingii</a> )	30-50'	Mod	Deciduous, riparian <a href="#">edge</a> , invasive roots

Common Name (Botanical Name)	Size	Water Demand	Notes
			*limited Limited to Pecks Park area
<b>Willow (Globe)</b> ( <a href="#">Salix matsudana</a> )	20-30'	Mod	Deciduous

**Adaptive Trees**

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Cedar (Deodar)</b> ( <a href="#">Cedrus deodara</a> )	60-80'	Very low	Evergreen, check varieties
<b>Chaste Tree</b> ( <a href="#">Vitex agnus-castus</a> )	3-16'	Low-mod	Purple flower
<b>Chinaberry</b> ( <a href="#">Melia azedarach</a> )	30-50'	Low	Grows in poor soil
<b>Crabapple (Flowering)</b> ( <a href="#">Malus</a> )	6-30'	Low-mod	Check available local varieties
<b>Honeylocust (Thornless)</b> ( <a href="#">Gleditsia triacanthos</a> )	35-70'	Low	Deciduous, good street trees
<b>Little Leaf Ash</b> ( <a href="#">Fraxinus greggii</a> )	8-10'	Mod	Semi-evergreen, slow, prune to tree
<b>Locust (Idaho)</b> ( <a href="#">Robinia idahoensis</a> )	30-40'	Very low	Deciduous, aggressive roots
<b>Oak (Southern Live)</b>	40'	Low	Deep rooted

Common Name (Botanical Name)	Size	Water Demand	Notes
( <a href="#">Quercus virginiana</a> )			
<b>Pine (Aleppo)</b> ( <a href="#">Pinus halepensis</a> )	30-60'	Low	Evergreen, hardy to heat, aridity, wind
<b>Pine (Pinion Nut)</b> ( <a href="#">Pinus edulis</a> )	10-35'	Very low	Evergreen, hardy in desert mountains
<b>Pine (Afghan)</b> ( <a href="#">Pinus eldarica</a> )	30-50'	Low	Evergreen, now " <a href="#">Pinus brutia</a> " – fast growing
<b>Plum (Flowering)</b> ( <a href="#">Prunus</a> varieties)	20-30'	Mod	Deciduous, requires maintenance
<b>Raywood Ash</b> ( <a href="#">Fraxinus angustifolia</a> )	60-100'	Mod	Fast growing

**Commented [JS1]:** Need to check with Jacob still ok at the Az cooperative extension

**Cacti and Succulents**

Common Name (Botanical Name)	Size	Water Demand	Notes
<b>Century Plant</b> ( <a href="#">Agave parryi</a> )	3'	Very low	Tall flower stalk
<b>Cholla (Plateau)</b> ( <a href="#">Cylindropuntia whipplei</a> )	2-4'	Very low	Long, branching sections
<b>Claret Cup</b>	1-2'	Very low	Dense mounds of stems

Common Name (Botanical Name)	Size	Water Demand	Notes
( <a href="#">Echinocereus triglochidiatus</a> )			
<b>Fendler Hedgehog</b> ( <a href="#">Echinocereus fendleri</a> )	6"-1'	Very low	Small clumps, rocky
<b>Prickly Pear (Desert)</b> ( <a href="#">Opuntia phaeacantha</a> )	2-5'	Very low	Dry hillsides
<b>Tonto Basin Agave</b> ( <i>Agave delamateri</i> )	2-3'	Very low	Extremely rare plant. Flower spikes may reach 20 feet.
<b>Yucca (Banana)</b> ( <a href="#">Yucca baccata</a> )	2-3'	Very low	Dense flower clusters
<b>Yucca (Soaptree)</b> ( <a href="#">Yucca elata</a> )	2-15'	Very low	Tall single trunk

**Recommended Decorative Plants**

Common Name (Botanical Name)	Water Demand	Notes
<b>Desert Marigold</b> ( <a href="#">Baileya multiradiata</a> )	Low	Biennial
<b>Tufted Evening Primrose</b> ( <a href="#">Oenothera caespitosa</a> )	Low	Perennial - maximum height of 4 inches
<b>Penstemon</b> ( <a href="#">Variety of species</a> )	Low	Perennial - may reach 6 feet in height Shades range from light pink to vivid red
<b>Angelita Daisy</b>	Low	

Common Name (Botanical Name)	Water Demand	Notes
<a href="#">(Hymenoxus acaulis)</a>		
<b>Blue Flax</b> <a href="#">(Linum lewisii)</a>	Low	
<b>Desert Globe Mallow</b> <a href="#">(Sphaeralcea ambigua)</a>	Low	
<b>Blue Gamma Grass</b> <a href="#">(Bouteloua gracilis)</a>	Low	Limited maintenance
<b>Desert Lavender</b> <a href="#">(Hyptis emoryi)</a>	Low	Favored by honeybees