



**NOTICE OF A REGULAR MEETING OF THE ZONING CODE UPDATE CITIZEN ADVISORY
COMMITTEE
OF THE TOWN OF CLARKDALE
THURSDAY, FEBRUARY 5, 2026 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

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, February 5, 2026, 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

Approval of the draft minutes from the Citizens Advisory Commission meeting on Jan. 29, 2026.

5. NEW BUSINESS - NONE

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Zoning Code Update to Chapter 6 - Standards for Planned Unit Development and Planned Area Development

Discussion regarding the update of Zoning Code Chapter 6 - Standards for Planned Unit Development and Planned Area Development.

B. Zoning Code Update to Chapter 2 - Definitions

Discussion regarding the Zoning Code update to Chapter 2 - Definitions; we will compare and contrast the current version on the website with the redlined version.

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.

<u>Agenda Item:</u>	Approval of Minutes Approval of the draft minutes from the Citizens Advisory Commission meeting on Jan. 29, 2026.
<u>Staff Contact:</u>	Scott Ellis, Community Development Director
<u>Meeting Date:</u>	February 5, 2026
<u>Strategic Goal:</u>	Not applicable.
<u>Background:</u>	Discuss, consider and act upon the draft minutes from the regular meeting on Jan. 29, 2026.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends that the Citizens Advisory Committee approve the draft minutes of the regular meeting held on Jan. 29, 2026.



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE ZONING CODE UPDATE CITIZEN
ADVISORY COMMITTEE OF THE TOWN OF CLARKDALE
THURSDAY, JANUARY 29, 2026 AT 4:30 PM**

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

Municipal Officials Present: *Community Development Director Scott Ellis, Community Development Senior Planner Clover Pinion, Community Development Admin Guss Espolt.*

Audience: *No members of the public were present.*

Zoom: *No members of the public were present.*

1. CALL TO ORDER - *Chair Spence called the meeting to order at 4:31 p.m.*

2. ROLL CALL

Present: *Allen Spence, Craig Backus, Virginia Smith, Laura Jones, Selena Pao.*

Absent: *Joe Conk, Robyn Prud'homme-Bauer, Ray Selna, Kerrie Snyder.*

3. PUBLIC COMMENT

No public comment.

4. MINUTES

A. Approval of Minutes

Approval of the draft minutes from the Citizens Advisory Committee meeting on Jan. 15, 2026.

Motion: *Approve the draft minutes from the meeting held on Jan. 15, 2026.*

by Jones second by Backus

Vote: - 5-0

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

5. NEW BUSINESS

A. Chapter 11 - Design Review

Discuss, consider and act upon the Zoning Code update to Chapter 11 - Design Review.

Motion: *That we accept the revisions to Chapter 11.*
by Pao second by Jones
Vote: - 5-0

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

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Chapter 5 - Conditional Use Permit

Discussion only regarding the Zoning Code updates to Chapter 5 - Conditional Use Permit.

B. Chapter 12 - Subdivision Regulations

Discussion only regarding the Zoning Code updates to Chapter 12 - Subdivision Regulations.

7. FUTURE AGENDA ITEMS

Zoning Code Update Citizen Advisory Committee did not propose items to be placed on a future agenda.

8. ADJOURNMENT

Motion: *To adjourn the meeting.*
by Jones second by Snyder
Vote: - 5-0

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

Chair Spence adjourned the meeting without objection at 6:03 p.m.

Chairperson Spence
Zoning Code Advisory Committee

Scott Ellis
Community Development Director



Staff Report

Item Number: 6.A.

Agenda Item: **Zoning Code Update to Chapter 6 - Standards for Planned Unit Development and Planned Area Development**
Discussion regarding the update of Zoning Code Chapter 6 - Standards for Planned Unit Development and Planned Area Development.

Staff Contact: Scott Ellis, Community Development Director

Meeting Date: February 5, 2026

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 discuss the chapter listed above.

Budget Impact: No budget impact.

Recommendation: Discussion only. No recommendation.

CHAPTER 6

~~STANDARDS FOR PLANNED UNIT DEVELOPMENT AND~~ PLANNED AREA DEVELOPMENT

Planned Area Development (PAD) Ordinance

This ordinance is intended to replace all existing PAD and PUD provisions in the Clarkdale Zoning Code.

Section 6-020. Planned Area Development (PAD) District

6-020.A. Purpose

The Planned Area Development (PAD) District is established to provide a zoning mechanism that permits flexibility in the application of land use and development regulations where unified planning and design of a site can result in superior development outcomes. The PAD District is intended to encourage innovative site planning, coordinated infrastructure development, efficient land utilization, preservation of natural features, and high-quality architectural and site design.

The PAD District allows for deviations from conventional zoning requirements where such deviations are clearly identified and justified through an approved Master Development Plan (MDP) and where the overall development provides equal or greater protection of the public health, safety, and welfare than would be achieved through strict application of standard zoning districts.

6-020.B. Intent

It is the intent of the Town of Clarkdale that the PAD District be used to implement the goals and policies of the Clarkdale General Plan through comprehensive site planning and coordinated development. PAD zoning is intended to promote compatibility with surrounding land uses, provide flexibility in development standards, and allow for creative design solutions that respond to site constraints and community context.

The PAD District is not intended to permit development that is inconsistent with the General Plan or to be used solely as a means to increase development intensity without corresponding public benefits.

6-020.C. Applicability

The PAD District may be applied to any property within the Town of Clarkdale through a legislative rezoning process. PAD zoning may be appropriate for properties of any size where unified planning, mixed land uses, phased development, or alternative development standards are proposed.

There shall be no minimum site area requirement for PAD zoning. The suitability of a site for PAD zoning shall be evaluated based on the proposed development concept, site characteristics, surrounding development, and consistency with the General Plan.

6-020.D. Establishment of PAD District

A PAD District shall be established only by ordinance adopted by the Town Council following recommendation by the Planning and Zoning Commission. The ordinance establishing the PAD shall approve a Master Development Plan that governs development of the property.

Upon approval, the PAD zoning classification shall replace the underlying zoning district. All development, use of land, construction, and improvements within the PAD shall comply with the approved PAD ordinance and Master Development Plan.

6-020.E. Relationship to Other Regulations

Development within a PAD shall comply with all applicable Town codes and regulations except where alternative standards are expressly established in the approved Master Development Plan. In the event of a conflict, the PAD ordinance and Master Development Plan shall control.

Any development standard not specifically addressed in the Master Development Plan shall be subject to the requirements of the Clarkdale Zoning Code, Subdivision Regulations, Building Code, Fire Code, and other adopted Town standards.

Section 6-020.A. Purpose and Intent

The Planned Area Development (PAD) zoning district is established to provide a flexible and comprehensive zoning tool that allows for unified planning and development of land in a manner that achieves superior design, efficient land use, and long-term compatibility with surrounding development and community character.

The PAD district is intended to replace rigid, conventional zoning standards with a project-specific regulatory framework governed by an approved Master Development Plan (MDP). Through the MDP, the PAD district allows flexibility in land use and development standards when such flexibility results in improved site planning, enhanced architectural and landscape design, better circulation and connectivity, meaningful open space, and public benefits that would not otherwise be achievable under standard zoning districts.

The purposes of the PAD district include, but are not limited to, the following:

1. Encourage innovative and creative development that responds to site conditions, topography, environmental features, and surrounding land uses through a coordinated and unified planning approach.
2. Promote high-quality site design, building design, and architectural character that enhances the visual quality of the community and reinforces Clarkdale's small-town character and historic context.
3. Allow flexibility in development standards, including land use arrangement, density, intensity, setbacks, and building placement, when such flexibility produces development that is equal to or superior to that which would be allowed under conventional zoning standards.
4. Facilitate mixed-use, integrated, and master-planned developments where residential, commercial, civic, recreational, and open space uses can be thoughtfully arranged to function as a cohesive whole.
5. Ensure compatibility and appropriate transitions between differing land uses, densities, and development intensities both within the PAD and adjacent to surrounding properties.
6. Preserve and incorporate natural features, drainageways, scenic views, and environmentally sensitive areas into development design where practicable.
7. Provide for the coordinated planning and provision of infrastructure, utilities, drainage, access, circulation, and public services in a manner that supports orderly development and minimizes adverse impacts.
8. Implement the goals, policies, and land use framework of the Clarkdale General Plan through a development-specific regulatory document that is clear, enforceable, and binding on future property owners.

Section 6-020.B. Applicability, Establishment, and Relationship to Other Zoning Districts

The PAD district is intended for sites that are suitable for unified and coordinated planning due to size, location, configuration, surrounding context, or development complexity. PAD zoning may be applied to infill, redevelopment, or expansion areas where conventional zoning districts may not adequately address site-specific conditions or community objectives.

There shall be no minimum site size requirement for PAD zoning. The appropriateness of PAD zoning shall be evaluated based on the ability of the proposed development to function as a cohesive and well-integrated project, rather than on acreage alone.

PAD zoning shall be consistent with the Clarkdale General Plan. In reviewing a PAD rezoning request, the Town shall consider the project's consistency with applicable General Plan goals, policies, and land use designations, as well as the project's compatibility with existing and planned development.

Any development standard, requirement, or procedure not expressly established or modified by the approved MDP shall be governed by the applicable provisions of the Clarkdale Zoning Code, Subdivision Regulations, and other adopted Town codes and standards, including but not limited to landscaping, parking, signage, lighting, grading, drainage, and environmental requirements.

PAD zoning is intended to allow flexibility in development standards; however, it shall not be used to avoid the intent or purpose of this Zoning Code. Flexibility shall be granted only where the overall development, as proposed and regulated through the MDP, provides equal or greater protection of the public health, safety, and welfare and results in superior planning and design.

Section 6-020.C. Master Development Plan (MDP)

1. Purpose and Function.

The Master Development Plan (MDP) is the primary and controlling regulatory document for a Planned Area Development. The MDP establishes the permitted land uses, development capacity, development standards, design guidelines, circulation framework, open space system, infrastructure provisions, and phasing for the PAD. Upon approval, the

MDP shall supersede the conventional zoning standards otherwise applicable to the property, except where expressly stated.

2. Requirement.

An MDP shall be required for all PAD zoning requests and shall be submitted concurrently with the rezoning application. No subdivision, site development, building permit, or other development approval shall be issued except in conformance with an approved MDP.

3. Level of Detail.

The MDP shall be prepared at a level of detail sufficient to allow the Town to evaluate the proposed development and to serve as a clear, enforceable, and binding regulatory document. Conceptual or illustrative plans may be included, but all standards and limitations governing development shall be clearly stated.

4. Required MDP Components.

The MDP shall include, at a minimum, the following components:

a. Development Narrative. A written narrative describing the overall development concept, planning objectives, proposed land use mix, and how the PAD implements the Clarkdale General Plan.

b. Land Use Plan. A map identifying the location, acreage, and distribution of all proposed land uses, including residential, commercial, employment, civic, recreational, and open space areas.

c. Use Framework. A statement identifying permitted, conditional, and accessory uses within each area of the PAD. Uses not expressly identified shall be prohibited.

d. Density and Intensity. A statement of the maximum number of residential dwelling units and the maximum non-residential floor area permitted within the PAD. Residential unit counts shall be stated by housing type, where applicable.

e. Development Standards. Standards governing building height, setbacks, lot coverage, floor area ratio, parking, loading, and buffering. Standards may vary by area within the PAD where clearly identified.

f. Design Guidelines. Design standards and guidelines addressing architectural character, building massing, materials, colors, site layout, walls and fencing, lighting, signage, landscaping, and streetscape elements.

g. Circulation Plan. A plan identifying vehicular, pedestrian, bicycle, transit (if applicable), and emergency access, including internal circulation and connections to adjacent properties and public rights-of-way.

h. Open Space Plan. Identification of required and proposed open space areas, including the type, function, and minimum acreage of each open space category.

i. Landscape Plan. A conceptual landscape plan demonstrating compliance with Town standards or approved alternatives, including buffering, screening, and water conservation strategies.

j. Utilities and Infrastructure. A plan demonstrating the availability and adequacy of water, sewer, drainage, stormwater management, solid waste, and other public services.

k. Phasing Plan. A description and diagram identifying the sequence, timing, and extent of development phases and the infrastructure required for each phase.

l. Ownership and Maintenance. A description of ownership, management, and maintenance responsibilities for common areas, private streets, utilities, and open space.

5. Findings and Consistency.

The MDP shall demonstrate consistency with the Clarkdale General Plan and shall provide sufficient information to support findings that the PAD results in superior planning and design when compared to conventional zoning.

6. Effect of Approval.

Approval of the PAD rezoning and MDP establishes the allowable development rights for the property. Subsequent site plans, subdivisions, and building permits shall be reviewed for consistency with the approved MDP.

7. Recordation.

The approved MDP and any conditions of approval shall be recorded with the Yavapai County Recorder and shall run with the land.

Section 6-020.D. Permitted Uses and Use Framework

1. Use Categories.

The MDP shall organize permitted uses by general use category, which may include residential, commercial, employment, civic, recreational, open space, and accessory uses. The MDP may further distinguish uses by sub-area, phase, or development block.

2. Residential Uses.

Where residential uses are proposed, the MDP shall identify permitted residential use types, including but not limited to single-family detached, single-family attached, duplex, townhouse, multifamily, live-work, or other housing types. The MDP shall state the maximum number of dwelling units permitted by housing type.

3. Non-Residential Uses.

Where non-residential uses are proposed, the MDP shall identify permitted commercial, office, employment, institutional, or civic uses and shall state the maximum non-residential development capacity, expressed as gross floor area or other measurable standard.

4. Mixed-Use Developments.

PADs may include mixed-use development where residential and non-residential uses are integrated vertically or horizontally. The MDP shall describe the relationship between uses, access arrangements, and compatibility measures.

5. Accessory and Temporary Uses.

Accessory and temporary uses may be permitted where expressly authorized by the MDP and shall be subordinate to the primary permitted uses. Accessory uses not identified in the MDP shall comply with applicable Clarkdale Zoning Code provisions.

6. Prohibited Uses.

Any use not expressly identified as permitted or conditional within the approved MDP shall be prohibited.

7. Conditional Uses.

The MDP may identify uses that require additional review or conditions prior to establishment. The MDP shall describe applicable review procedures and performance standards for such uses.

Section 6-020.E. Density, Intensity, and Development Capacity

1. General.

Residential density and non-residential development intensity within a Planned Area Development (PAD) shall be controlled exclusively through the approved Master Development Plan (MDP). No minimum or maximum density standards established elsewhere in this Zoning Code shall apply unless expressly incorporated into the MDP.

2. Residential Density.

Where residential development is proposed, the MDP shall establish the maximum number of dwelling units permitted within the PAD. The maximum dwelling unit count shall be stated numerically and may be allocated by housing type, development area, or phase. Residential density may vary within the PAD where clearly identified in the MDP.

3. Non-Residential Intensity.

Where non-residential development is proposed, the MDP shall establish the maximum permitted development capacity, which may be expressed as gross floor area, floor area ratio, building square footage, or other measurable standard. Intensity may vary by use type, sub-area, or phase as identified in the MDP.

4. Density Transfers and Flexibility.

The MDP may allow the transfer or redistribution of residential density or non-residential intensity within the PAD, provided the overall maximum development capacity established

by the MDP is not exceeded and the transfer results in improved site planning, open space preservation, or design quality.

5. Measurement and Compliance.

Density and intensity shall be measured cumulatively across the PAD and by phase, where applicable. Development approvals shall demonstrate compliance with the maximum limits established in the MDP prior to issuance of building permits.

6. Bonus Provisions.

The MDP may provide for development bonuses or incentives, such as increased density or intensity, in exchange for identified public benefits, including but not limited to enhanced open space, public amenities, infrastructure improvements, or affordable housing, where consistent with the General Plan.

7. Vested Rights.

Approval of a PAD and MDP shall vest development capacity only to the extent expressly stated in the MDP and subject to any phasing or timing limitations contained therein.

Section 6-020.F. Development Standards Hierarchy and Modifications

1. Standards Hierarchy.

Development within a Planned Area Development (PAD) shall be governed by a hierarchy of standards. In the event of a conflict, the following order of precedence shall apply: (a) the approved Master Development Plan (MDP) and conditions of approval; (b) applicable development agreements, if any; (c) the Clarkdale Zoning Code; and (d) other adopted Town codes and standards.

2. Modification of Standards.

The MDP may modify or establish alternative development standards, including but not limited to setbacks, building height, lot coverage, parking, loading, open space, and buffering, provided such modifications are clearly stated and result in equal or superior development outcomes.

3. Minimum Requirements.

Unless expressly modified by the MDP, all development within a PAD shall comply with the minimum standards of the Clarkdale Zoning Code, Subdivision Regulations, and other adopted Town standards.

4. Area-Specific Standards.

The MDP may establish different standards for distinct areas, blocks, or phases within the PAD, provided such standards are clearly delineated and internally consistent.

5. Performance-Based Approach.

Development standards within a PAD may be performance-based, focusing on outcomes such as compatibility, functionality, and design quality rather than strict dimensional requirements.

6. Administrative Interpretation.

The Community Development Director or designee may interpret the approved MDP for purposes of determining compliance, provided such interpretation does not alter permitted uses, development capacity, or substantive standards.

Section 6-020.G. Design Guidelines and Site Design Standards

1. Purpose.

Design guidelines for a Planned Area Development (PAD) are intended to ensure high-quality, cohesive, and context-sensitive development that contributes positively to Clarkdale's character while allowing flexibility in design solutions. Design guidelines shall be adopted as part of the approved Master Development Plan (MDP).

2. Applicability.

All development within a PAD shall comply with the design guidelines established in the approved MDP. Where design guidelines are not specified, applicable provisions of the Clarkdale Zoning Code shall apply.

3. Architectural Design.

The MDP shall include architectural design standards addressing building form, massing, scale, roof forms, façade articulation, materials, colors, and architectural detailing. Standards shall promote visual interest, human-scale design, and compatibility with surrounding development and Clarkdale's historic context, where applicable, and as allowed under state law.

4. Site Design.

Site design standards shall address building orientation, relationship to streets and open spaces, pedestrian connections, service and loading areas, refuse collection, and the screening of mechanical equipment.

5. Streetscape and Public Realm.

The MDP shall establish streetscape standards for sidewalks, pedestrian amenities, street trees, lighting, street furniture, and public spaces. Streetscape design shall support walkability, safety, and visual cohesion.

6. Walls, Fencing, and Screening.

Standards shall address the design, height, materials, and placement of walls and fencing.

including required screening for service areas, parking, utilities, and mechanical equipment.

7. Lighting and Signage.

The MDP shall include standards for site lighting and signage that promote safety and wayfinding while minimizing glare, light spillover, and visual clutter. All lighting must meet the requirements set within Clarkdale Zoning Code Chapter 8, Outdoor Lighting.

8. Sustainability and Context.

Design guidelines may include sustainability measures such as energy efficiency, water conservation, shade structures, and heat mitigation strategies, where appropriate to the development.

Section 6-020.H. Circulation, Access, and Parking

1. Purpose.

Circulation standards for a Planned Area Development (PAD) are intended to ensure safe, efficient, and connected movement for vehicles, pedestrians, bicyclists, and emergency services within and adjacent to the development.

2. Circulation Plan Required.

The Master Development Plan (MDP) shall include a circulation plan identifying internal and external vehicular circulation, pedestrian and bicycle facilities, emergency access, and connections to adjacent properties and public rights-of-way.

3. Street Design.

Streets within a PAD may be public or private and shall be designed to accommodate anticipated traffic volumes, emergency access, and pedestrian safety. Alternative street cross-sections may be approved through the MDP where demonstrated to be functional and context-appropriate.

4. Connectivity.

The circulation system shall promote connectivity within the PAD and to surrounding development, including vehicular, pedestrian, and bicycle connections, where practicable.

5. Emergency Access.

The circulation plan shall provide adequate emergency access in accordance with applicable fire and building codes. Coordination with the serving fire district shall be required.

6. Parking Standards.

Parking requirements within a PAD shall be established by the MDP. Parking standards may be modified from conventional zoning requirements where supported by shared parking analysis, mixed-use design, or alternative transportation strategies.

7. Loading and Service Areas.

The MDP shall identify the location and design of loading areas, service access, and refuse collection facilities and shall provide for appropriate screening and circulation.

8. Traffic Studies.

Traffic impact studies may be required based on the scale, intensity, or anticipated impacts of the PAD.

Section 6-020.I. Open Space Standards

1. Purpose.

Open space within a Planned Area Development (PAD) is intended to provide functional, accessible, and meaningful areas for recreation, environmental preservation, buffering, visual relief, and community amenities.

2. Open Space Plan Required.

The Master Development Plan (MDP) shall include an open space plan identifying the location, acreage, and function of all proposed open space areas within the PAD.

3. Types of Open Space.

Open space may include active recreation areas, passive open space, natural resource areas, plazas, greens, trails, landscaped common areas, and similar features. The MDP shall identify the type and intended function of each open space area.

4. Minimum Open Space.

Minimum open space requirements shall be established by the MDP based on project scale, land use mix, and site conditions. Where not specified, applicable Clarkdale standards shall apply.

5. Accessibility and Design.

Open space areas shall be designed to be accessible, usable, and integrated into the overall development. Open space shall be connected through pedestrian pathways and shall provide visual and physical connections to adjacent development where feasible.

6. Natural Features.

The MDP shall identify and incorporate existing natural features, drainageways, and

environmentally sensitive areas into the open space system to the greatest extent practicable.

7. Ownership and Maintenance.

The MDP shall identify ownership and maintenance responsibilities for all open space areas, including provisions for long-term maintenance.

Section 6-020.J. Landscape Standards

1. Purpose.

Landscape standards within a Planned Area Development (PAD) are intended to enhance visual quality, provide buffering between uses, support water conservation, mitigate heat and glare, and contribute to the overall character of the development.

2. Landscape Plan Required.

The Master Development Plan (MDP) shall include a conceptual landscape plan identifying landscape areas, plant types, screening, buffering, and streetscape elements. Detailed landscape plans shall be reviewed at subsequent development stages.

3. Applicability of Town Standards.

Unless expressly modified by the MDP, landscaping within a PAD shall comply with applicable Clarkdale landscape, water conservation, and irrigation standards.

4. Buffering and Screening.

Landscape standards shall address buffering and screening between incompatible uses, adjacent residential areas, parking areas, service areas, and public rights-of-way.

5. Plant Selection and Water Use.

Plant materials shall be appropriate to the local climate and may include native and drought-tolerant species, and shall be in compliance with Clarkdale's approved and prohibited plant lists. Landscape design shall emphasize water-efficient practices and long-term sustainability.

6. Streetscape Landscaping.

The MDP shall identify streetscape landscaping elements, including street trees, landscape medians, pedestrian shade, and gateway features.

7. Maintenance.

The MDP shall identify maintenance responsibilities for landscaped areas, including irrigation systems and landscape features.

Section 6-020.K. Utilities and Infrastructure

1. Purpose.

Utilities and infrastructure standards for a Planned Area Development (PAD) are intended to ensure that adequate public and private facilities are provided to serve the development in a manner that is coordinated, efficient, and consistent with Town standards and long-term planning objectives.

2. Infrastructure Plan Required.

The Master Development Plan (MDP) shall include an infrastructure plan demonstrating the availability, capacity, and adequacy of water, sewer, drainage, stormwater management, solid waste, and other required utilities and public services.

3. Water and Wastewater.

The MDP shall demonstrate that sufficient water supply and wastewater capacity are available to serve the PAD in accordance with Town standards and applicable state requirements. Phasing of development shall be coordinated with the provision of water and wastewater infrastructure.

4. Drainage and Stormwater Management.

The MDP shall address drainage patterns, stormwater management, and floodplain considerations. Development shall be designed to minimize adverse drainage impacts on surrounding properties and public facilities.

5. Phased Infrastructure.

Where development is proposed in phases, the MDP shall identify infrastructure improvements required for each phase and shall demonstrate that adequate infrastructure will be available prior to or concurrent with development.

6. Coordination with Service Providers.

The MDP shall demonstrate coordination with applicable service providers, including fire, police, utility, and other service agencies, as required to support the proposed development.

7. Financing and Maintenance.

The MDP shall identify responsibility for the construction, financing, and long-term maintenance of private infrastructure and facilities.

Section 6-020.L. Phasing

1. Purpose.

Phasing provisions for a Planned Area Development (PAD) are intended to ensure orderly development, timely provision of infrastructure and services, and consistency with the approved Master Development Plan (MDP).

2. Phasing Plan Required.

The MDP shall include a phasing plan identifying the sequence, timing, and geographic extent of each phase of development. The phasing plan shall be sufficiently detailed to allow the Town to evaluate infrastructure, service, and fiscal impacts.

3. Infrastructure and Services.

Each development phase shall be supported by adequate infrastructure, utilities, and public services prior to or concurrent with development. No phase shall proceed unless required infrastructure for that phase is available.

4. Consistency with Approved Capacity.

Development within each phase shall remain within the maximum density, intensity, and development capacity established by the MDP.

5. Phasing Adjustments.

Minor adjustments to the approved phasing plan may be approved administratively where such adjustments do not increase overall development capacity, alter permitted uses, or create adverse impacts. Substantial changes to phasing shall require amendment of the PAD.

6. Expiration and Timing.

The PAD approval or individual phases may be subject to time limitations as a condition of approval. Failure to commence development within the specified timeframe may result in expiration of approval for the affected phase.

Section 6-020.M. Operations, Ownership, and Maintenance

1. Purpose.

Operations, ownership, and maintenance provisions are intended to ensure that common areas, private infrastructure, and shared facilities within a Planned Area Development (PAD) are properly owned, operated, and maintained over the life of the development.

2. Ownership Structure.

The Master Development Plan (MDP) shall identify the ownership structure for all land, common areas, open space, private streets, utilities, and facilities within the PAD. Ownership may include individual ownership, homeowners' associations, property owners' associations, development entities, or other legally recognized entities.

3. Maintenance Responsibilities.

The MDP shall clearly assign responsibility for the operation and maintenance of common areas, private streets, utilities, open space, landscaping, stormwater facilities, and other shared improvements.

4. Town Remedies.

If required maintenance is not performed, the Town may take enforcement action as provided by the Zoning Code or other applicable law, including requiring corrective action or withholding permits.

5. Modification of Responsibilities.

Changes to ownership or maintenance responsibilities shall require approval through the appropriate PAD amendment process.

Section 6-020.N. Application, Review, and Approval Procedures

1. Purpose.

The purpose of this section is to establish clear procedures for the application, review, and approval of Planned Area Development (PAD) zoning and associated Master Development Plans (MDPs), ensuring transparency, consistency, and public participation.

2. Pre-Application Conference.

A pre-application conference with Town staff shall be required prior to submission of a PAD rezoning application. The purpose of the conference is to identify applicable requirements, review the proposed development concept, and determine the scope of required submittals.

3. Application Submittal.

A PAD application shall be submitted in accordance with Town application requirements and shall include, at a minimum, the proposed rezoning request, the Master Development Plan, supporting studies, and any additional materials required by the Town.

4. Staff Review.

Upon submittal of a complete application, Town staff shall review the PAD application and MDP for consistency with the Clarkdale General Plan, the Zoning Code, and applicable

Town standards. Staff may require revisions or additional information prior to scheduling public hearings.

5. Planning and Zoning Commission Review.

The Planning and Zoning Commission shall hold a public hearing on the PAD application and shall make a recommendation to the Town Council based on the record, applicable standards, and public input. This process shall follow the procedures set forth in Chapter 13 of the Clarkdale Zoning Code.

6. Town Council Review and Approval.

The Town Council shall hold a public hearing and may approve, approve with conditions, or deny the PAD rezoning and MDP. Approval shall be by ordinance and may include conditions necessary to ensure compliance with adopted policies and standards. This process shall follow the procedures set forth in Chapter 13 of the Clarkdale Zoning Code.

7. Findings.

In approving a PAD, the Town Council shall make findings that the PAD is consistent with the General Plan, provides superior planning and design, and protects the public health, safety, and welfare.

Section 6-020.O. Amendments to Approved PAD

1. Purpose.

This section establishes procedures for amendments to an approved Planned Area Development (PAD) and Master Development Plan (MDP), distinguishing between minor and major amendments to provide flexibility while preserving the integrity of the approved development framework.

2. Minor Amendments.

Minor amendments may be approved administratively by the Community Development Director or designee and shall include changes that do not increase overall development capacity, alter permitted uses, materially change development standards, or create additional impacts. Minor amendments may include adjustments to internal circulation, site layout, or phasing that remain consistent with the intent of the approved PAD.

3. Major Amendments.

Major amendments shall require the same review and approval process as the original PAD rezoning. Major amendments include, but are not limited to, increases in development capacity, changes to permitted uses, substantial modifications to development standards or design guidelines, or changes that result in new or increased impacts. Major amendment criteria includes but is not limited to:

a. An increase in the total number of dwelling units of more than 5 percent above the original approval;

b. An increase in the gross leasable square feet within a PAD of more than 10 percent above the original approval;

c. Any reconfiguration of land use classifications or parcel sizes that increases or decreases by more than 20 percent; and

d. Any change that could have a significant impact on areas adjoining the PAD, including significant traffic impact.

4. Determination of Amendment Type.

The Community Development Director or designee shall determine whether a proposed amendment is minor or major based on the criteria established in this section. Such determination may be appealed in accordance with this Zoning Code.

5. Cumulative Amendments.

The cumulative effect of multiple minor amendments shall be considered in determining whether a major amendment process is required. Minor amendments may not be “stacked” to avoid major amendment requirements.

6. Amendment Documentation.

Approved amendments shall be documented and incorporated into the official PAD and MDP records.

Section 6-020.P. Enforcement and Compliance

1. Compliance Required.

All development, use of land, construction activity, and operation within a Planned Area Development (PAD) shall comply with the approved PAD zoning, Master Development Plan (MDP), and any conditions of approval.

2. Enforcement Authority.

The Town may enforce the provisions of the PAD, MDP, and this Zoning Code through any lawful means, including but not limited to withholding permits, issuing notices of violation, or pursuing civil or criminal remedies as authorized by law.

3. Permit Issuance.

No building permit, grading permit, certificate of occupancy, or other development approval shall be issued unless the proposed development is in compliance with the approved PAD and MDP.

4. Remedies Not Exclusive.

The remedies provided herein are cumulative and not exclusive. The Town may pursue one or more remedies simultaneously or consecutively.

Section 6-020.Q. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.

Articles:

~~6-010 — Standards for Planned Unit Development~~

~~6-020 — Standards for Planned Area Development~~

~~Section 6-010 — Standards for Planned Unit Development~~

~~A. In the event a proposal is made to develop a parcel of land for residential, commercial or industrial purposes and in addition to the subdivision of the land, to construct all building, install all walks, drives, and planting and to offer for sale or lease elements of a project complete in every respect, the plans for such project need not conform to the lot and yard requirements. Plans to be approved under this Section must show:~~

- ~~1. Tentative subdivision plat;~~
- ~~2. Precise location and typical elevations of all proposed buildings & structures;~~
- ~~3. Existing and proposed grades and contours;~~
- ~~4. All walls and fences, all walks, drives, roadways, parking areas, and pavement of any kind;~~
- ~~5. Complete planting and irrigation plans;~~
- ~~6. Abstract of Covenants, Conditions and Restrictions (CC&R's);~~
- ~~7. Abstract of documents pertaining to formation of owners association or similar group, if any;~~

~~8. Financial ability to complete or security;~~

~~9. Provisions to guarantee continual permanent maintenance of joint open areas; private street, walkways, service areas and parks of the project. (Prior code § 6-1)~~

~~Section 6-020 — Standards for Planned Area Development~~

~~A. A Planned Area Development (PAD) is intended to:~~

~~1. Provide for various types and combinations of land uses (such as commercial centers, single and multi-family housing, industrial complexes, and public spaces) through the adoption of preliminary and final development plans;~~

~~2. To establish planning and development control parameters while allowing sufficient flexibility to permit final detailed planning at the time of actual development, and to permit flexibility in land use, site design, placement of buildings, use of open spaces, and other development features;~~

~~3. To encourage and permit unified planning to achieve a compatible mixture and variety of land uses within the PAD and with the existing and anticipated development in the surrounding area;~~

~~4. To accomplish the purpose of zoning and other regulations to an equivalent or higher degree than where such regulations are designed to control development on individual lots; and~~

~~5. To promote economical and efficient land use, & improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.~~

~~B. A PAD may be established where tracts suitable in location, area, and character for the uses and structures proposed will be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined with reference to the General Plan, and to the existing and prospective character of surrounding development.~~

~~1. Scope.~~

~~a. The development of a PAD may proceed by increments to be called "development units."~~

~~b. The PAD is intended to replace traditional rigid zoning regulations with development standards suited to the individual development. The permitted uses allowed, the yard, height, area requirements, and other requirements within the district shall be those approved in the preliminary and final development plans. In cases where requirements are not specified in the development plans, the requirements of the equivalent zoning district shall apply. PAD regulations shall apply generally to the initiation and regulations of all PAD Districts. Where there are conflicts between special PAD regulations, these PAD regulations shall apply in the PAD unless the Commission or Town Council shall find in the particular case, at the time of rezoning applications, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, or other regulations.~~

~~c. Where actions, designs or solutions are not literally in accord with applicable PAD or general regulations, but the Commission makes a finding in the particular case that the public is served to an equivalent or greater degree, the Commission may recommend specific modifications of the regulations.~~

~~2. *Planned Area Development Defined.* For the purpose of this Ordinance, a Planned Area Development shall:~~

~~a. Be a single development operation or a definitely programmed series of development operations.~~

~~b. Be for principal and accessory structures and uses substantially related to the character and purposes of the district.~~

~~c. Be developed according to a preliminary development plan that includes the locations of land uses, streets, utilities, and final development plans for all buildings, and other uses and improvements on the land as related to the buildings.~~

~~d. Include a program for provision, operation, and maintenance of any areas, facilities, and improvements designated for common use.~~

~~3. *Uses Permitted.* The Planned Area Development shall be used only for the following:~~

~~a. Single-family, two-family, multi-family, detached, semi-detached and attached dwellings.~~

- ~~b. Mobile home parks and subdivisions in accordance with the provisions of this Ordinance and any additional requirements of the Commission or Town Council may deem necessary to fulfill the intent of the requirements herein.~~
- ~~c. Home occupations when indicated as part of the development plan or with approval of a use permit.~~
- ~~d. Community facilities and public areas such as schools, parks and playgrounds.~~
- ~~e. Neighborhood retail uses and other non-residential uses limited to those enumerated in the C and CB Districts may be specifically and selectively authorized as to type and size only when integrated by design as an essential element of the development, and only in areas proposed for said uses as approved in the preliminary development plan.~~
- ~~f. Industrial uses in accordance with the provisions of the Industrial District.~~
- ~~g. Accessory uses and structures; such uses and structures may be located in the front one-half (½) of a lot, provided they are not nearer the front lot line than the main building or buildings.~~
- ~~h. *Public Utility Installations.*~~
- ~~i. Signs when submitted as part of the development plan or within the following general sign provisions.~~

~~4. *Lot and Yard Requirements.*~~

- ~~a. The yard requirements for a PAD shall be those approved in the preliminary development plan. In cases where yard requirements are not specified in the development plan, the yard requirements of the equivalent zoning district shall apply.~~
- ~~b. The average overall density of residential areas in the PAD shall not exceed that indicated by the Density Chart for PADS. Open spaces and recreational areas within the PAD may be included in land totals to calculate the average overall density.~~

The Density for PADS shall be set forth below:

Table 3 – Density Chart

District	Units per Acre
PAD-1	0.75
PAD-2	1.00
PAD-3	1.35
PAD-4	1.75
PAD-5	2.20
PAD-6	2.75
PAD-7	3.50
PAD-8	4.75
PAD-9	6.00
PAD-10	8.00
PAD-11	10.00
PAD-12	12.00

~~c. Buildings located on sloping lots are permitted an extra story on the downhill side, provided the height does not exceed the maximum height in feet allowed.~~

~~d. Non-residential buildings and structures exceeding fifteen (15) feet in height shall be set back from the side and rear boundaries, if adjoining residentially zoned property, a distance equal to the required yard setback plus one (1) additional foot for each foot of height above (15) feet, except where specific setbacks are approved in the preliminary development plan.~~

~~e. Zero lot line setbacks may be allowed under the following circumstances;~~

~~1. The lot adjacent to the zero (0) setback side yard must be under the same ownership at the time of initial construction (ensuring that a developer does not infringe on the property rights of owners of adjacent tracts);~~

~~2. The setback on the adjacent lot must be either zero (0) feet or greater than ten (10) feet.~~

~~3. The opposite side yard of no less than ten (10) feet must be kept perpetually free of permanent obstructions (such as a storage shed or fence without a gate).~~

~~4. Similar zero (0) lot line exceptions can be made for the rear yard, but not for both the side and rear yards of the same lot.~~

~~5. In considering a proposed PAD, the Commission and/or Town Council may approve modifications of these requirements.~~

~~Justification for such modification shall be supplied by the applicant in written form as part of the hearing application procedure.~~

~~5. *Other Requirements.* The Commission and/or Town Council shall insure that the public welfare and safety is preserved, and that provision is made for harmonious and appropriate development of the land by requiring as needed:~~

~~a. Declaration of public use space for parks, schools, recreation areas, etc.~~

~~b. Coordination of street layout with existing or planned streets.~~

~~c. Preservation of natural features, such as trees, hilltops, water courses, and archaeological sites.~~

~~d. Architectural plans of building design in addition to a final development plan for the PAD.~~

~~e. Proof of adequate sanitary sewage and water system.~~

~~f. Adequate fire protection.~~

~~g. Schedule of plan implementation.~~

~~h. Additional issues of public interest.~~

~~6. *Amendments.* The following procedure shall be followed for any amendment to a PAD including amendments to the development phasing schedule.~~

~~a. *Major Amendments.*~~

~~1. A PAD applicant or his successors in interest may file a request for a major amendment with the Community Development Department.~~

~~2. The change will be deemed major if it involves any one of the following:~~

~~I. An increase in the approved totals of dwelling units or gross leaseable area for the PAD.~~

~~II. A significant change in land use boundaries from those approved for the PAD as determined by the Community Development Director.~~

~~III. Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.~~

~~IV. Any change which could have a significant traffic impact on roadways adjacent or external to the PAD as determined by the Community Development Director.~~

~~3. The Community Development Department will bring the major amendment before the Planning Commission and Town Council and will submit background material and recommendations.~~

~~b. *Minor Amendments.*~~

~~1. A PAD applicant or his successors in interest may file a request for a minor amendment with the Community Development Department.~~

~~2. The request will be routed for comment to any affected Town departments or other agencies for comment.~~

~~3. Upon receipt of comments, the Community Development Director will determine whether the requested change is minor or major.~~

~~4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.~~

~~c. *Interpretations.* In the event that it becomes necessary to interpret stipulations within the PAD, the Board of Adjustment shall hold a hearing and make such interpretations.~~

~~7. Application & Development Plan.~~

~~a. Application. An application to establish a PAD shall be submitted and processed in the same manner as that for re-zoning amendments. Every application shall be accompanied by a fee as required, except when filed by the Commission.~~

~~An application to establish a PAD shall be filed by either:~~

- ~~1. The owner or owners having title to all of the property in the area proposed for the PAD.~~
- ~~2. The Clarkdale Planning Commission~~

~~b. Development Plans Required.~~

~~1. Preliminary Development Plan. An application for a PAD shall be accompanied by a preliminary development plan including the following information:~~

- ~~I. A legal description of the parcel;~~
- ~~II. An area map showing existing zoning & land uses surrounding the site;~~
- ~~III. The location and type of land uses, and their area in acres; The proposed residential density of each residential area, and a calculation of the average overall density;~~
- ~~IV. The proposed intensity (in floor area ratio or square footage) for non-residential uses;~~
- ~~V. The proposed site development standards for each area of use;~~
- ~~VI. The proposed circulation system;~~
- ~~VII. The proposed methods for water, sewer and drainage; and~~
- ~~VIII. The proposed phasing plan, indicating development units if appropriate.~~

~~2. Final Development Plan. Prior to development, a final development plan must be approved by the Town Council. The final development plan (s) shall adhere to the development standards approved under the preliminary development plan, and shall conform to the requirements and format of a preliminary subdivision plat, as delineated in the Subdivision Regulations for the Town of Clarkdale.~~

~~If a PAD is to be developed in phases or "development units," a final development plan shall be required for each unit, and separate hearings shall be held to review each final development plan. An approved final development plan shall be binding upon applicants and their successors or assignees. No building permit shall be issued for any building, structures, or use not in accord with the final development plan, except that temporary construction facilities shall be permitted.~~

~~8. *Enforceability.*~~

~~a. The PAD Program shall continue to be implemented and maintained for the total acreage of the PAD, even though ownership may subsequently be transferred in whole or in part:~~

~~i. It is the responsibility of the owner to notify all prospective purchasers of all or part of the property within the district of the existence of the PAD and the PAD Program contained therein.~~

~~ii. Conformance with the PAD shall be enforced by recordations of the appropriate deed restrictions for each parcel of property within the district, prior to the issuance of building permits, for each development unit.~~

~~iii. Notification and recordation as provided above shall be required in order to retain the unitary aspect of the district~~

~~b. At such time that the Planning Commission shall determine that the applicant is not proceeding to develop in accordance with the PAD Program, it shall notify the applicant in writing of such deficiency and shall, simultaneously, notice a hearing to determine the cause of the delay.~~

~~i. The hearing shall be held within thirty (30) days of the date of the written notice and shall follow Commission procedure for hearings.~~

~~ii. The Commission may determine good cause for such deficiencies and may, in conjunction therewith, entertain an application to amend the development phasing schedule.~~

~~iii. The Commission may determine that there is not good cause for such deficiency, and in such event may impose additional restrictions on the applicant to ensure future compliance with the PAD Program including, but not limited to, the filing of such periodic reports as the Commission shall require to enforce this provision.~~

~~c. At such time that the Commission shall determine that the current owner of any portion of the Planned Area Development District is not in compliance with a provision of the PAD Program or the public dedication or improvement schedules, no further approval of final development plans or subdivision plats shall occur for that portion. Such determination of noncompliance shall be at a public hearing. The applicant and current owner(s) shall receive written notice of hearing. (Revised by Ordinance #428 on 12/10/24; effective 1/20/25; prior code § 6-2)~~

The Clarkdale Zoning Code is current through Ordinance #438, passed December 10, 2024.

Disclaimer: The Town Clerk has the official version of the Clarkdale Zoning Code. Users should contact the Town Clerk for ordinances passed subsequent to the ordinance cited above.

Town Website: www.clarkdale.az.gov

Town Telephone: (928) 639-2400

Hosted by General Code.



Staff Report

Item Number: 6.B.

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- Agenda Item:** **Zoning Code Update to Chapter 2 - Definitions**
Discussion regarding the Zoning Code update to Chapter 2 - Definitions; we will compare and contrast the current version on the website with the redlined version.
- Staff Contact:** Scott Ellis, Community Development Director
- Meeting Date:** February 5, 2026
- 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 discuss the chapter listed above.
- Budget Impact:** No budget impact.
- Recommendation:** Discussion only. No recommendation.

CHAPTER 2

DEFINITIONS

Articles:

2-010 **Definitions**

Section 2-010 **Definitions**

Accessory Structure or Use: A subordinate structure or use customarily incidental to and located on the same lot as the principal use.

Acre: A measure of 43,560 square feet.

Alley: A public or private roadway which provides a secondary means of access to abutting property and is not intended for general traffic circulation.

Agriculture Tourism. The act of visiting croplands, horticulture activity for the purpose of enjoyment, education or active involvement in the croplands or horticulture that also adds to the economic viability of the Croplands. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Agritourism Enterprise: An enterprise on croplands, conducted for the enjoyment of visitors that generates income for the owner of the crops, including on-site sales of crops. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Apartment: See "Dwelling Unit."

As-Built Plans: Construction/engineering plans prepared after the completion of construction, by the engineer of record, in such a manner as to accurately identify and depict the location of all on-site improvements which includes, but is not limited to, all structures, parking facilities, detention/retention areas, curbs, gutters, sidewalks.

Assurance: A guarantee that the specific improvements and services will be accomplished. This must be in the form of an irrevocable letter of credit, a certificate of deposit or a certified check for construction of improvements. Utility service assurances may be provided by letter from

water, electric, gas, communication and other appropriate utility companies to guarantee improvements.

Bed & Breakfast Guest Unit: One or more rooms intended for overnight occupancy by persons other than those who permanently reside at the premises.

Bed & Breakfast Homestay: An owner-occupied residence which has a maximum of three (3) guest units within a single-family dwelling, the owners of which serve breakfast to guests.

Bed & Breakfast Inn: An owner-occupied residence which has a maximum of five (5) guest units within a single-family dwelling, the owners of which serve breakfast to guests.

Bed & Breakfast Country Inn: A residence or building which has six (6) or more guest units which exhibits a character of use consistent with a motel or hotel and which may have a restaurant open to the general public as well as the guests.

Boutique: Designating a small exclusive producer or business providing consumable products. (Created by Ordinance #358 on 3/11/14; Effective 4/11/14)

Buffer: Open spaces, landscaped areas, fences, walls, berms or any combination thereof used to physically and visually separate one use or property from another in order to mitigate the impacts of noise, light or other nuisance.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.

Building Frontage: The maximum width of a building measured in a straight line parallel with the abutting street.

Building Height: The vertical distance from the main level of the side yards immediately contiguous to the side of the building or structure to the top of the highest roof beams of a flat or shed roof, the deck on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs. Provided that the measurement shall be made from not more than 3 feet below nor more than 6 feet above the mean curb level, or in absence of curb level from the mean street level along the center line of improved road-way.

Building Line: A line parallel to the street touching a building at it's closes point to the street.

Building Official: A person appointed by the Town Manager that oversees the responsibility of issuing construction and demolition permits and enforcing the provisions of the Building and Property Maintenance Codes.

Building Principal: A building in which is conducted the primary or predominant use of the lot on which it is located. **Building Coverage:** The ratio of the horizontal area measured from the exterior walls of the ground floor of all principal and accessory buildings on a lot to the total lot area.

Bulk Standards: Requirements which establish the maximum size of buildings and structures on a lot or parcel and the buildable area within which the structure may be placed, including lot coverage, height, floor area ratio, setbacks, and yard area.

Caliper: The diameter of a tree measure 4 feet above finished grade.

Campground: Any lot, parcel, or tract of land used, designed, maintained, and intended for rent of one (1) or more plots, sites, or areas to accommodate temporary camping by the traveling public, with or without sanitary facilities and water, whether or not a charge is made for use of the park and its facilities.

Capital Improvement: When pertaining to government, an acquisition of real property, major construction projects or acquisition of expensive equipment expected to last a long time.

Capital Improvement Program: A timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

Carport: A roofed structure providing space for the parking of motor vehicles and full open on not less than two sides.

Cellar: That part of a building having less than one-half its floor to ceiling height above the average finished grade of the adjoining ground.

Chemical Synthesis: Means production of a new particular molecule by adding to, subtracting from, or changing the structure of a precursor molecule.

(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Clinic: An establishment where patients are admitted, for examination and treatment on an out-patient basis by one, or more, physicians, dentists or other medical personnel where patients are not lodged overnight.

Club: Buildings and facilities operated by a corporation, association, or persons for social, educational or recreational purposes characterized by certain membership qualifications, payment of dues and fees, regular meeting and organized by a constitution and bylaws rendering a service not customarily carried on as a business.

Cluster Development: A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space or preservation of sensitive land areas.

Collector Street: Provides for traffic movement between and within neighborhoods and between arterial and local streets and access to abutting property.

Commercial Property: Any property designated for commercial use within the jurisdiction. (Created by Ordinance #427 on 8/12/24; Effective 9/14/2024)

Community Development Director: Person appointed by the Town Manager that oversees the Community Development Department.

Community Supported Agriculture (CSA): A food distribution network consisting of growers and shareholders. (Created by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

Compatibility: The design, arrangement and location of buildings and structures or other created or natural elements of the urban environment which are sufficiently consistent in scale, character, sitting, coloring or materials with other buildings or elements in the area, so as to avoid abrupt or severe differences.

Conditional Use: A use permitted in a particular zoning district, after a public hearing, and upon a showing that such use, in a specified location will be compatible with surrounding uses provided all required conditions of approval are met.

Consolidation, Lot: The removal of lot lines between contiguous parcels.

Consumable Products: Perishable products made, produced and/or assembled for consumption.

(Created by Ordinance #358 on 3/11/14; Effective 4/11/14)

Consume, Consuming, Consumption: The act of ingesting, inhaling or otherwise introducing marijuana into the human body.

(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Consumer: An individual who is at least twenty-one (21) years of age and who purchases marijuana or marijuana products.

(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Court: Open space unobstructed from the ground to the sky which is bound on two (2) or more sides by the walls of a building, or buildings, on the same lot.

Croplands: Land devoted primarily to the production of crops, tilling, raising of crops, horticulture, farm, winery, wine production, gardening and agritourism enterprises or as agricultural tourism use. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Crops: Vegetables, nuts, seeds, herbs and fruits, including vineyards, grown as food or drink for human consumption. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Cultivate, cultivation: To propagate, breed, grow, prepare and package marijuana. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Cut: A portion of land surface from which earth has been removed or will be removed by excavation; the depth below the original ground surface.

Day Care Center: An establishment providing for the care, supervision, and protection of its clients.

Day Care Center, Commercial: A building or structure within which the care, maintenance and supervision of clients is provided for more than 12 persons for less than 24 hours per day.

Deliver, delivery: The transportation, transfer or provision of marijuana or marijuana products to a consumer at a location other than the designated retail location of a marijuana establishment. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Density: A ratio expressing the number of dwelling units per acre.

Density Transfer: The trading of all or part of the permitted density on a parcel to another parcel or other locations on the same parcel.

Department: The state of Arizona Department of Health Services or its successor agency.
(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Detention Pond/Basin: A manmade or natural water collector facility designed to collect surface and subsurface water in order to impede its flow and to release the same gradually at a rate not greater than that prior to the development of the property, into natural or manmade outlets.

District: Any area or areas of the town of Clarkdale, whether contiguous or not, wherein the same zoning or development standards apply.

Drip/Micro-Irrigation: A system of crop irrigation involving the controlled delivery of water directly to individual plants through a network of tubes or pipes, for the purpose of water conservation. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Dual licensee: An entity that holds both a nonprofit medical marijuana dispensary registration and a marijuana establishment license. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Duplex: A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from the ground to the roof.

Dwelling: A structure or portion thereof which is used exclusively for human habitation.

Dwelling, Accessory Dwelling Unit (ADU): A self-contained living unit, with conditioned space, that is on the same lot or parcel as a single-family dwelling of greater square footage than the accessory dwelling unit, that includes its own sleeping and sanitation facilities and that may include its own kitchen facilities.

Dwelling, Attached: A single-family dwelling attached in groups of two or more single-family dwellings by common vertical walls.

Dwelling, Detached: A single-family dwelling that is not attached to any other dwelling by any means.

Dwelling, Four-Plex: A building containing four dwelling units.

Dwelling, Multi-Family: A building containing five or more dwelling units.

Dwelling, Single-Family: A building containing one single-family dwelling unit.

Dwelling, Tri-Plex: A building containing three dwelling units.

Dwelling Unit: One or more rooms designed or occupied as separate living quarters for the exclusive use of a single family maintaining a household.

Easement: A legal interest in land, granted by the owner to another person, or the public, which allows the use of all or a portion of the owner's land, generally for a stated purpose including, but not limited to, access or placement of utilities.

Enclosed area: A building, greenhouse, or other structure that has:

1. A complete roof enclosure supported by connecting walls that are constructed of solid material extending from the ground to the roof;
2. Is secure against unauthorized entry;
3. Has a foundation, slab or equivalent base to which the floor is securely attached; and
4. Meets performance standards ensuring that cultivation and processing activities cannot be and are not perceptible from the structure in terms of not being visible from public view without using binoculars, aircraft or other optical aids and is equipped with a lock or other security device that prevents access by minors. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Extraction: The process of extracting or separating resin from marijuana to produce or process any form of marijuana concentrates using water, lipids, gases, solvents, or other chemicals or chemical processes. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Factory-Built Building: A dwelling unit (or a non-residential structure which includes a dwelling unit or habitable area), other than a mobile home, manufactured home or recreational vehicle as defined herein, which is wholly or substantially manufactured at an off-site location to be assembled on-site and which has been constructed pursuant to standards for factory-built buildings as certified by a regulatory agency of the State of Arizona.

Family: Any number of persons living together as a single housekeeping unit under a common housekeeping management plan.

Family Day Care Home: A home in which more than three but fewer than seven clients receive care, maintenance and supervision by other than their relative or guardian for less than 24 hours per day within a dwelling unit.

Family, Immediate: Husband, wife, child, stepchild, brother, sister, stepbrother, stepsister, parent, stepparent, grandchild, grandparent, mother-in-law, father-in-law.

Farmers Market: An outdoor, periodic event, where farmers or producers gather to sell agricultural products directly to consumers. (Created by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

Fill: Sand, gravel, earth or other materials of any composition placed or deposited by humans.

Financial Assurance: A performance bond, escrow, cash, certificate of deposit, irrevocable letter of credit, corporate guarantee, or other equivalent security, or any combination thereof, to the Town of Clarkdale that is sufficient to pay for completion of improvement plans for utilities, streets, roads, curbs, gutters, sidewalks, structures, buildings and other appurtenances as set forth in either a development agreement or approved site plan or both.

Flagpole: A vertical structure specifically designed for displaying flags. (Created by Ordinance #427 on 8/12/24; Effective 9/14/2024)

Floor Area: The sum of the square footage of all of the floors of a structure or building.

Floor Area Ratio: The relationship of the floor area to the lot area computed by dividing the floor area by the lot area.

Frontage: That portion of a lot or parcel contiguous with a street or highway.

Garage: A building or parking structure used for the parking and storage of vehicles.

Garage, Private: An accessory structure used primarily for the parking and storage of vehicles operated by the customers, employees or visitors of a principal building and which is not available for use by the general public.

Garage, Private Residential: An accessory structure, or use, to a residential building used for the parking and storage of vehicles operated by the residents of the building and which is not available to the general public.

Garage, Public: A structure of building, other than a private garage or repair garage, used primarily for the parking and storage of vehicles which is available to the general public.

Garage, Repair: Any building or structure in which a business, service or industry involving the maintenance, repair, servicing or painting of vehicles is conducted or rendered.

Grade: 1) The average of the finished ground level at the center of all walls of a building.

2) The percent of rise or descent of a sloping surface.

Grading: Any stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

Ground Cover: Grasses, other plant materials or inorganic materials grown or placed to keep soil from being blown or washed away.

Guest Quarters (Servant Quarters): One or more rooms designed, occupied or intended as a separate living area for the use of short term guests or immediate family members with sleeping, sanitary facilities and with, or without, separate cooking facilities. Said use shall be clearly secondary and accessory to the principal use, shall not exceed a maximum size of 700 square feet and may be attached to or detached from the principal structure.

Group Day Care Home: A home in which at least seven but not more than twelve clients receive care, maintenance and supervision by other than their relative or guardian for less than 24 hours per day within a dwelling unit.

Habitable Space: The conditioned space in a building or structure for living, sleeping, eating, or cooking. "Habitable space" does not include garages, carports, or storage areas accessible only from the exterior of the structure.

Hardship: A restriction on a property located in the Historic Preservation District that results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

Historic District: Includes areas of the Town within the boundary of the Historic Preservation District as identified in Exhibit 1: Clarkdale Historic Preservation District, in Section [3-170](#), Historic District. A map of the Clarkdale Historic District is on file with the Community Development Department.

Historic Preservation Specialist: Town of Clarkdale Staff appointed by the Community Development Director that oversees the Historic Preservation Commission and the activities of the Clarkdale Historic Preservation Program.

Home Occupation: Any activity carried out for economic gain by a resident and conducted as a customary, incidental and secondary use to the principal residential use.

Horticulture: The growing of crops for human consumption. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Hotel: A facility offering transient lodging accommodations to the general public in which access to individual rooms is provided through an inside lobby and which may offer additional services including, but not limited to, restaurants, meeting rooms, entertainment or recreational facilities.

Household: A family living together in a single dwelling unit with common access to and use of all living and eating areas within the dwelling unit.

Incentive Zoning: The granting by the approving authority of additional development capacity in exchange for a public benefit or amenity. A quid pro quo - more development for a benefit, the need for which may not necessarily be created by the development itself.

Infrastructure: Facilities and services needed to sustain development and land use activities including, but not limited to utility lines, streets, fire stations, parks schools and other public facilities.

Junk: Any scrap, waste, worn out, discarded material or debris collected or stored for destruction, disposal or some other use.

Junkyard: Any lot or parcel, building or structure, used in whole or in part for the storage, collection, processing or disposal of junk.

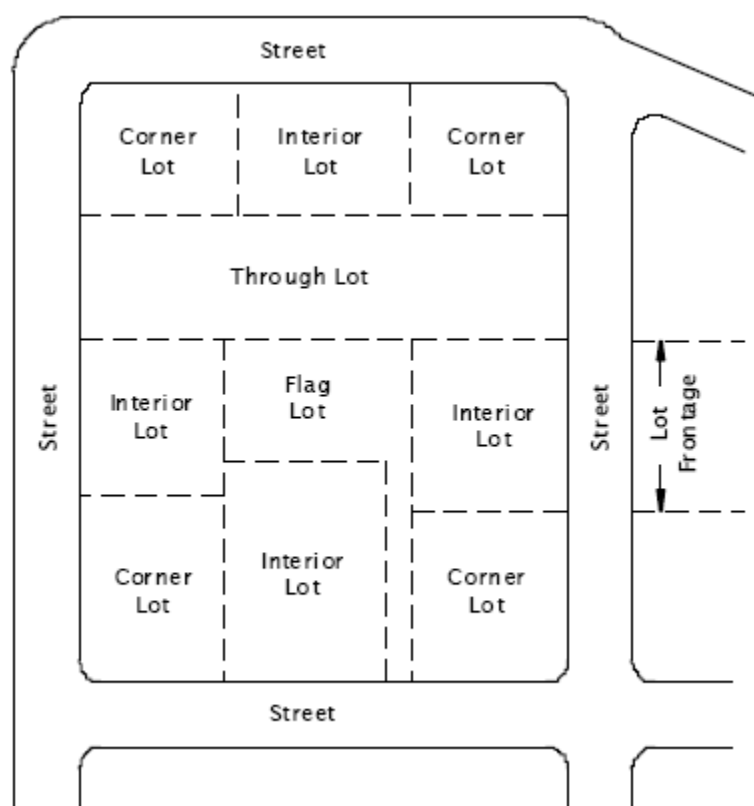
kennel: A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained or sold, all for a fee or compensation.

Landscaping: An expanse of scenery including lawns, trees, plants and other organic or inorganic materials used to soften or mitigate the impacts of development.

Lighting, Fully shielded: Any outdoor light fixture shielded in such a manner that all light emitted by the fixture is projected below the horizontal as determined by a photometric test or certified by the manufacturer.

Lighting, Partially Shielded: Any light fixture shielded in such a manner that more than zero but less than 10 percent of the light emitted from the fixture is projected above the horizontal as determined by a photometric test or certified by the manufacturer.

Lot: A designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law, adequate for occupancy by a use herein permitted, meeting the minimum bulk requirements of the Zoning Code and having legal access.



Lot, Corner: A lot abutting upon two, or more, streets at their point of intersection.

Lot, Flag: A large lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots.

Lot, Reverse Corner: A corner lot having its side street line a continuation of the front lot line of the first lot to its rear.

Lot, Through: An interior lot having frontage on two streets.

Lot Area: The total square footage within the lot, excluding any public street rights-of-way.

Lot Coverage: That portion of a lot improved with covered structures.

Lot Depth: The average distance measured from the front to the rear lot line.

Lot Frontage: The length of the front lot line measured at the street right-of-way. On corner lots each side abutting a street is considered a frontage.

Lot Line: A line of record bounding a lot which divided on lot from another or from a public or private street right-of-way.

Lot Line, Front: The property line dividing a lot from a public or private street and from which the required front setback is measured.

Lot Line, Rear: The lot line(s) opposite and most distant from the front lot line. On triangular lots a line a minimum of ten feet in length located entirely within the lot, parallel with and at a maximum distance from the front lot line.

Lot Line, Side: Any lot line not considered a front or rear lot line.

Lot Width: The width of a lot shall be:

1. If the side property lines are parallel, the shortest distance between these parallel lines.
2. If the side property lines are not parallel, the shortest distance between the side lot lines measured at the narrowest point between the required front and rear building setback lines for the zoning district in which the lot is located.

Manufactured Home: A residential structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974, as amended, excluding mobile homes and factory-built buildings and certified by a regulatory agency of the State of Arizona.

Manufacture, manufacturing (marijuana): To compound, blend, extract, infuse or otherwise make or prepare a marijuana product. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Manufacturing: The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials including, but not limited to, oils, plastics, resins, etc. (Created Ordinance #331 - Effective 04/08/11)

Marijuana:

1. All parts of the plant of the genus Cannabis, whether growing or not, as well as the seeds from the plant, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds or resin.
2. Includes cannabis as defined in A.R.S. § [13-3401](#).
3. Does not include industrial hemp, the fiber produced from the stalks of the plant of the genus Cannabis, oil or cake made from the seeds of the plant, sterilized seeds of the plant that are incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products.
(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Marijuana concentrate:

1. Resin extracted from any part of a plant of the genus Cannabis and every compound, manufacture, salt, derivative, mixture or preparation of that resin or tetrahydrocannabinol.
2. Does not include industrial hemp or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink or other products. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Marijuana establishment: An entity licensed by the Department to operate all of the following:

1. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana and manufacture marijuana products.

2. A single off-site cultivation location at which the licensee may cultivate marijuana, process marijuana and manufacture marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.
3. A single off-site location at which the licensee may manufacture marijuana products and package and store marijuana and marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Marijuana products: Marijuana concentrate and products that are composed of marijuana and other ingredients and that are intended for use or consumption, including edible products, ointments, and tinctures. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Marijuana testing facility: The Department or another entity that is licensed by the Department to analyze the potency of marijuana and test marijuana for harmful contaminants. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Medical Marijuana: All parts of marijuana as defined by A.R.S. § [36-2801\(8\)](#), used pursuant to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency. (Created Ordinance #331 - Effective 04/08/11)

Medical Marijuana Caregiver Facility: A facility assisting with the use of medical marijuana and operated by an individual or entity registered by the State of Arizona according to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with security measures. (Created Ordinance #331 - Effective 04/08/11)

Medical Marijuana Cultivation: The growing of medical marijuana plants, as authorized by the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with security measures. (Created Ordinance #331 - Effective 04/08/11)

Medical Marijuana Processing Facility: A facility that: (i) engages in the growing of medical marijuana and/or incorporates medical marijuana into consumable or edible goods by the means of cooking, or blending; (ii) is operated by an individual or entity registered by the State of Arizona according to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with

security measures; and, (iii) is associated with a Medical Marijuana Dispensary. (Created Ordinance #331 - Effective 04/08/11)

Medical Marijuana Dispensary: A non-profit entity as defined in A.R.S. § [36-2801\(11\)](#), and operated by an individual or entity registered by the State of Arizona according to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with security measures. (Created Ordinance #331 - Effective 04/08/11)

Medical Marijuana Qualifying Patient: A person who has been diagnosed by a physician as having a debilitating medical condition as defined in A.R.S. § [36-2801.13](#) and is registered with the State of Arizona according to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency. (Created Ordinance #331 - Effective 04/08/11)

Mini-Warehouse, Mini-Storage: A facility providing small, enclosed bays of varying sizes for the storage of a customer's goods or wares without the provision of utilities (other than lighting) or the use or operation of the items stored. All units shall be completely separated from other units and shall have separate and independent outside entrances.

Mobile Home: A structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a single-family dwelling unit when connected to on-site utilities, excluding recreational vehicles, manufactured homes and factory-built buildings.

Motel: An establishment providing sleeping accommodations with a majority of the rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Mural: Any picture, scene or diagram painted on any exterior wall or fence not interpreted by the Zoning Administrator to be advertising. Murals determined to be advertising shall be considered a sign and shall be included in the calculations of allowable sign area.

Neighborhood: An area of a community with characteristics which distinguish it from others including distinct ethnic or economic bases, housing types, schools or boundaries defined by distinct physical barriers such as railroads, arterial streets, rivers or major drainage channels.

Nonconforming Lot: A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonconforming Sign: A sign lawfully existing at the time of adoption, revision or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonconforming Structure/Building: A structure or building, the size, dimensions or locations of which was lawfully existing at the time of adoption, revision or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonconforming Use: A use which was lawfully existing at the time of adoptions, revision or amendment of the Zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonprofit medical marijuana dispensary: A nonprofit entity as defined in A.R.S. § [36-2801\(12\)](#). (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Office Park: A development which contains a number of separate office buildings, accessory and supporting uses, and open space all designed, planned, constructed and maintained on a coordinated basis.

Off-Site: Located outside the lot or parcel lines of the principal use.

Off-Site Improvement: Improvements required to be made off-site as a result of an application for development including, but not limited to, streets, water, drainage or sewer line improvements.

Off-Site Parking: Parking provided on a site other than the one on which the principal use is located.

Open Space: Any parcel or area of land or water unimproved or improved and set aside, dedicated, designated, or reserved for the public or private use and enjoyment of the public or the owners and occupants of land adjoining or neighboring such open space.

Open Space, Common: Open space areas within a development which are designed or intended for the use and enjoyment of the residents and their guests.

Open Space, Private: Open space, the use of which is normally limited to the occupants of a single dwelling unit or building; yard areas for detached single-family dwelling units or private patios or courtyards for attached housing units.

Open Space, Public: Open space owned and maintained by a public agency for the use and benefit of the general public, i.e., a public park, public sidewalk, public walkway or public pedestrian thoroughfare. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Outdoor Sales: The display and sales of products or services primarily outside a structure and limited to those items generally stored, used or inspected outdoors.

Outdoor Storage: The keeping in an unenclosed area of goods, materials or merchandise for a period of longer than 24 hours.

Overlay Zone: A zoning district encompassing one or more underlying zone districts which imposes additional standards on the underlying zone districts.

Owner: The legal owner of the residential or commercial property. (Created by Ordinance #427 on 8/12/24; Effective 9/14/2024)

Park and Ride Facilities: Vehicle parking facilities with a connection to a public transportation system. (Created by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

Park Model Trailer: A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, and manufactured to comply with ANSI A119.5 standards, except that it does not include travel trailers, campers, or fifth wheel trailers as defined herein.

Parking Lot: An off-street, ground level area improved for the temporary storage of motor vehicles.

Parking, Shared: Joint use of a parking area by more than one use.

Party (Shared) Driveway: A single access way providing access to more than one property.

Permitted Use: A use allowed in a zoning district without a public hearing and subject to the restrictions applicable to that zone district.

Person: An individual, partnership, corporation, association, or any other entity of whatever kind or nature. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Principal Use: The primary or predominant use of any lot or parcel of land.

Process, processing: To harvest, dry, cure, trim or separate parts of the marijuana plant. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Prohibited Use: A use which is not permitted in a zone district.

Property: A lot or parcel of land together with all structures located thereon.

Public Hearing: A meeting announced and advertised in advance and open to the general public wherein the public has an opportunity to comment and participate.

Public Place: Has the same meaning prescribed in the Smoke-Free Arizona Act, A.R.S. § [36-601.01](#) and further regulated in Chapter [10](#), Offenses. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Rational Nexus: The clear, direct and substantial relationship between a particular development and the public improvement needs generated by the development.

Recreational Vehicle or RV: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use; which either has its own motive power or is mounted on or drawn by another vehicle, including the following types of vehicles:

1. A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping;
2. A motor home designed to provide temporary living quarters for recreational, camping, or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle;
3. A park model trailer or tiny house built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, except that it does not include fifth wheel trailers;

4. A travel trailer or tiny house mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle, and has a trailer area of less than three hundred twenty (320) square feet. This includes fifth wheel trailers. If a unit requires a size or weight permit, it must be manufactured to the standards for park trailers in the American National Standards Institute Code; or
5. A portable truck camper constructed to provide temporary living quarters for recreational, travel, or camping use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

Recreational Vehicle Park or RV Park: Any lot, parcel, or tract of land used, designed, maintained, and intended for the parking of recreational vehicles and temporary occupancy or use of such as living quarters, except that it does not include a mobile or manufactured home park as defined herein.

Residential Density: The number of dwelling units per acre of land.

Residential Property: Any property designated for residential use within the jurisdiction.
(Created by Ordinance #427 on 8/12/24; Effective 9/14/2024)

Restaurant: An establishment where food or beverages are prepared and served and where consumption takes place primarily within the principal structure.

Restaurant, Fast Food: An establishment where food and beverages are sold in a form ready for consumption, and where consumption or a significant portion of consumption takes place off the premises, or where ordering and pickup of food takes place from within an automobile.

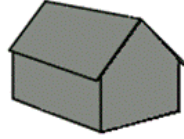
Retail Sales: The selling of goods or merchandise to the general public for personal or household use and rendering services incidental to the sale of such goods.

Retention Basin: A pond or pool used for the permanent storage of water runoff.

Right-of-Way: An area of land dedicated or conveyed to the Town of Clarkdale in fee simple and used primarily for roadway, circulation or utility purposes.

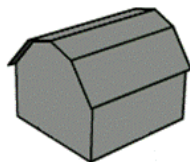
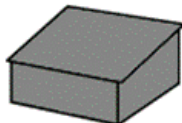
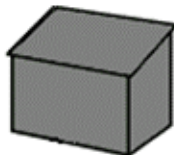
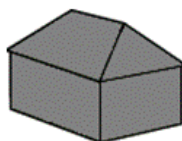
Roof: The outside covering of a building or structure.

ROOF TYPES:



Gable Roof



Mansard Roof**Gambrel Roof****Shed Roof****Flat Roof****Simple Hip Roof**

Row House: A series of dwelling units, attached in a row, separated from each other by an unpierced wall extending from basement to roof.

Salvage Yard: A lot or parcel of land used for the collection, keeping or abandonment of discarded or waste materials.

Scale of Development: The relationship of a particular project in terms of size, height, bulk, intensity of use and aesthetics to its surroundings.

Scenic Easement: An easement which limits development in order to preserve a view or scenic area.

School: Any building or part thereof used or constructed for education or instruction in any branch of knowledge including, private, public or vocational schools.

Screening: A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms or densely planted vegetation.

Seating Place: In churches or other assembly areas where benches or pews are used in place of seats, each 24 inches of bench or pew shall be counted as one seat.

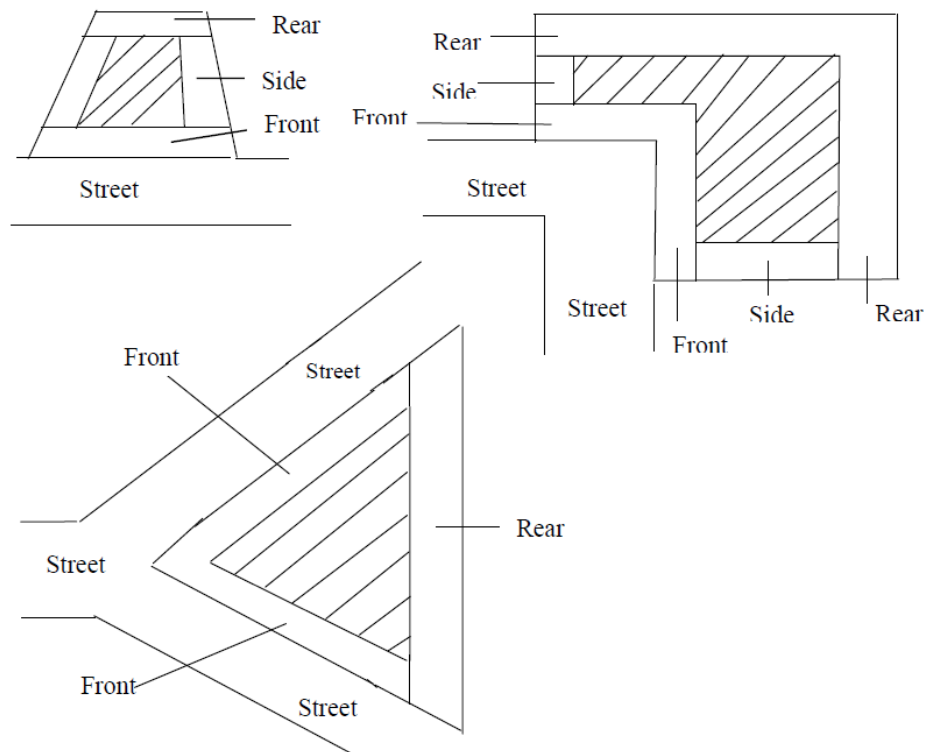
Self-Storage: (See Mini-Warehouse)

Sensitive Land Area: Any land area containing (as an example) one, or more, of the following: 1) steep slopes; 2) flood plain; 3) soils having high water tables; 4) highly erodible soils; 5) lands incapable of meeting minimum percolation standards; 6) former landfill or industrial waste areas; 7) stream corridors; 8) aquifer recharge or discharge areas; 9) wetlands; 10) scenic view corridors and 11) architectural areas of significant consequence.

Service Station: A commercial establishment conducted primarily for the purpose of retailing lubrication oils, gasoline or other motor vehicle fuels for internal combustion engines from storage tanks located below the ground.

Setback: The line which establishes the minimum distance from any lot line to a permitted principal building and defines the area within which the principal structure may be placed or erected.

Odd-shaped lot setback examples



Setback, Front: The minimum distance from the front lot line to the nearest point of the allowable principal building measure perpendicular to the front lot line.

Setback, Rear: The minimum distance from the rear lot line(s) to the nearest point of the allowable principal building measured perpendicular to the rear lot line(s).

Setback, Side: The minimum distance from the side lot lines to the nearest point of the allowable principal building measured perpendicular to the side lot lines.

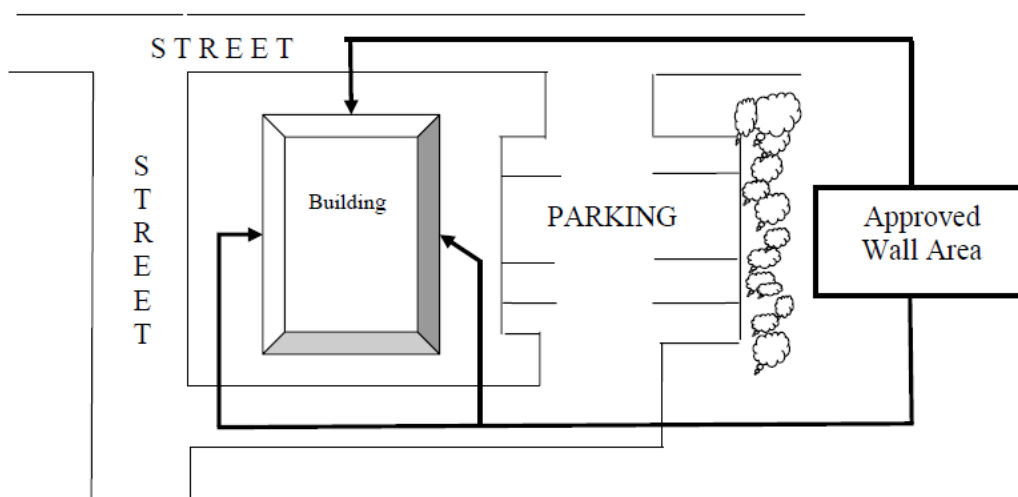
Sight Triangle: An area of land at the intersection of streets, or a street and a driveway, within which nothing may be erected, planted, places or allowed to grow in a manner which will obstruct vision of motorists entering or leaving the intersection.

Sign: Any object, device, display or structure, or part thereof, which is situated outdoors or visible outdoors, and is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Sign, Animated: Any sign or part of a sign which changes physical position or light intensity by any movement or rotation or that gives the appearance of such movement or rotation.

Sign, Approved Wall Area: Any exterior wall facing a publicly dedicated street, or containing a primary public entrance/exit to the building, or facing the parking lot of the building.

Approved wall area example



Sign, Construction: A temporary sign placed by a licensed contractor to advertise the work done on that property.

Sign, Flashing: Any directly, or indirectly, illuminated sign which exhibits changing natural or artificial light or color effects by any means.

Sign Freestanding: Any non-movable sign not attached to a building.

Sign, Home Occupation: A sign listing only the name or occupation of a permitted home occupation.

Sign, Ideological: Any sign announcing or supporting the personal views of the property owner or tenant of the lot on which the sign is located.

Sign, On-Site Information: Signs limited to providing directions necessary or convenient for visitors or clients coming onto a premises including signs marking entrances and exits, parking areas, loading zones or circulation direction.

Sign, Political: A temporary sign announcing or supporting candidates or issues in connection with any national, state or local election.

Sign, Projecting: A sign attached to a building or structure and which extends more than 18 inches from said building or structure.

Sign, Real Estate: A sign pertaining to the sale or lease of the premises on which the sign is located.

Sign, Roof: A sign which is mounted on the roof of a building or which extends above the top edge of the wall of a flat roofed building, above the eave line of a building with a hip, gambrel or gable roof or the deck line of a building with a mansard roof.

Sign, Temporary: Any sign constructed of cloth, canvas, fabric, plywood or other light materials and intended for display for a short period of time.

Sign, Wall: Any sign attached to or painted on a wall of a building or structure so that the wall forms the supporting structure or becomes the background of the sign and which does not project more than 18 inches from the wall.

Site Plan (Plot Plan): A development plan for one or more lots showing existing and proposed conditions of the lot including, but not limited to: topography, vegetation, drainage, landscaping and open space, access and circulation, utility services, buildings and signs, lighting and other information pertinent to the review of the proposal.

Smoke: To inhale, exhale, burn, carry or possess any lighted marijuana or lighted marijuana products, whether natural or synthetic. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Steep Slope: Land areas where the slope exceeds 20 percent.

Storefront Location: A permanent building on an established foundation adhering to Town Building Codes and shall not include any temporary, portable or self-powered mobile facilities, or trailer, cargo container or motor vehicle. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it then the space between such floor and the ceiling next above it.

Story, Half: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than 3 feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. A half story containing living quarters shall be counted as a full story.

Street, Arterial: A street with signalized or controlled intersections which channels traffic to and from collector streets and whose primary function is to provide for crosstown or regional traffic movements.

Street, Collector: A street with controlled intersections whose main function is to carry traffic between arterial and local streets, but, which may also provide primary access to abutting properties.

Street, Local: A street with, or without, controlled intersections whose main function is to provide primary access to abutting properties.

Street, Private: A street or way owned and maintained by an individual or group of individuals providing the right to control access to one (1) or more lots, parcels, or divided interests in air rights exempt from management, maintenance and liability responsibilities on the part of the Town. The Town reserves the right to install, permit, maintain, or permit to be installed and maintained utilities in the right-of-way, including surface use for refuse collection and public safety services.

Street, Public: An existing state, county or municipal roadway; or a street or way shown on a plat heretofore approved pursuant to law or approved by official action; or a street on a plat filed and recorded in the County Recorder's Office which affords the principal means of access to a lot or parcel.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground including, but not limited to; fences, signs, kiosks or similar uses.

Structural Alterations: Any change in the supporting member of a building such as bare walls, columns, beams, floor joists, roof joists, girders, rafters or changes in roof or exterior building lines.

Temporary Structure: A building or other structure intended to be placed on a property for a pre-defined, limited duration.

Temporary Use: A land use intended for a pre-defined, limited duration.

Temporary Use Permit: A permit to allow for a temporary use or structure on a property.

Tiny House: A dwelling unit that is four hundred (400) square feet (thirty-seven (37) m²) or less in floor area excluding any loft area, that has been constructed on site or on skids, and not on wheels.

Tiny House on Wheels: A dwelling unit that is four hundred (400) square feet (thirty-seven (37) m²) or less in floor area excluding any loft area, that has been built on a chassis, trailer, or wheels and not licensed as a trailer, travel trailer, camper/tent trailer, recreational vehicle, or similar.

Tiny House Recreational Vehicle: A dwelling unit that is four hundred (400) square feet (thirty-seven (37) m²) or less in floor area excluding any loft area, that has been built on a chassis, trailer, or wheels and is licensed as a trailer, travel trailer, camper/tent trailer, recreational vehicle, or similar.

Transfer of Development Rights (TDR): The removal of the right to develop or build, expressed in units per acre or floor area ratio, from one lot or parcel to another, or from a portion of a lot to another part of the same lot.

Transitional Use: A permitted land use or structure of an intermediate level of intensity or scale placed between a higher and lower intensity use.

Use: The purpose for which land or a structure is arranged or intended, or for which either land or a building is occupied or maintained.

Variance: Permission to deviate from the literal standards of the Zoning Ordinance.

Variance, Bulk: Departure from any zoning standard except use.

Variance, Use: A variance granted to allow a use not permitted by the Zoning Ordinance. Use variances are prohibited by State Statute.

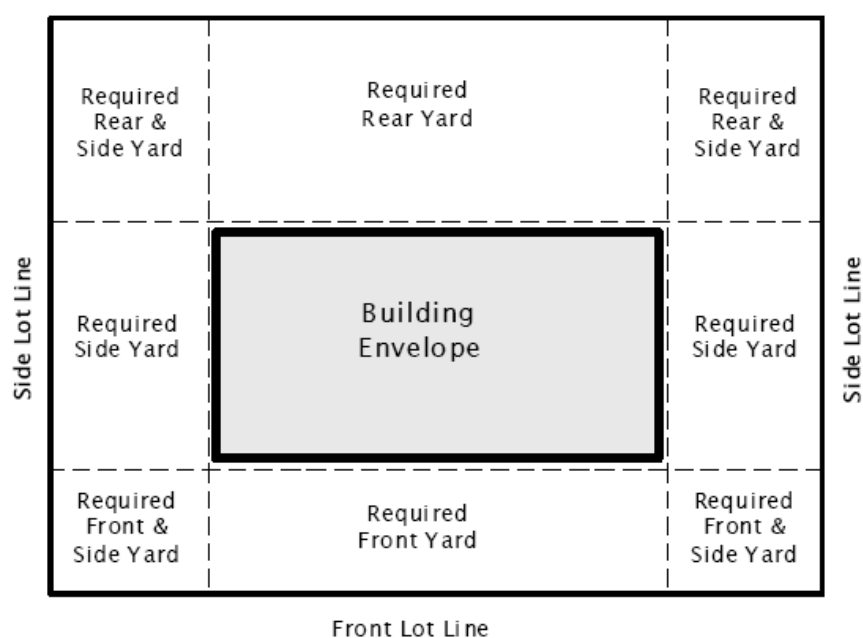
Wall: The vertical exterior surface of a building or structure.

Wireless Communication Tower: Any structure built or attached to a building for the sole or primary purpose of supporting antennas used to provide services licensed by the Federal Communications Commission or for other transmission of information through the air.

“Wireless Communication Tower” also includes the supporting facilities, buildings, or enclosures associated with the structure, including power supplies, electronic equipment housed in cabinets and antennas. (Created 7/9/13 by Ordinance #352; Effective 8/10/13)

Wholesale: Establishments engaged primarily in selling merchandise to retailers or other industrial, commercial, institutional or professional businesses.

Yard: An open area that lies between the principal building (s) and the lot lines. The minimum required yard area as set forth in the Zoning Ordinance shall remain unoccupied and unobstructed from the ground up except as may be specifically provided for in this Code.



Yard, Front: An open area extending the full width of the lot or parcel between the front lot line and any building, measured perpendicular to the lot line and the closest point of the building.

Yard, Rear: An open area extending the full width of the lot or parcel between the rear lot line and any building, measured perpendicular to the lot line and the closest point of the building.

Yard, Side: An open area extending from the front yard to the rear yard between the principal building and the nearest side lot line measured perpendicular from the side lot line to the nearest point of the principal building.

Zero Lot Line: The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a side lot line.

Zone: A specifically delineated area or district within which uniform development standards govern the use, placement, spacing and size of land and buildings. (Revised by Ordinance #436 on 12/10/24; effective 1/10/25; Revised by Ordinance #428 on 12/10/24; effective 1/20/25; Revised by Ordinance #427 on 8/13/24; effective 9/14/24; Revised by Ordinance #424 on 1/14/25; effective 2/13/25; Revised by Ordinance #411 on 6/8/21; effective 7/9/21; Added by Ordinance #410 on 2/9/21; effective 3/11/21; Revised by Ordinance #409 on 11/10/20; effective 12/10/20; Added by Resolution #1605 on 7/9/19; effective 8/8/19; Added by Ordinance #397 on 7/9/19; effective 8/8/19; prior code § 2-1)

The Clarkdale Zoning Code is current through Ordinance #438, passed December 10, 2024.

Disclaimer: The Town Clerk has the official version of the Clarkdale Zoning Code. Users should contact the Town Clerk for ordinances passed subsequent to the ordinance cited above.

[Town Website: www.clarkdale.az.gov](http://www.clarkdale.az.gov)

[Town Telephone: \(928\) 639-2400](tel:(928)639-2400)

[Hosted by General Code.](#)

CHAPTER 2
DEFINITIONS

Articles:

2-010 **Definitions**

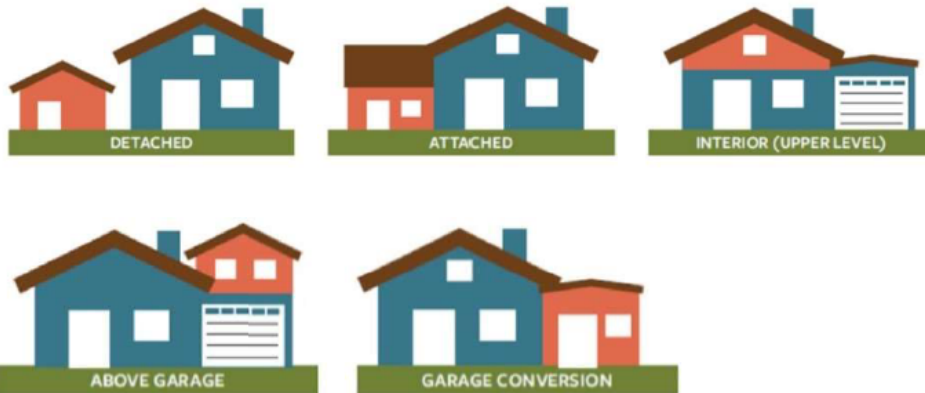
Section 2-010 **Definitions**

Access: The area within a site serving as a travel lane or the area providing access to a property. The place, means, or ways by which pedestrians, vehicles, or both shall have adequate and usable ingress/egress to a property or use.

Accessory Dwelling Unit: A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling that may or may not contain a secondary kitchen.

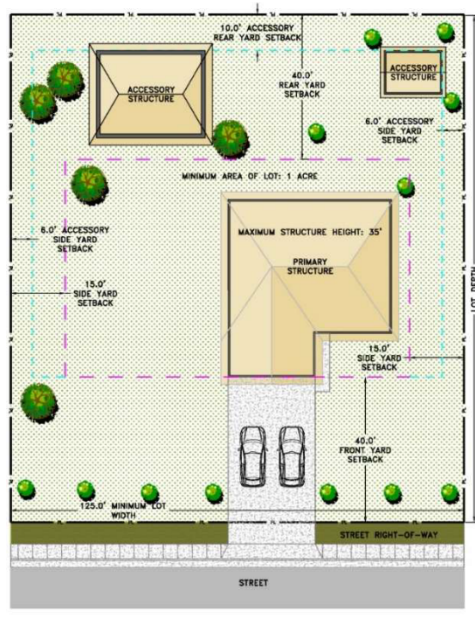
Commented [RM1]: Do we need to add complete plumbing fixtures?

Commented [PL2]: Add.



Accessory Structure or Use: A subordinate structure or use customarily incidental to and located on the same lot as the principal use. A use or structure that exists on the same lot with the principal use or structure and is subordinate in size and purpose to the principal use and does not contain living quarters.

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.



Acre: A measure of 43,560 square feet.

Adjacent: Property abutting directly on the boundary of, touching, or sharing a common point.

Commented [PL3]: Add.

Adult Establishment: Classifies establishments or activities that provide entertainment and/or goods depicting, describing, or relating to Specified Sexual Activities or characterized by emphasis on depiction, description, or relation to Specified Anatomical Areas.

Commented [PL4]: Add.

Affordable Housing Dwelling Unit: A dwelling unit committed for a minimum 30-year term as affordable, through covenants or restrictions, to households with incomes at 60% or less of the area median income for a family, as defined by the United States Department of Housing and Urban Development, for the jurisdiction; and where housing costs (rents, mortgages, utilities and condo, homeowners or other association fees) do not exceed 30% of a family's income as verified on an annual basis.

Commented [JS5]: Based on federal definition

Agricultural Use: The practice of growing soil crops in the customary manner on at least ten (10) contiguous acres, continuous areas, including such customary companion activities as the raising of farm poultry and livestock, farm animals, the storage and processing of soil crops, the

production of eggs and dairy products, and the slaughter and processing of poultry and animals raised on the premises for use on the premises.

Commented [RM6]: I have concerns about slaughtering livestock...

Agricultural Tourism. The act of visiting croplands, horticulture activity for the purpose of enjoyment, education or active involvement in the croplands or horticulture that also adds to the economic viability of the Croplands. Agricultural tourism may include tasting rooms, hotels, and restaurants associated with the primary agricultural use. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Commented [RM7]: Bed and Breakfasts?

Agritourism Enterprise: An enterprise on croplands, conducted for the enjoyment of visitors that generates income for the owner of the crops, including on-site sales of crops. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Commented [RM8]: I think we add in livestock, etc.

Airport: A place where aircraft can take off and land, be repaired, take on or discharge passengerspassengers or cargo, be stored or refueled.

Alley: A public or private roadway which provides a secondary means of access to abutting property and is not intended for general traffic circulation.

Amusement and Recreation Services: Establishments engaged in providing amusement or entertainment for fee or admission charge and including such activities as dance halls, studios, theatrical productions, bands, orchestras, and other musical entertainment, bowling alleys, and billiard and pool establishments.

Animal (Veterinary) Hospital: The place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short term care incidental to the hospital use.

Animal Kennel: Any structure or premises where animals are kept, barded, bred, trained or sold for commercial gain.

Apartment: See "Dwelling Unit." One or more rooms with a private bath and kitchen facilities comprising an independent, self-contained dwelling unit in a building containing three or more than four (4) dwelling units.

Commented [JS9]: Or keep? Your preference.

Commented [RM10R9]: Ditch DU.

Assurance: A legally binding and enforceable instrument ensuring the construction of all required aAssurable Infrastructure by a subdivider or developer. Assurances may be in the

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

form of third-party land trusts, or monetary sureties such as performance bonds, escrow funds, letters of credit, or such other security as are acceptable to the Town.

As-Built Plans: Construction/engineering plans prepared after the completion of construction, by the engineer of record, in such a manner as to accurately identify and depict the location of all on-site improvements which includes, but is not limited to, all structures, parking facilities, detention/retention areas, curbs, gutters, sidewalks.

Automatic Car Wash: A structure containing facilities for washing automobiles using a chain conveyor or other method of moving the cars along and in an automatic or semi— automatic application of cleaner, brushes, rinse water and heat for drying.

Automobile Sales: The use of any building, land area, or other premises for the display and sale of new or used automobiles, panel trucks or vans, trailers, or recreation vehicles and including any warranty repair work and other repair service conducted as an accessory use.

Automobile Fueling/ Service Station: Any building, land area, or other premises or portion thereof used, or intended to be used, for the retail dispensing or sales of vehicular fuels, including as an accessory use, the sale and installation of lubricants, batteries, tires and similar accessories.

Automobile Repair Services and Garages: Establishments primarily engaged in furnishing automotive repair, rental, leasing, and parking services to the general public.

Bar: An establishment including, but not limited to, a cocktail lounge, night club or tavern, the main use of which is to serve spirituous liquors for on-site consumption. Such a facility may serve food, provide dancing and entertainment.

Basement: The lowest level or story which has its floor sub-grade on at least three sides with a minimum of 5 feet below grade.

Bedrock: The solid, undisturbed rock in place either at the ground surface or beneath superficial deposits of gravel sand, or soil.

Bed & Breakfast Guest Unit: One or more rooms intended for overnight occupancy by persons other than those who permanently reside at the premises.

Bed & Breakfast Homestay: An owner-occupied residence which has a maximum of three (3) guest units within a single-family dwelling, the owners of which serve breakfast to guests.

Commented [JS11]: Want this added or left out? Not sure how many already have basements in the historic areas.

Commented [RM12R11]: Leave in - we have hillside construction with walkout basements.

Bed & Breakfast Inn: An owner-occupied residence which has a maximum of five (5) guest units within a single-family dwelling, the owners of which serve breakfast to guests.

Bed & Breakfast Country Inn: A residence or building which has six (6) or more guest units which exhibits a character of use consistent with a motel or hotel and which may have a restaurant open to the general public as well as the guests.

Bed and Breakfast: An owner-occupied residence which has a minimum of ~~one~~ two or more rooms intended for overnight occupancy by persons other than those who permanently reside at the premises, the owners of which serve breakfast to the guests.

Bedroom: A private room planned and intended for sleeping, separable from other rooms by a door and accessible to a bathroom without crossing another bedroom or living room.

Bicycle Parking: Parking area that is reserved for bicycles that is publicly and readily accessible, and visible, with the intention to be used for short periods of time.

Block: A usually rectangular space enclosed by streets and occupied by or intended for buildings. Parcels on opposite sides of an alley shall be considered along the same Block frontage.

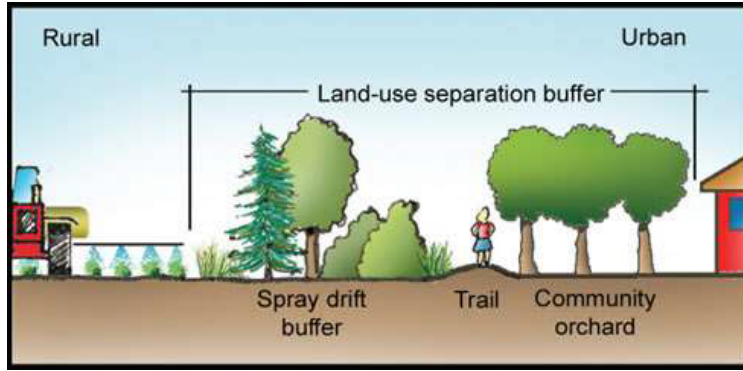
Boutique Business: A Designating a small exclusive producer or business providing consumable products.

Brewery: A place where beer brew or hard cider produces 15,000 or more barrels (460,000 US gallons) per year.

Broadcast Antennae, TV/HDTV/AM/FM Broadcast Facility: Broadcast antenna-supporting structures and/or towers, including replacements, which contain antennae/towers that transmit signals for television and radio communications.

Buffer: Open spaces, landscaped areas, fences, walls, berms or any combination thereof used to physically and visually separate one use or property from another in order to mitigate the impacts of noise, light or other nuisance.

Commented [RM13]: Do we need to add closet?



Buildable Area/ Envelope: The area of a Lot or Parcel where a Building can be placed after Setback from Property Lines, Streets, Buildings, or any other point identified and areas identified or dedicated for non-building purposes, such as open space or driveways, are deducted.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.

Building Code: The most current Clarkdale Building Code adopted by the Town of Clarkdale.

Commented [RM14]: WE use ICC

Building Elevation: One of the exterior vertical faces of a building.

Building Front: The side of the building closest to and most nearly parallel with the street which provided access to the lot. In the case of a corner lot or through lot, either side abutting a street may be considered to be the front.

Commented [JS15]: Or sometimes we use the shortage width distance to determine.

Building Height: The vertical distance of a building measured from the finished grade to the highest point of the roof, fascia, or parapet or average of the room between a pitch and the eve.

Building Line: The primary edge of a building closest to the street, side, and rear property lines, and extending from the physical edge of the building to the property lines.

Building Permit: A permit issued by the Town in conformance with the adopted Building Code.

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Building Principal Use: A building in which is conducted the primary or predominant use of the lot on which it is located.

Building Coverage: The ratio of the horizontal area measured from the exterior walls of the ground floor of all principal and accessory buildings on a lot to the total lot area.

Building Frontage: The maximum width of a building measured in a straight line parallel with the abutting street.

Building Height: The vertical distance from the main level of the side yards immediately contiguous to the side of the building or structure to the top of the highest roof beams of a flat or shed roof, the deck on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs. Provided that the measurement shall be made from not more than 3 feet below nor more than 6 feet above the mean curb level, or in absence of curb level from the mean street level along the center line of improved road-way.

Building Line: A line parallel to the street touching a building at it's closes point to the street.

Building Separation: The required separation between any two buildings, located on the same lot or parcel of land.

Bulk Standards: Controls which establish the maximum size of buildings and structures on a lot or parcel and the build able area within which the structure may be places including lot coverage, height, floor area ratio, setbacks and yard area.

Bulk Storage: Storage of material in containers or tanks in large quantities. The storage of chemicals, petroleum products, steel, wood, and other materials and above ground containers, f and other materials and for subsequent resale or distributors or retail dealers or outlets.

Caliper: The diameter of a tree measure 4 feet above finished grade.

Canopy: A roof-like cover extending over an outdoor area for the purpose of sheltering individuals or equipment from the weather.

Canopy Tree: A woody plant, other than a palm tree, with a mature crown diameter of at least 15 feet and having a trunk that, at maturity, is kept clear of leaves and branches at least six feet above grade.

Campground: Any lot, parcel, or tract of land used, designed, maintained, and intended for rent of one (1) or more plots, sites, or areas to accommodate temporary camping by the traveling public, with or without sanitary facilities and water, whether or not a charge is made for use of the park and its facilities.

Capital Improvement: When pertaining to government, an acquisition of real property, major construction projects or acquisition of expensive equipment expected to last a long time.

Capital Improvement Program: A timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

Carpport: A roofed structure providing space for the parking of motor vehicles and full open on not less than two sides.

Car Wash: The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

Cellar: That part of a building having less than one-half its floor to ceiling height above the average finished grade of the adjoining ground.

Cemetery: A place used or to be used and dedicated or designated for interment of human remains or pet animal remains.

Chemical Storage Facility: Means a building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

Chemical Synthesis: Means production of a new particular molecule by adding to, subtracting from, or changing the structure of a precursor molecule.

Chimney: A structure containing one or more flues for drawing off emissions from stationary sources of combustion.

Church: A permanently located building or group of buildings or structure wherein people regularly assemble for religious worship and which is maintained and controlled by a religious body to sustain public worship and church related uses.

Clinic: An establishment where patients are admitted, for examination and treatment on an out-patient basis by one, or more, physicians, dentists or other medical personnel where patients are not lodged overnight.

Club: Buildings and facilities operated by a corporation, association, or persons for social, educational or recreational purposes characterized by certain membership qualifications, payment of dues and fees, regular meeting and organized by a constitution and bylaws rendering a service not customarily carried on as a business.

Cluster Development: A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space or preservation of sensitive land areas.

Code: Refers to the [Town of Clarkdale Zoning Code](#).

Commercial Property: Any property designated for commercial use within the jurisdiction. [\(Created by Ordinance #427 on 8/12/24; Effective 9/14/2024\)](#)

Community Supported Agriculture (CSA): A food distribution network consisting of growers and shareholders. [\(Created by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15\)](#)

Compatibility: The design, arrangement and location of buildings and structures or other created or natural elements of the urban environment which are sufficiently consistent in scale, character, sitting, coloring or materials with other buildings or elements in the area, so as to avoid abrupt or severe differences.

Conditional Use: A use permitted in a particular zoning district, after a public hearing, and upon a showing that such use, in a specified location will be compatible with surrounding uses provided all required conditions of approval are met.

Condominium: [A form of property ownership whereby the owner gains ownership of an interior space within a building. The building structure, the land under the building, and all of the surrounding land is commonly owned by a single owner or all the inhabitants on a proportional basis for continued maintenance and improvement.](#)

Conformance: [Generally, to comply or act in accordance or harmony with.](#)

Consolidation, Lot: [The removal of lot lines between contiguous parcels.](#)

Commented [JS16]: Lot combo?

Commented [RM17R16]: Should we move this back to the lot section so people don't miss it - list it as lot combination rather than combination, lot?

Consumable Products: Perishable products made, produced and/or assembled for consumption.

(Created by Ordinance #358 on 3/11/14; Effective 4/11/14)

Consume, Consuming, Consumption: The act of ingesting, inhaling or otherwise introducing marijuana into the human body.

(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Consumer: An individual who is at least twenty-one (21) years of age and who purchases marijuana or marijuana products.

(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Convenience Store: A small retail store with a floor area of less than 5,000 square feet that sells groceries and may also sell gasoline but does not include vehicle service stations (limited or full).

Court: Open space unobstructed from the ground to the sky which is bound on two (2) or more sides by the walls of a building, or buildings, on the same lot.

Croplands: Land devoted primarily to the production of crops, tilling, raising of crops, horticulture, farm, winery, wine production, gardening and agritourism enterprises or as agricultural tourism use. *Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.*

Crops: Vegetables, nuts, seeds, herbs, hay and alfalfa, and fruits, including vineyards, grown as food or drink for human consumption. *Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.*

Cul-de-sac: A street having only one end open to traffic and the other being permanently terminated with a vehicular turn-around provided.

Cultivate, cultivation: To propagate, breed, grow, prepare and package marijuana. *(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)*

Curb: A stone or concrete boundary usually marking the edge of a roadway or paved area.

Commented [JS18]: Can we revise to not be specific to MMJ?

Commented [RM19R18]: Let's move this to MMJ and then remove marijuana from here

Commented [JS20]: Again can we make not specific to MMJ?

Commented [RM21R20]: Ditto

Commented [PL22]: Add.

Commented [JS23]: Can we make this not just for MMJ?

Commented [RM24R23]: Same as above

Cut: A portion of land surface from which earth has been removed or will be removed by excavation; the depth below the original ground surface.

Day Care Facility, Adult: A home in which more than three but fewer than seven clients over the age of 18 receive care, maintenance and supervision by other than their relative or guardian for less than 24 hours per day within a dwelling unit.

Day Care Center: An establishment providing for the care, supervision, and protection of its clients. Any facility or building which day care is provided for more than eight (8) hours per week for compensation for five (5) or more children not related to the proprietor or caretaker. Even though some instruction may be offered in connection with such care, the use shall not be considered with such care, the use shall not be considered a "school" within the meaning of this Code.

Day Care Center, Commercial: A building or structure within which the care, maintenance and supervision of clients is provided for more than 12 persons for less than 24 hours per day.

Day Care Home: A dwelling in which a permanent occupant provides for the care of no more than five preschool age children (including the caregiver's children) [Those receiving care and not dependents of the occupant, do not reside on the site. For the purpose of this Ordinance, such activities shall meet all requirements for home occupations.]

Dedication: The transfer without payment of ownership or other interest in real property from a private entity to a public agency.

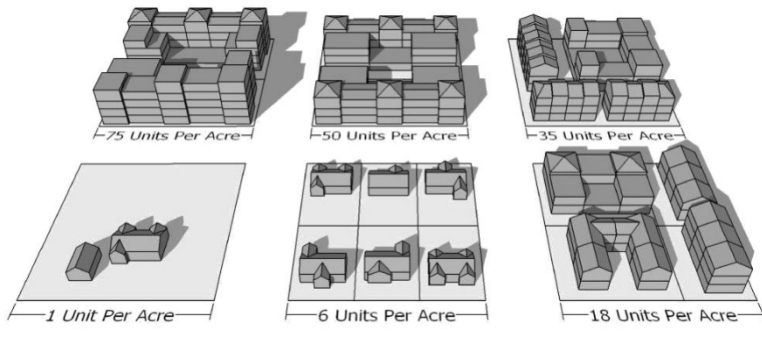
Deliver, delivery: The transportation, transfer or provision of marijuana or marijuana products to a consumer at a location other than the designated retail location of a marijuana establishment. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Density: The number of dwelling units per gross acre of land, measured in gross area.

Commented [PL25]: Add.

Commented [PL26]: Add.

Commented [JS27]: Make not just mmj?
Make not just mmj?



Density Transfer: The trading of all or part of the permitted density on a parcel to another parcel or other locations on-in the same parcel/PAD.

Department: The state of Arizona Department of Health Services or its successor agency.
(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Design: The physical aspects of a development, road improvement, or other construction project. Design included but is not limited to such items as street alignment, grading, landscaping, site layout, building elevations, and signing

Design Grade: An elevation or series of elevations that provide the minimum modification of natural or Existing Grade that allows safe and appropriate access, drainage, and Buildable Areas.

Developer: The person, firm, corporation or legal entity that has financial or operational control over the land-disturbing activity

Detention Pond: A pond or pool used for the temporary storage of water runoff and which provides for the controlled release of such waters.

Development: Any change to improved or unimproved real estate that requires a permit or approval from any agency of the Town.

District: Any area or areas of the town of Clarkdale, whether contiguous or not, wherein the same zoning or development standards apply.

- Commented [RM28]:** We allow this in all subdivisions, not just PADs- that's another mess.
- Commented [JS29]:** Make not just MMJ?
- Commented [RM30R29]:** Yes - but which AZ dept should it be, or should we just eliminate this here and move it to mmj?

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Drainage: The outflow of water or other fluid from a site, whether by natural or artificial means.

Drainage Analysis: A review/ report of a project's pattern of waterflow either before or after the proposed development.

Drip/Micro-Irrigation: A system of crop irrigation involving the controlled delivery of water directly to individual plants through a network of tubes or pipes, for the purpose of water conservation. Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.

Drive-Through Facility: An establishment that dispenses products or services to patrons who remain in vehicles. Fuel sales are not included. Does not include pick up windows or Drive-Up ATMs.

Driveway: A private roadway located on a parcel or lot used for vehicle access.

Dual license: An entity that holds both a nonprofit medical marijuana dispensary registration and a marijuana establishment license. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Duplex: A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from the ground to the roof.



Dwelling: A structure or portion thereof which is used exclusively for human habitation.

Dwelling Unit: A Building or portion of a Building that is designed, occupied, or intended for occupancy as living quarters exclusively for a single Household, which includes one or more

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Commented [PL31]: Add.

Commented [PL32]: Add.

Commented [JS33]: Keep for just mmj?

Commented [RM34R33]: Yes -

rooms, with sleeping and sanitary facilities and one enclosed kitchen. One accessory Cooking Facility per dwelling unit is permitted.

Dwelling, Attached: A single-family dwelling attached in groups of two or more single-family dwellings by common vertical walls.

Dwelling, Detached: A single-family dwelling that is not attached to any other dwelling by any means.

Dwelling, Four-Plex: A building containing four dwelling units.

Dwelling, Multi-Family: A building containing five or more dwelling units.

Dwelling, Single-Family: A building containing one single-family dwelling unit.

Dwelling, Tri-Plex: A building containing three dwelling units.

Commented [RM35]: Shouldn't we leave this in?

Dwelling Unit: One or more rooms designed or occupied as separate living quarters for the exclusive use of a single family maintaining a household.

Dwelling, Townhouse: A single-family dwelling in a row of at least two (2) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more vertical common walls.

Easement: A legal interest in land, granted by the owner to another person, which allows that person (s) the use of all or a portion of the owners land, generally for a stated purpose including, but not limited to, access or placement of utilities.

Effective Date: The date of full adoption of the Code.

Commented [PL36]: Added.

Efficiency Unit: A dwelling unit having not more than one (1) room in addition to kitchen and bath.

Commented [PL37]: Added

Elevation, Architectural: A flat scale drawing of the front, rear, or side of a building.

Commented [PL38]: Added.

Enclosed area: A building, greenhouse, or other structure that has:

1. A complete roof enclosure supported by connecting walls that are constructed of solid material extending from the ground to the roof;
2. Is secure against unauthorized entry;

3. Has a foundation, slab or equivalent base to which the floor is securely attached; and

4. Meets performance standards ensuring that cultivation and processing activities cannot be and are not perceptible from the structure in terms of not being visible from public view without using binoculars, aircraft or other optical aids and is equipped with a lock or other security device that prevents access by minors. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Commented [RM39]: Move this to MMJ but let's keep a definition of Enclosed Area - maybe just strike 4.

Commented [JS40]: Can we make it less MMJ specific?

Existing Conditions: Conditions that exist at time of plan or plat submittal.

Commented [PL41]: Added.

Existing Use: The use of a lot or structure at the time of the enactment of this Code.

Commented [PL42]: Added.

Extraction: The process of extracting or separating resin from marijuana to produce or process any form of marijuana concentrates using water, lipids, gases, solvents, or other chemicals or chemical processes. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Commented [JS43]: Again only MMJ?

Commented [RM44R43]: Move it. We should probably have some sort of definition of Extraction but based more on gravel mining than mmj.

Factory-Built Building: A dwelling unit (or a non-residential structure which includes a dwelling unit or habitable area), other than a mobile home, manufactured home or recreational vehicle as defined herein, which is wholly or substantially manufactured at an off-site location to be assembled on-site and which has been constructed pursuant to standards for factory-built buildings as certified by a regulatory agency of the State of Arizona.

Commented [RM45]: I'm going to discuss this one with our CBO. It seems to me that this is an old definition- manufactured homes =HUD tag; Prefabricated homes = IBC.

Family: Any number of persons living together as a single housekeeping unit under a common housekeeping management plan.

Commented [RM46R45]: Also I see you have modular below. We can delete this one I think.....

Family Day Care Home: A home in which more than three but fewer than seven clients receive care, maintenance and supervision by other than their relative or guardian for less than 24 hours per day within a dwelling unit.

Family, Immediate: Husband, wife, child, stepchild, brother, sister, stepbrother, stepsister, parent, stepparent, grandchild, grandparent, mother-in-law, father-in-law.

Farmers Market: An outdoor, periodic event, where farmers or producers gather to sell agricultural products directly to consumers. (Created by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

Fence: An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Commented [PL47]: Added.

Fill: Sand, gravel, earth or other materials of any composition placed or deposited by humans.

Final Plat: A final plat is a survey document suitable for recordation of all or part of a subdivision substantially conforming to an approved tentative plat, if a tentative plat is required, prepared in accordance with all local applicable regulation, and state statute.

Commented [PL48]: Added.

Financial Assurance: A performance bond, escrow, cash, certificate of deposit, irrevocable letter of credit, corporate guarantee, or other equivalent security, or any combination thereof, to the Town of Clarkdale that is sufficient to pay for completion of improvement plans for utilities, streets, roads, curbs, gutters, sidewalks, structures, buildings and other appurtenances as set forth in either a development agreement or approved site plan or both.

Findings: A written statement of facts, conclusions and determination based on the evidence presented in relation to the approval criteria and prepared by the approval authority in support of a decision.

Commented [PL49]: Added.

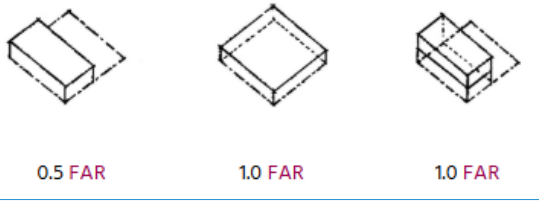
Firing Range: A property prepared, equipped, and delineated for the purpose of shooting at targets by rifles [excluding air rifles], pistols, shot guns or archery.

Commented [PL50]: Added.

Flagpole: A vertical structure specifically designed for displaying flags. (Created by Ordinance #427 on 8/12/24; Effective 9/14/2024)

Floor Area: The sum of the square footage of all of the floors of a structure or building.

Floor Area Ratio: The relationship of the floor area to the lot area computed by dividing the floor area by the lot area.



Frontage: That portion of a parcel of property which abuts a public street.

Commented [PL51]: Added.

Front Lot Line: For interior lots, the lot line abutting on a Street; for corner lots, the shorter lot line abutting on a street. When corner lot or double frontage lot has nearly equal frontage lot line shall be at the discretion of the lot owner.

Commented [PL52]: Added.

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Garage: A building or parking structure used for the parking and storage of vehicles.

Garage, Private: An accessory structure used primarily for the parking and storage of vehicles operated by the customers, employees or visitors of a principal building and which is not available for use by the general public.

Garage, Private Residential: An accessory structure, or use, to a residential building used for the parking and storage of vehicles [and other items](#) operated by the residents of the building and which is not available to the general public.

Garage, Public: A [primary](#) structure [of or](#) building, [other than a private garage or repair garage,](#) used primarily for the parking and storage of vehicles which is available to the general public.

Garage, Repair: Any building or structure in which a business, service or industry involving the maintenance, repair, servicing or painting of vehicles is conducted or rendered.

Grade:

- 1) The average of the finished ground level at the center of all walls of a building.
- 2) The percent of rise or descent of a sloping surface.

Grading: Any stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

Ground Cover: Grasses, other plant materials or inorganic materials grown or placed to keep soil from being blown or washed away.

[Group Home: A dwelling that provides room and board for more than six, but less than 10 individuals, who as a result of age, illness, handicap or some specialized program, require personalized services or a supervised living arrangement in order to assure their safety and comfort.](#)

Guest Quarters (Servant Quarters): One or more rooms designed, occupied or intended as a separate living area for the use of [short-term](#) guests or immediate family members with sleeping, sanitary facilities and with, or without, separate cooking facilities. Said use shall be clearly secondary and accessory to the principal use, shall not exceed a maximum size of 700 square feet and may be attached to or detached from the principal structure.

Group Day Care Home: A home in which at least seven but not more than twelve clients receive care, maintenance and supervision by other than their relative or guardian for less than 24 hours per day within a dwelling unit.

Hardship: A restriction on property so unreasonable that it results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

Home Occupation: Any activity carried out for economic gain by a resident and conducted as a customary, incidental and secondary use to the principal residential use.

Horticulture: The growing of crops for human consumption. ~~Revised by Resolution #1543, Ordinance #384, approved 5-9-17, effective 6-9-17.~~

Hospital: An institution providing human health services primarily for in-patient medical and surgical care of the physically or mentally sick and injured and including related support facilities which may include: laboratories, out-patient department, staff offices, food services, and/or a gift shop.

Commented [PL53]: Added.

Hotel: A facility offering transient lodging accommodations to the general public in which access to individual rooms is provided through an inside lobby and which may offer additional services including, but not limited to, restaurants, meeting rooms, entertainment or recreational facilities.

Household: A family living together in a single dwelling unit with common access to and use of all living and eating areas within the dwelling unit.

Incentive Zoning: The granting by the approving authority of additional development capacity in exchange for a public benefit or amenity. ~~A quid pro quo—more development for a benefit, the need for which may not necessarily be created by the development itself.~~

Infrastructure: Facilities and services needed to sustain development and land use activities including, but not limited to utility lines, streets, fire stations, parks schools and other public facilities.

Junk: Any scrap, waste, worn out, discarded material or debris collected or stored for destruction, disposal or some other use.

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Junk Vehicle: A vehicle which is partially dismantled or wrecked, or cannot operate under its own power.

Commented [PL54]: Added.

Junkyard: Any lot or parcel, building or structure, used in whole or in part for the storage, collection, processing or disposal of junk.

kennel: A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained or sold, all for a fee or compensation.

Commented [JS55]: moved

Kitchen: A room within a building containing facilities for the storage, cooking, and preparation of food, specifically a sink, refrigerator, stove and an oven.

Commented [PL56]: Added.

Land Area: The total area of a parcel.

Land Split: The division of improved or unimproved land into two but not or threemore than three tracts or parcels of land for the purpose of sales, rent or lease.

Commented [PL57]: Added.

Land Use: The General Plan category for which a building, structure, or area of land may be arranged or occupied, or the activity conducted or proposed in a building, structure, or on an area of land, including the principal use and accessory uses.

Commented [PL58]: Added.

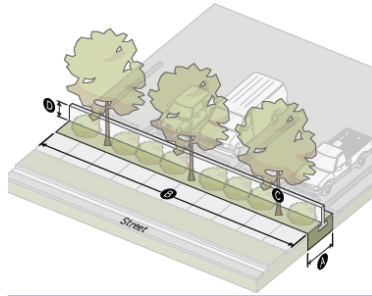
Landscaping: An expanse of scenery including lawns, trees, plants and other organic or inorganic materials used to soften or mitigate the impacts of development.

Landscape Border: An area along a Site's boundary containing landscape materials and/or open space, the purpose of which is to enhance the visual appearance of the Site from the streetscape or adjacent property.

Commented [PL59]: Added.

Landscape Buffer / Screen: An area along a Site's boundary which may contain landscaping, berming, screens and/or walls for the purpose of reducing the visual impact of the Site from the streetscape or adjacent property. This area may also be located within the landscape border.

Commented [PL60]: Added.



Legal Nonconforming: A Use, Structure, or Lot that was legally in compliance before the Ordinance's adoption, but which would be prohibited, regulated, or restricted differently under this Ordinance or future amendments to the Ordinance or Zoning Map.

Commented [PL61]: Added.

Lighting, Fully shielded: Any outdoor light fixture shielded in such a manner that all light emitted by the fixture is projected below the horizontal as determined by a photometric test or certified by the manufacturer.

Lighting, Partially Shielded: Any light fixture shielded in such a manner that more than zero but less than 10 percent of the light emitted from the fixture is projected above the horizontal as determined by a photometric test or certified by the manufacturer.

Livestock: Meat animal, cattle, sheep, swine, horses, ponies, or goats or any mutations or hybrids thereof.

Loading Area: A space used to transfer good and material between vehicles and a building.

Commented [PL62]: Added.

Lot: A designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law, adequate for occupancy by a use herein permitted, meeting the minimum bulk requirements of the Zoning Code and having legal access.

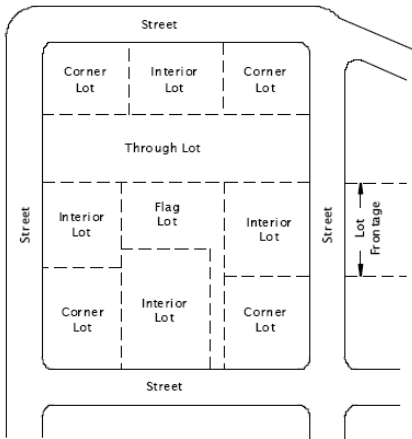
Lot Area: The total area within the lot lines of a platted lot.

Commented [PL63]: Added.

Lot Combination: The removal of lot lines between contiguous parcels.

Commented [JS64]: Lot combo?

Commented [RM65R64]: Should we move this back to the lot section so people don't miss it - list it as lot combination rather than combination, lot?



Lot, Corner: A lot abutting upon two, or more, streets at their point of intersection.

Lot Coverage: The total area covered by buildings, storage areas, and vehicular use areas.

Commented [RM66]: We only count area under roof - not vehicular use.

Lot, Flag: A large lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots.

Commented [PL67]: Added.

Lot, Irregular: A lot with nonstandard shape and dimensions.

Commented [PL68]: Added.

Lot, Reverse Corner: A corner lot having its side street line a continuation of the front lot line of the first lot to its rear.

Commented [JS69]: ??

Lot, Through: An interior lot having frontage on two streets.

Commented [RM70R69]: Right? IDK what this is supposed to be.

Lot Area: The total square footage within the lot, excluding any public street rights-of-way.

Lot Coverage: That portion of a lot improved with covered structures.

Commented [RM71]: This conflicts with the one above.

Lot Depth: The average distance measured from the front to the rear lot line.

Lot Frontage: The length of the front lot line measured at the street right-of-way. On corner lots each side abutting a street is considered a frontage.

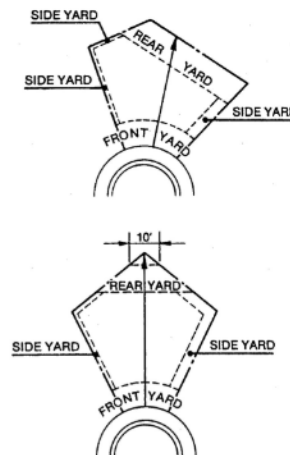
Lot Line: A line of record bounding a lot which divided on lot from another or from a public or private street right-of-way.

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Lot Line, Front: The property line dividing a lot from a public or private street and from which the required front setback is measured. The front lot line of an interior lot shall be the line adjacent to the street frontage. The front line of a corner lot shall be the shorter of the two lines adjacent to the streets. Where lines are equal, the front lines shall be that line which is obviously the front by reason of the prevailing frontage of the other lots on the block. If such front is not evident, then either may be considered the front of the lot but not both.

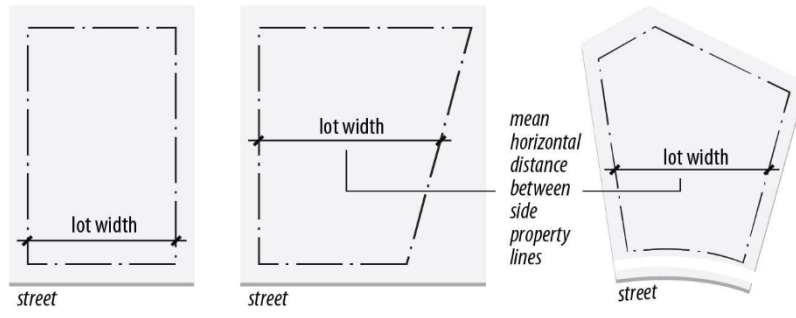
Lot Line, Rear: The lot line(s) opposite and most distant from the front lot line. In the case of a corner lot, the Community Development Director shall determine the rear lot line. In the case of an irregular or triangular shaped lot, a lot line ten (10') feet in length within the lot parallel to and at maximum distance from the front lot line. On triangular lots a line a minimum of ten feet in length located entirely within the lot, parallel with and at a maximum distance from the front lot line.

Lot Line, Side: Any lot line not considered a front or rear lot line.



Lot Width: The average horizontal distance between the side lot lines measured parallel with the front lot line.

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Mailed Notice: Either surface mail or e-mail, unless one is explicitly directed

Commented [PL72]: Added.

Manufactured / Mobile Home: [a residential structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a single-family dwelling unit when connected to on-site utilities, excluding recreational vehicles and factory-built buildings and A residential structure](#) built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974, as amended, excluding [mobile homes recreational vehicles](#) and factory-built buildings and certified by a regulatory agency of the State of Arizona.

Manufacturing: [The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials including, but not limited to, oils, plastics, resins, etc.](#)

Modular Home: [a prefabricated house built in sections or modules in a factory, then transported to the building site and assembled on a permanent foundation, adhering to local, state, and regional building codes.](#)

Manufacture, manufacturing (marijuana): To compound, blend, extract, infuse or otherwise make or prepare a marijuana product. [\(Created by Ordinance #409 on 11/10/20; Effective 12/10/20\)](#)

Manufacturing: The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials including, but not limited to, oils, plastics, resins, etc. (Created Ordinance #331 – Effective 04/08/11)

Marijuana:

1. All parts of the plant of the genus Cannabis, whether growing or not, as well as the seeds from the plant, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds or resin.
2. Includes cannabis as defined in A.R.S. § [13-3401](#).
3. Does not include industrial hemp, the fiber produced from the stalks of the plant of the genus Cannabis, oil or cake made from the seeds of the plant, sterilized seeds of the plant that are incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products.

(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Marijuana concentrate:

1. Resin extracted from any part of a plant of the genus Cannabis and every compound, manufacture, salt, derivative, mixture or preparation of that resin or tetrahydrocannabinol.
2. Does not include industrial hemp or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink or other products. (Created

by Ordinance #409 on 11/10/20; Effective 12/10/20)

Marijuana establishment: An entity licensed by the Department to operate all of the following:

1. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana and manufacture marijuana products.
2. A single off-site cultivation location at which the licensee may cultivate marijuana, process marijuana and manufacture marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.
3. A single off-site location at which the licensee may manufacture marijuana products and package and store marijuana and marijuana products, but from which marijuana and

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

marijuana products may not be transferred or sold to consumers. [\(Created by Ordinance #409 on 11/10/20; Effective 12/10/20\)](#)

Marijuana products: Marijuana concentrate and products that are composed of marijuana and other ingredients and that are intended for use or consumption, including edible products, ointments, and tinctures. [\(Created by Ordinance #409 on 11/10/20; Effective 12/10/20\)](#)

Marijuana testing facility: The Department or another entity that is licensed by the Department to analyze the potency of marijuana and test marijuana for harmful contaminants. [\(Created by Ordinance #409 on 11/10/20; Effective 12/10/20\)](#)

Medical Marijuana: All parts of marijuana as defined by A.R.S. § [36-2801\(8\)](#), used pursuant to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency. [\(Created Ordinance #331 – Effective 04/08/11\)](#)

Medical Marijuana Caregiver Facility: A facility assisting with the use of medical marijuana and operated by an individual or entity registered by the State of Arizona according to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with security measures. [\(Created Ordinance #331 – Effective 04/08/11\)](#)

Medical Marijuana Cultivation: The growing of medical marijuana plants, as authorized by the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with security measures. [\(Created Ordinance #331 – Effective 04/08/11\)](#)

Medical Marijuana Processing Facility: A facility that: (i) engages in the growing of medical marijuana and/or incorporates medical marijuana into consumable or edible goods by the means of cooking, or blending; (ii) is operated by an individual or entity registered by the State of Arizona according to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with security measures; and, (iii) is associated with a Medical Marijuana Dispensary. [\(Created Ordinance #331 – Effective 04/08/11\)](#)

Medical Marijuana Dispensary: A non-profit entity as defined in A.R.S. § [36-2801\(11\)](#), and operated by an individual or entity registered by the State of Arizona according to the Arizona

Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency, including compliance with security measures. ~~(Created Ordinance #331 – Effective 04/08/11)~~

Medical Marijuana Qualifying Patient: A person who has been diagnosed by a physician as having a debilitating medical condition as defined in A.R.S. § 36-2801.13 and is registered with the State of Arizona according to the Arizona Medical Marijuana Act and the regulations promulgated by the Arizona Department of Health Services or its successor agency. ~~(Created Ordinance #331 – Effective 04/08/11)~~

Mini-Warehouse, Mini-Storage: A facility providing small, enclosed bays of varying sizes for the storage of a customer’s goods or wares without the provision of utilities (other than lighting) or the use or operation of the items stored. All units shall be completely separated from other units and shall have separate and independent outside entrances. [These storage units may be within a building with a common hallway or accessed individually from the outside.](#)

Mixed Use (MU): A development that included both residential and nonresidential uses as principal uses on the same development site.

Commented [PL73]: Added.



Mobile Home: A structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a single family dwelling unit when connected to on-site utilities, excluding recreational vehicles, manufactured homes and factory-built buildings. **Motel:** An establishment providing sleeping accommodations with a majority of the

Commented [JS74]: Revised with manufactured housing definitions.

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rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Multifamily: A building or group of buildings consisting of at least two residential dwelling units attached or detached on one lot. Housing types may include but are not limited to townhouse, multiplex or apartment.

Commented [PL75]: Added.

Mural: Any picture, scene or diagram painted on any exterior wall or fence not interpreted by the Zoning Administrator/Community Development Director to be advertising. Murals determined to be advertising shall be considered a sign and shall be included in the calculations of allowable sign area.

Commented [JS76]: Or keep as is?

Natural Open Space: Any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces

Neighborhood: An area of a community with characteristics which distinguish it from others including distinct ethnic or economic bases, housing types, schools or boundaries defined by distinct physical barriers such as railroads, arterial streets, rivers or major drainage channels.

Nonconforming, Legal: A use, lot, development standard, sign, structure or of similar which was lawful prior to the adoption, revision or amendment of the zoning code which no longer conforms to the zoning code because of said revision or amendment.

Nonconforming, Illegal: A use, lot, development standard, sign, structure or of similar which was not legally permitted and which does not conform to the zoning code and is in violation of the code.

Nonconforming Lot, legal: A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonconforming Lot, illegal: A lot, the area, dimensions, or location of which was not legally subdivided and does not conform to the development standards of the zoning district in which it is located.

Commented [PL77]: Added.

Commented [JS78]: Keep these or just use the two above?

Nonconforming Sign: A sign lawfully existing at the time of adoption, revision or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonconforming Structure/Building: A structure or building, the size, dimensions or locations of which was lawfully existing at the time of adoption, revision or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonconforming Use, legal: A use which was lawfully existing at the time of adoption, revision or amendment of the Zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment.

Nonconforming Use, illegal: A use that was not legally conducted in a structure or on a lot or parcel on the effective date of the Zoning Code, or the effective date of amendments to the Zoning Codes and does not conform with the current regulations for the district in which it is located.

Nonprofit medical marijuana dispensary: A nonprofit entity as defined in A.R.S. § [36-2801\(12\)](#). (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Office Park: A development which contains a number of separate office buildings, accessory and supporting uses, and open space all designed, planned, constructed and maintained on a coordinated basis.

Off-Site: Located outside the lot or parcel lines of the principal use.

Off-Site Improvement: Improvements required to be made off-site as a result of an application for development including, but not limited to, streets, water, drainage or sewer line improvements.

Off-Site Parking: Parking provided on a site other than the one on which the principal use is located.

Open Space: An area or portion of land, either landscaped or essentially unimproved and which is used to meet human recreational or spatial needs, or to protect water, air or plant areas.

Open Space, Common: Open space areas within a development which are designed or intended for the use and enjoyment of the residents and their guests.

Commented [PL79]: Added.

Commented [JS80]: Moved up

Open Space, Private: Open space, the use of which is normally limited to the occupants of a single dwelling unit or building; yard areas for detached single family dwelling units or private patios or courtyards for attached housing units.

Open Space, Public: Open space owned and maintained by a public agency for the use and benefit of the general public, i.e., a public park, public sidewalk, public walkway or public pedestrian thoroughfare. *(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)*

Open Space, Recreational: Open space with active amenities for engagement such as but not limited to: basketball courts, playgrounds, soccer fields, baseball fields, skate parks and tennis courts.

Commented [PL81]: Added.

On-Site Parking: Parking that occurs within the boundaries of Site, as required by this Code.

Commented [PL82]: Added.

On-Site Retention: The retention of storm water volume that falls on the site for a given design frequency storm, said site being exclusive of public streets, alleys or other land dedicated for public use.

Commented [PL83]: Added.

On-Street Parking Space: Parking provided within the street right-of-way for public use that does not impede the flow of traffic.

Commented [PL84]: Added.

Outdoor Sales: The display and sales of products or services primarily outside a building structure and is limited to those items generally stored, used or inspected outdoors.

Outdoor Storage: The keeping in an unenclosed area of goods, materials or merchandise for a period of longer than 24 hours in an unenclosed area.

Overlay Zone: A zoning district encompassing one or more underlying zone districts which imposes additional standards on the underlying zone districts.

Owner: The legal owner of the residential or commercial property. *(Created by Ordinance #427 on 8/12/24; Effective 9/14/2024)* as indicated by the Yavapai County Assessor.

Parcel: See Lot.

Park and Ride Facilities: Vehicle parking facilities with a connection to a public transportation system. *(Created by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)*

Park Model Trailer: A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a

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gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, and manufactured to comply with ANSI A119.5 standards, except that it does not include travel trailers, campers, or fifth wheel trailers as defined herein.

Parking Lot: An off-street, ground level area improved for the temporary storage of motor vehicles.

Parking Space: A space for the parking of a motor vehicle within a public or private parking area.

Commented [PL85]: Added.

Parking, Shared: Joint use of a parking area by more than one primary use.

Party (Shared) Driveway: A single access way providing access to more than one property.

Permitted Use: A use allowed by right in a zoning district without a public hearing and subject to the restrictions applicable to that zone district.

Person: An individual, partnership, corporation, association, or any other entity of whatever kind or nature. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Place of Worship: A building primarily used by a non-profit organization for organized religious services and supporting uses, similar to a church.

Commented [PL86]: Added.

Plat: A map, chart or plan of a tract or parcel of land which is to be or which has been, subdivided.

Primary or Main Entrance: An ingress/egress of a building designed to accommodate the a predominant amount of foot traffic for the building.

Commented [PL87]: Added.

Principal Use: The primary or predominant use of any lot or parcel of land.

Process, processing: To harvest, dry, cure, trim or separate parts of the marijuana plant. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Commented [JS88]: Make not just MMJ?

Commented [RM89R88]: Move and yep.

Prohibited Use: A use which is not permitted in a zone district.

Property: A lot or parcel of land together with all structures located thereon.

Public Facility: A building or area owned or used by an department or branch of the Town.

Commented [PL90]: Added.

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Public Hearing: A meeting announced and advertised in conformance with the requirements set forth in A.R.S. 9-462.04 ~~advance and open the general public~~ wherein the public has an opportunity to comment and participate.

Public Place: Has the same meaning prescribed in the Smoke-Free Arizona Act, A.R.S. § 36-601.01 and further regulated in Chapter 10, Offenses, Article 12-2, Smoking, of the Town Code. ~~(Created by Ordinance #409 on 11/10/20; Effective 12/10/20)~~

Commented [JS91]: Keep for all?

Commented [RM92R91]: I'm thinking no.

Rational Nexus: The clear, direct and substantial relationship between a particular development and the public improvement needs generated by the development.

Recreational Vehicle or RV: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use; which either has its own motive power or is mounted on or drawn by another vehicle, including the following types of vehicles:

1. A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping;
2. A motor home designed to provide temporary living quarters for recreational, camping, or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle;
3. A park model trailer or tiny house built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, except that it does not include fifth wheel trailers;
4. A travel trailer or tiny house mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle, and has a trailer area of less than three hundred twenty (320) square feet. This includes fifth wheel trailers. If a unit requires a size or weight permit, it must be manufactured to the standards for park trailers in the American National Standards Institute Code; or
5. A portable truck camper constructed to provide temporary living quarters for recreational, travel, or camping use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

Commented [JS93]: Keep here?

Commented [JS94]: Keep as rv or name a tiny house definition?

Commented [RM95R94]: TH & THOW definition is below.

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Recreational Vehicle Park or RV Park: Any lot, parcel, or tract of land used, designed, maintained, and intended for the parking of recreational vehicles and temporary occupancy or use of such as living quarters, except that it does not include a mobile or manufactured home park as defined herein.

Recycling Facility: [A building or an area where the primary activity is the separation of recyclable materials prior to shipment for processing. This shall not include junkyards or wrecking yards.](#)

Recycling Drop-Off Site: [A site providing containers for the collection of recyclable materials, typically, an accessory use.](#)

Rental Unit: [Any housing unit, which is occupied pursuant to a lawful rental agreement, oral or written, express or implied, which was not owned as a condominium unit or cooperative unit on the effective date of the Code.](#)

Residential Density: The number of dwelling units per **gross** acre of land.

Residential Property: Any property designated for residential use within the jurisdiction. [\(Created by Ordinance #427 on 8/12/24; Effective 9/14/2024\)](#)

Responsible Party: [Any person, firm, entity or corporation who owns and/or is in possession of any property or Site.](#)

Restaurant: An establishment where food or beverages are prepared and served and where consumption takes place primarily within the principal structure.

Restaurant, Fast Food: An establishment where food and beverages are sold in a form ready for consumption, and where consumption or a significant portion of consumption takes place off the premises, or where ordering and pickup of food [typically](#) takes place from within an automobile.

Retail Sales: The selling of goods or merchandise to the general public for personal or household use and rendering services incidental to the sale of such goods.

Retention Basin: A pond or pool used for the permanent storage of water runoff.

Right-of-Way: An area of land dedicated or conveyed to the Town of Clarkdale in fee simple and used primarily for roadway, circulation or utility purposes.

Commented [PL96]: Added.

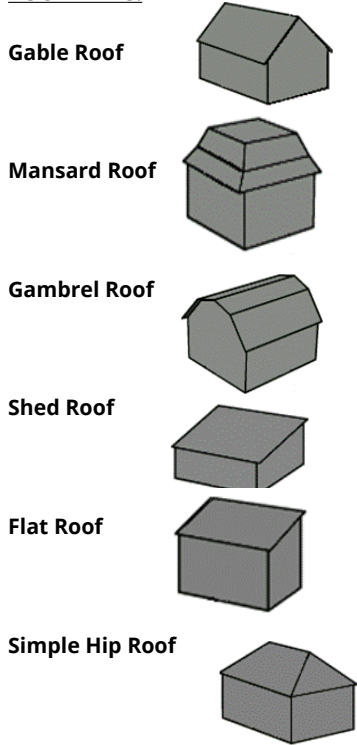
Commented [JS97]: Do you want gross or net? I don't see the determination in the GP.

Commented [RM98R97]: GROSS.

[The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.](#)

Roof: The outside covering of a building or structure.

ROOF TYPES:



Row House: A series of dwelling units, attached in a row, separated from each other by an unpierced wall extending from basement to roof.

Salvage Yard: A lot or parcel of land used for the collection, keeping or abandonment of discarded or waste materials.

Scale of Development: The relationship of a particular project in terms of size, height, bulk, intensity of use and aesthetics to its surroundings.

Scenic Easement: An easement which limits development in order to preserve a view or scenic area.

School: Any building or part thereof used or constructed for education or instruction in any branch of knowledge including, private, public or vocational schools; [School does not include daycare or nurseries.](#)

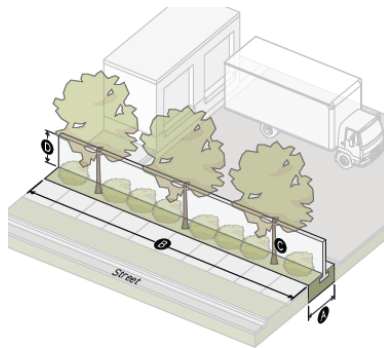
School; Public, Charter or Private: [Facilities for educational and/or classroom purposes operated by public, private, or charter educational institutions offering a general course of study at primary, middle, or high school levels, including seminaries, study centers, athletic facilities, vocational and trade programs, and boarding that are incidental to the operation of such schools.](#)

School; Trade or Business: [An institution offering instruction beyond high school level with a course of study in vocational, technical or other special subjects.](#)

Scraping: [The removal of any vegetation from the existing grade of the land for purposes of land development.](#)

Commented [RM99]: 1 P too many!
 Commented [PL100]: Added.

Screening: A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms or densely planted vegetation.



Seating Place: In churches or other assembly areas where benches or pews are used in place of seats, each 24 inches of bench or pew shall be counted as one seat.

Self-Storage: (See Mini-Warehouse)

Self-Storage, Outdoor: [A commercial storage facility in which items, primarily, boats, RVs and trailers or similar, may be stored under canopies or out in the open for a fee.](#)

Sensitive Land Area: Any land area containing (as an example) one, or more, of the following: 1) steep slopes; 2) flood plain; 3) soils having high water tables; 4) highly erodible soils; 5) lands

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incapable of meeting minimum percolation standards; 6) former landfill or industrial waste areas; 7) stream corridors; 8) aquifer recharge or discharge areas; 9) wetlands; 10) scenic view corridors and 11) architectural areas of significant consequence.

Commented [JS101]: Who determines?

Service Station: A commercial establishment conducted primarily for the purpose of retailing lubrication oils, gasoline or other motor vehicle fuels for internal combustion engines from storage tanks located b

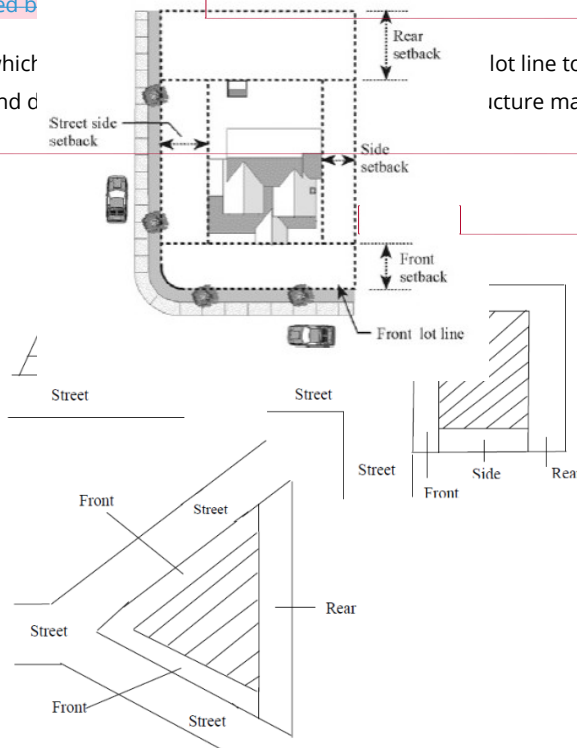
Commented [JS102]: Moved under automotive

Setback: The line which principal building and d erected.

lot line to a permitted icture may be placed or

Commented [RM103]: Visuals are jumping around...

Commented [JS104]: Which one or do you want something else as an exhibit?



Setback, Front: The minimum distance from the front lot line to the nearest point of the allowable principal building measure perpendicular to the front lot line.

Setback, Rear: The minimum distance from the rear lot line(s) to the nearest point of the allowable principal building measured perpendicular to the rear lot line(s).

Setback, Side: The minimum distance from the side lot lines to the nearest point of the allowable principal building measured perpendicular to the side lot lines.

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Sight Visibility Triangle: An area of land at the intersection of streets, or a street and a driveway, within which nothing may be erected, planted, placed or allowed to grow in a manner which will obstruct vision of motorists entering or leaving the intersection.

Sign: Any object, device, display or structure, or part thereof, which is situated outdoors or visible outdoors, and is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

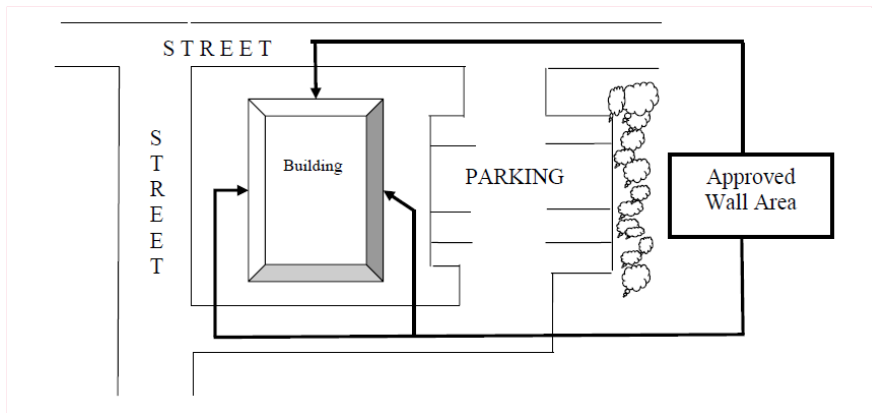
Commented [RM105]: Do we want to say "or visible from outdoors" i.e., the giant WALGREENS they put inside the building with the giant window so it can be seen from miles away....

Sign, A-frame: Any portable upright, rigid, self-supporting frame sign in the form of a triangle of the letter A.

Sign, Animated: Any sign or part of a sign which changes physical position or light intensity by any movement or rotation or that gives the appearance of such movement or rotation.

Sign, Approved Wall Area: Any exterior wall facing a publicly dedicated street, or containing a primary public entrance/exit to the building, or facing the parking lot of the building.

Approved wall area example



Commented [JS106]: ???

Commented [RM107R106]: Another prize winning definition.....

Sign, Canopy: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

Sign, Construction: A temporary sign placed by a licensed contractor to advertise the work done on that property.

Sign, On-Site Information Directional: Signs limited to directional messages, principally to direct and aid the flow of pedestrian or vehicular traffic, such as “one-way”, “entrance”, and “exit”, building address, and etc.; as well as providing directional information relating to points of interest, institutions, facilities, and districts. Signs limited to providing directions necessary or convenient for visitors or clients coming onto a premises including signs marking entrances and exits, parking areas, loading zones or circulation direction.

Sign, Face: The area used for the message.

Sign, Feather: A vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand.



Sign, Flashing: Any directly, or indirectly, illuminated sign which exhibits changing natural or artificial light or color effects by any means.

Sign Freestanding: Any non-movable sign not attached to a building.

Sign, Garage Sale: A temporary sign advertising a short-term private sale of personal property characterized as being a “Yard Sale”, “Garage Sale”, “Rummage Sale”, or similar event.

Sign, Ground Mounted: Any freestanding sign, other than a pole sign, placed upon or supported by the ground, independent of any other structure, except footings.

Sign, Home Occupation: A sign listing only the name or occupation of a permitted home occupation.

Sign, illuminated: A sign lighted by or exposed to artificial lighting either by lights on or inside the sign or directed towards the sign.

Sign, Ideological: Any sign announcing or supporting the personal views of the property owner or tenant of the lot on which the sign is located.

Sign, Illegal: [A sign which is in violation of the requirements of this Ordinance, except for those signs qualifying as non-conforming.](#)

Sign, Off-Site: [Any sign which directs attention to any business, commodity, service, or entertainment/event conducted, sold, or offered at a location other than the premises on which the sign is located.](#)

Sign, Pole: [A sign that is mounted on a free-standing pole or other support so that the bottom edge of the sign face is six feet or more above grade.](#)

Sign, Political: A temporary sign announcing or supporting candidates or issues in connection with any national, state or local election.

Sign, Projecting: A sign attached to a building or structure and which extends more than 18 inches from said building or structure.

Sign, Real Estate: A sign pertaining to the sale or lease of the premises on which the sign is located.

Sign, Roof: A sign which is mounted on the roof of a building or which extends above the top edge of the wall of a flat roofed building, above the eave line of a building with a hip, gambrel or gable roof or the deck line of a building with a mansard roof.

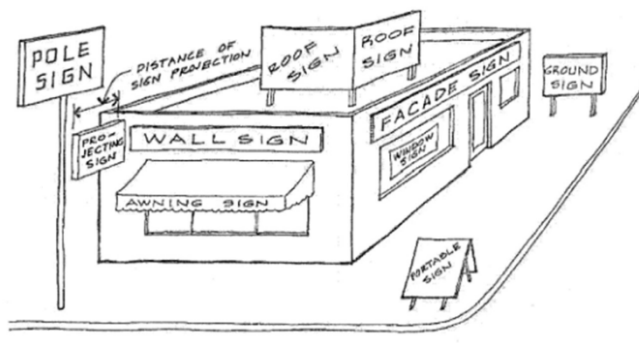
Sign, Temporary: Any sign constructed of cloth, canvas, fabric, plywood or other light materials and intended for display for a short period of time [and is not permanently mounted.](#)

Sign, Vehicle: [Signs attached to a vehicle primarily for the purposes of advertising, with such vehicle placed adjacent to a roadway and not used for the typical conduct of the business so advertised. Magnetic signs, and signs painted or wrapped on a vehicle which are used for the daily conduct of business, are not considered as vehicle signs under this provision.](#)

Sign, Walker: [A living individual who carries, holds, or displays a temporary sign intended to identify a business.](#)

Sign, Wall: Any sign attached to or painted on a wall of a building or structure so that the wall forms the supporting structure or becomes the background of the sign and which does not project more than 18 inches from the wall.

Sign, Window: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the window panes, or glass and is visible from the exterior of the window.



Site Plan (Plot Plan): A development plan for one or more lots showing existing and proposed conditions of the lot including, but not limited to: topography, vegetation, drainage, landscaping and open space, access and circulation, parking, utility services, buildings and signs, lighting and other information pertinent to the review of the proposal.

Smoke: To inhale, exhale, burn, carry or possess any lighted marijuana or lighted marijuana products, whether natural or synthetic. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Commented [JS108]: Add any others?
Commented [RM109R108]: These are funny now - remember the uproar over mmj?

Steep Slope: Land areas where the slope exceeds 20 percent.

Storefront Location: A permanent building on an established foundation adhering to Town Building Codes and shall not include any temporary, portable or self-powered mobile facilities, or trailer, cargo container or motor vehicle. (Created by Ordinance #409 on 11/10/20; Effective 12/10/20)

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it then the space between such floor and the ceiling next above it.

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Story, Half: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than 3 feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. A half story containing living quarters shall be counted as a full story.

Street, Arterial: A street with signalized or controlled intersections which channels traffic to and from collector streets and whose primary function is to provide for crosstown or regional traffic movements.

Street, Collector: A street with controlled intersections whose main function is to carry traffic between arterial and local streets, but, which may also provide primary access to abutting properties.

Street, Local: A street with, or without, controlled intersections whose main function is to provide primary access to abutting properties.

Street, Private: An easement providing the principal means of access to a lot or parcel, owned and maintained by an individual or group of individuals, exempt from management, maintenance and liability on the part of the Town.

Street, Public: An existing state, county or municipal roadway; or a street or way shown on a plat heretofore approved pursuant to law or approved by official action; or a street on a plat filed and recorded in the County Recorder's Office which affords the principal means of access to a lot or parcel.

Streetscape: The appearance or view of an entire street or street network in general, including sidewalks, utilities, landscaping, street furniture, and the structures that make up the street wall.

Commented [PL110]: Added.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground including, but not limited to; [buildings](#), [shade structures](#), fences, signs, kiosks or similar uses.

Structural Alterations: Any change in the supporting member of a building such as bare walls, columns, beams, floor joists, roof joists, girders, rafters or changes in roof or exterior building lines.

Subdivision: Improved or unimproved land or lands divided for the purpose of sale or lease, whether immediate or future, into ~~four~~ ~~six~~ or more lots, parcels, or fractional interest:

Commented [RM111]: 6 is county

Subdivision does not include the following:

- The sale or exchange of parcels of land to or between adjoining property owners if such sale or exchange does not create additional lots.
- The partitioning of land in accordance with other statutes regulation the portioning of land held in common ownership.
- The leasing of apartments, offices, stores, or similar space within a building or trailer park, nor to mineral, oil, or gas leases.
- The division or proposed division of land located in this state into lots or parcels each of which is or will be thirty-six acres or more in area including to the centerline of dedicated roads or easements, if any, contiguous to the lot or parcel.

Subdivision Abandonment: The process by which subdivided lands may be returned to large blocks or areas of non-divided lands.

Commented [PL112]: Added.

Temporary Structure: A building or other structure intended to be placed on a property for a pre-defined, limited duration.

Temporary Use: A land use intended for a pre-defined, limited duration.

Temporary Use Permit: A permit to allow for a temporary use or structure on a property.

Tiny House: A dwelling unit that is four hundred (400) square feet (thirty-seven (37) m²) or less in floor area excluding any loft area, that has been constructed on site or on skids, and not on wheels.

Tiny House on Wheels: A ~~dwelling unit that is four hundred (400) square feet (thirty-seven (37) m²) or less in floor area excluding any loft area,~~ tiny house that has been built on a chassis, trailer, or wheels and not licensed as a trailer, travel trailer, camper/tent trailer, ~~recreational vehicle~~RV, or similar.

Tiny House Recreational Vehicle: A ~~dwelling unit that is four hundred (400) square feet (thirty-seven (37) m²) or less in floor area excluding any loft area,~~ tiny house that has been built on a chassis, trailer, or wheels and is licensed as a trailer, travel trailer, camper/tent trailer, ~~recreational vehicle~~RV, or similar.

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Transfer of Development Rights (TDR): The removal of the right to develop or build, expressed in units per acre or floor area ratio, from one lot or parcel to another, or from a portion of a lot to another part of the same lot.

Transitional Use: A permitted land use or structure of an intermediate level of intensity or scale placed between a higher and lower intensity use.

Use: The purpose for which land or a structure is arranged or intended, or for which either land or a building is occupied or maintained.

Use, Principal: The main or primary purpose for which land or a structure is designed, arranged or intended or for which it is occupied or maintained.

Use, Accessory: a use customarily incidental and subordinate to the principal use of a lot or building located upon the same lot or building site, which accessory use does not alter the principal use of such lot or building

Utility, Private or Public: Services and facilities provided by public agencies such as electrical and gas service, water, sewage disposal, drainage systems, and solid waste disposal.

Variance: Permission to deviate from the literal standards of the Zoning Ordinance.

Variance, Bulk: Departure from any zoning standard except use.

Variance, Use: A variance granted to allow a use not permitted by the Zoning Ordinance. Use variances are prohibited by State Statute.

Wall: The vertical exterior surface of a building or structure.

Wall, Retaining: A wall which supports or retains earth higher on one side than the other side. A retaining portion of a wall does not count towards maximum wall height.

Warehouse: An establishment offering indoor or open-air storage, distribution, handling of materials and equipment, such as stone yards, grain elevators, or open storage yards.

Wireless Communication Tower: Any structure built or attached to a building for the sole or primary purpose of supporting antennas used to provide services licensed by the Federal Communications Commission or for other transmission of information through the air. "Wireless Communication Tower" also includes the supporting facilities, buildings, or enclosures

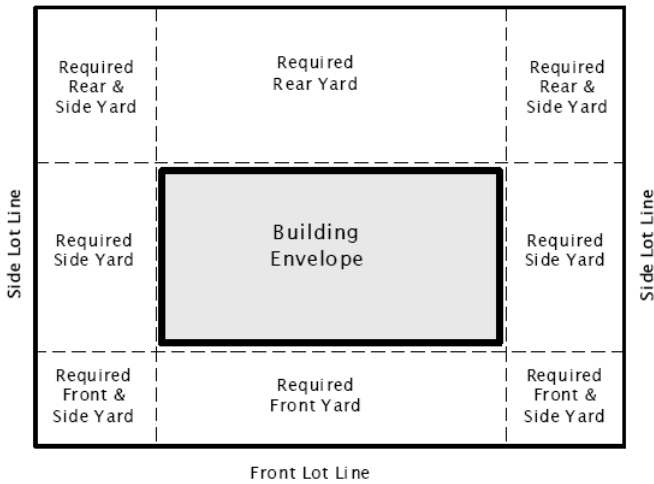
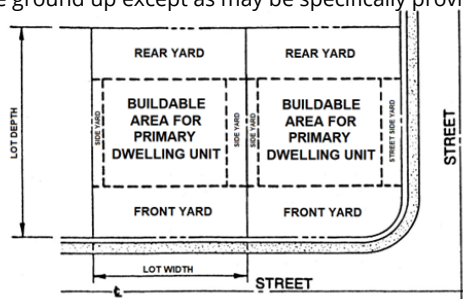
Commented [PL113]: Added.

Commented [PL114]: Added.

associated with the structure, including power supplies, electronic equipment housed in cabinets and antennas. [\(Created 7/9/13 by Ordinance #352; Effective 8/10/13\)](#)

Wholesale: Establishments engaged primarily in selling merchandise to retailers or other industrial, commercial, institutional or professional businesses.

Yard: An open area that lies between the principal building (s) and the lot lines. The minimum required yard area as set forth in the Zoning Ordinance shall remain unoccupied and unobstructed from the ground up except as may be specifically provided for in this Code.



Yard, Front: An open area extending the full width of the lot or parcel between the front lot line and any building, measured perpendicular to the lot line and the closest point of the building.

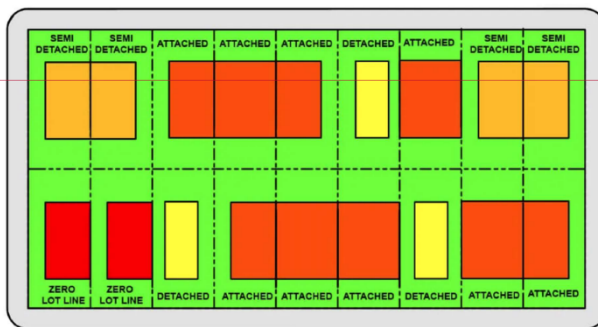
[The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.](#)

Yard, Rear: An open area extending the full width of the lot or parcel between the rear lot line and any building, measured perpendicular to the lot line and the closest point of the building.

Yard, Side: An open area extending from the front yard to the rear yard between the principal building and the nearest side lot line measured perpendicular from the side lot line to the nearest point of the principal building.

Zero Lot Line: The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a side lot line.

DETACHED, SEMI-DETACHED, ATTACHED & ZERO LOT LINE BUILDINGS



Commented [RM115]: Love this.

Zone: A specifically delineated area or district within which uniform development standards govern the use, placement, spacing and size of land and buildings. *(Revised by Ordinance #427 on 8/13/24; effective 9/14/24; Revised by Ordinance #411 on 6/8/21; effective 7/9/21; Added by Ordinance #410 on 2/9/21; effective 3/11/21; Revised by Ordinance #409 on 11/10/20; effective 12/10/20; Added by Resolution #1605 on 7/9/19; effective 8/8/19; Added by Ordinance #397 on 7/9/19; effective 8/8/19; prior code § 2-1)*

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Disclaimer: The Town Clerk has the official version of the Clarkdale Zoning Code. Users should contact the Town Clerk for ordinances passed subsequent to the ordinance cited above.

Town Website: www.clarkdale.az.gov

Town Telephone: (928) 639-2400

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[Hosted by General Code.](#)

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