



**NOTICE OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, SEPTEMBER 15, 2026 AT 4:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/87291252872>

Meeting ID: 872 9125 2872

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 Planning Commission will hold a Regular Meeting open to the public on Tuesday, September 15, 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. CALL TO THE PUBLIC

The Planning Commission invites the public to provide comments at this time. Members of the Planning Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each speaker is asked to limit their comments to three minutes unless a different amount of time is noted on the agenda or is determined by the Presiding Officer or by a majority

vote of the Council, Commission or Committee.

4. MINUTES

A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the regular meeting held on June 16, 2026.

5. NEW BUSINESS

A. PUBLIC HEARING: Ordinance No. 461 regarding A Zoning Ordinance Text Amendment, Chapter 3 – Zoning Districts

The Planning Commission will hold a public hearing to take public comments on Ordinance No. 461 regarding a Zoning Ordinance text amendment to Chapter 3 – Zoning Districts, related to development standards in the Manufactured Home, Commercial, and Central Business zoning districts.

B. Ordinance No. 461 - Zoning Ordinance Text Amendment, Chapter 3 – Zoning Districts

Discuss, consider and act upon Ordinance No. 461, a Zoning Ordinance text amendment to Chapter 3 – Zoning Districts, related to development standards in the Manufactured Home, Commercial, and Central Business zoning districts.

6. FUTURE AGENDA ITEMS

Planning Commission may propose items to be placed on a future agenda. This item is for discussion only.

7. 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 Discuss, consider and act upon the draft minutes from the regular meeting held on June 16, 2026.
<u>Staff Contact:</u>	Scott Ellis, Community Development Director
<u>Meeting Date:</u>	September 15, 2026
<u>Strategic Goal:</u>	Not applicable.
<u>Background:</u>	Review of the draft minutes from the regular meeting held on June 16, 2026.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends that the Council approve the draft minutes from the regular meeting held on June 16, 2026.



**NOTICE OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, JUNE 16, 2026 AT 4:30 PM**

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

Members' Present: *Chair de Blanc, Advisory member Johnson, Commissioner Spence, Vice Chair Bayless, Commissioner Conk, Commissioner Foutz.*

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

Audience: No public were present.

Zoom: No public were present.

1. CALL TO ORDER *Chair de Blanc called the meeting to order at 4:30 p.m.*

2. ROLL CALL *See above.*

3. CALL TO THE PUBLIC - *No public comment.*

4. MINUTES

A. Approval of Minutes

Discussed, considered and approved the draft minutes from the regular Planning Commission meeting on April 21, 2026.

Motion: *Approve the draft minutes from the regular meeting on April 21, 2026.*

First: *Spence*

Second: *Foutz*

Approved: *5-0*

Board Member

Chair de Blanc

Vice Chair Conk

Commissioner Foutz

Commissioner Spence

Commissioner Bayless

Ayes/Nays

Aye

Aye

Aye

Aye

Aye

5. NEW BUSINESS

A. PUBLIC HEARING: Ordinance No. 457; A General Plan Text Amendment, Chapter 3 - Circulation Element

The Chair opened the floor for public comment.

No comments made.

The Chair closed the floor for public comment.

B. Ordinance No. 457; A General Plan Text Amendment, Chapter 3 - Circulation Element

Discussed, reviewed and approved Ordinance No. 457, a General Plan text amendment to Chapter 3 - Circulation Element, related to Road Cross-Sections.

Motion: *I move to recommend approval to the town council of Ordinance No. 457, a General Plan text amendment to Chapter 3 Circulation Element.*

First: *Spence*

Second: *Bayless*

Approved: *5-0*

Board Member

Chair de Blanc

Vice Chair Conk

Commissioner Foutz

Commissioner Spence

Commissioner Bayless

Ayes/Nays

Aye

Aye

Aye

Aye

Aye

C. PUBLIC HEARING: Ordinance No. 458, A General Plan Text Amendment to Chapter 2 - Land Use Element

The Chair opened the floor for public comment.

No comments made.

The Chair closed the floor for public comment.

D. Ordinance No. 458, A General Plan Text Amendment to Chapter 2 - Land Use Element

Discussed, reviewed and approved Ordinance No. 458: A General Plan Text Amendment to Chapter 2 - Land Use Element, including amendments to Section 2.2 Zoning Districts, Section 2.3 Land Use Designations with the addition of Subsection 2.3.1 Interpretation of Legacy Commercial Designations, and the addition of a Cross-Reference Note to the Future Land Use Map.

Motion: *I move to recommend approval to the town council of Ordinance No. 458, a General Plan text amendment to Chapter 2 – Land Use Element.*

First: *Bayless*
Second: *Spence*
Approved: *5-0*

Board Member	Ayes/Nays
Chair de Blanc	<i>Aye</i>
Vice Chair Conk	<i>Aye</i>
Commissioner Foutz	<i>Aye</i>
Commissioner Spence	<i>Aye</i>
Commissioner Bayless	<i>Aye</i>

E. 2025-2026 General Plan Annual Report

Discussed, reviewed and approved the 2025-2026 General Plan Annual Report.

Motion: *I move to recommend approval of the fiscal year 2026 – 2026 General Plan annual report, as presented, to council.*

First: *Bayless*
Second: *Foutz*
Approved: *5-0*

Board Member	Ayes/Nays
Chair de Blanc	<i>Aye</i>
Vice Chair Conk	<i>Aye</i>
Commissioner Foutz	<i>Aye</i>
Commissioner Spence	<i>Aye</i>
Commissioner Bayless	<i>Aye</i>

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Design Review Guidelines

Discussed the Design Review Guidelines and identified modifications that should be considered prior to future code adoption. Design standards focus on measurable elements such as building orientation, transparency, facade articulation, materials, pedestrian connectivity, screening, and site design.

7. FUTURE AGENDA ITEMS

Planning Commission *did not* propose items to be placed on a future agenda.

8. ADJOURNMENT

Motion: *Motion to adjourn.*

First: *Foutz*

Second: *Spence*

Approved: *5-0*

Board Member

Chair de Blanc

Vice Chair Conk

Commissioner Foutz

Commissioner Spence

Commissioner Bayless

Ayes/Nays

Aye

Aye

Aye

Aye

Aye

Chair de Blanc adjourned the meeting without objection at 5:42 p.m.

Ida Meri de Blanc, Chair

Scott Ellis, Community Development Director



Staff Report

Item Number: 5.A.

Agenda Item: **PUBLIC HEARING: Ordinance No. 461 regarding A Zoning Ordinance Text Amendment, Chapter 3 – Zoning Districts**

The Planning Commission will hold a public hearing to take public comments on Ordinance No. 461 regarding a Zoning Ordinance text amendment to Chapter 3 – Zoning Districts, related to development standards in the Manufactured Home, Commercial, and Central Business zoning districts.

Staff Contact: Scott Ellis, Community Development Director

Meeting Date: September 15, 2026

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

- Goal Area 1 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.

Background: Since the comprehensive zoning code update done earlier this year, staff has identified additional amendments to be made in certain zoning districts to clarify development standards.

The Manufactured Home zoning district does not currently have development standards related to Manufactured Home Subdivisions. Establishing these standards in line with existing standards in other Manufactured Home requirements will provide consistency throughout the code.

The Commercial and Central Business Districts currently allow residential uses. However, staff has identified the need to establish development standards within these districts specifically regarding these residential uses. Residential uses within these districts will be required to meet the development standards of the R3 (Multi-Family Residential) zoning district. This allows for appropriate setbacks and buffering between uses.

Budget Impact: The proposed amendment is not expected to have a fiscal impact on the Town.

Recommendation: No recommendation. Public hearing only.

TOWN OF CLARKDALE ORDINANCE NO. 461

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA, AMENDING CHAPTER 3, ZONING DISTRICTS, OF THE TOWN OF CLARKDALE ZONING CODE TO ESTABLISH R3 MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS FOR SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITHIN THE CENTRAL BUSINESS (CB) AND COMMERCIAL (C) ZONING DISTRICTS AND TO ESTABLISH MINIMUM YARD SETBACK REQUIREMENTS FOR MANUFACTURED HOME SUBDIVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The Town of Clarkdale has adopted a Zoning Code to promote the public health, safety, and general welfare through the orderly development of land; and

WHEREAS, The Town has undertaken a comprehensive review of its land development regulations to improve clarity, consistency, and ease of administration; and

WHEREAS, During implementation of the recently adopted Zoning Code, staff identified the need to establish development standards applicable to single-family and multi-family residential projects located within the Central Business (CB) and Commercial (C) zoning districts in order to provide clear guidance for applicants and consistent administration of the Code; and

WHEREAS, Staff also identified the need to establish minimum setback standards for Manufactured Home Subdivisions to ensure consistent site design, compatibility with adjacent development, and predictable application of development regulations; and

WHEREAS, The proposed amendments are intended to clarify existing regulations, provide objective development standards, and improve the usability of the Zoning Code without substantially changing the intent of the adopted zoning regulations; and

WHEREAS, Notice of the proposed amendments was given in the manner required by A.R.S. § 9-462.04, including the notice prescribed by subsection (A)(5) of that section; and

WHEREAS, The Planning Commission conducted a duly noticed public hearing, considered public testimony and staff recommendations, and recommended approval of these amendments to the Town Council; and

WHEREAS, The Town Council has considered a housing impact statement regarding these amendments as required by A.R.S. § 9-462.01(J); and

WHEREAS, The Town Council has considered the individual property rights and personal liberties of the residents of the Town as required by A.R.S. § 9-462.01(I); and

WHEREAS, The Town Council finds that these amendments are consistent with the Town's General Plan and are in the best interests of the health, safety, and welfare of the residents of the Town of Clarkdale.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA:

SECTION 1. Findings.

The foregoing recitals are adopted as findings of the Mayor and Town Council and are incorporated herein by this reference.

SECTION 2. Amendment to Chapter 3 – Zoning Districts.

Chapter 3, Zoning Districts, of the Town of Clarkdale Zoning Code is hereby amended as follows:

1. Subsection 3-060.E is amended by adding a new subsection 8, Minimum Yard Setbacks, and by renumbering existing subsection 8, Use of Manufactured Homes in Manufactured Home Subdivisions and Lots, as subsection 9. New subsection 8 shall read as follows:
 - a. Front Yard – 15 feet
 - b. Interior Side Yard – 10 feet
 - c. Exterior Side Yard (street side) – 15 feet
 - d. Rear Yard – 10 feet
2. Subsection 3-090.B.19 is amended by adding the following sentence at the end of the subsection:

"Except as otherwise provided by an applicable overlay zone, residential development permitted under this paragraph shall be subject to the development standards in Section 3-050.E. If subsection E of this Section imposes a more restrictive standard, the more restrictive standard controls."
3. Subsection 3-100.B.1 is amended by adding the following sentence at the end of the subsection:

"Except as otherwise provided by an applicable overlay zone, residential development permitted under this paragraph shall be subject to the development standards in Section 3-050.E. If subsection E of this Section imposes a more restrictive standard, the more restrictive standard controls."

These amendments are more fully set forth in Exhibit A, attached hereto and incorporated herein by this reference, and shall be incorporated into Chapter 3 in the form set forth in Exhibit A, a copy of which shall be maintained on file in the office of the Town Clerk. Minor corrections, formatting changes, numbering revisions, cross-reference updates, and

other non-substantive edits may be made by staff or the Town's codifier prior to codification.

SECTION 3. Severability.

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

SECTION 4. Repeal of Conflicting Ordinances.

All ordinances, resolutions, or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. Effective Date.

This Ordinance shall become effective thirty (30) days after its adoption as provided by law.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Clarkdale, Arizona, this ____ day of _____, 2026.

ATTEST:

Charity Brooks, Town Clerk

Robyn Prud'homme-Bauer, Mayor

APPROVED AS TO FORM:

Stephen W. Polk, Town Attorney

SECTION 3-060 MANUFACTURED HOME RESIDENTIAL (R4)

A. Purpose and Intent. This district is intended to provide for manufactured home subdivisions, manufactured home parks, and recreational vehicle parks in an organized setting. The district ensures manufactured housing is developed in a manner consistent with public health and safety standards, adequate infrastructure, and compatibility with surrounding land uses.

B. Permitted Uses.

1. Manufactured Home Parks.
2. Manufactured Home Subdivisions.
3. Recreational Vehicle Parks.
4. Public Safety or unoccupied Utilities facilities.
5. Cultivation, possession, consumption, processing, manufacturing, and transportation of recreational marijuana at an individual's primary residence for personal use, subject to additional regulations in Town Code Article 10-2, Smoking, and Article 8-8, Recreational Marijuana, and in Town Zoning Ordinance Section 4-180, Recreational and Medical Marijuana.

C. Accessory Uses Permitted. Accessory uses or structures customarily incidental to any use permitted by this section such as an accessory dwelling unit (ADU), private garages, carports, utility rooms, and recreation facilities, and home occupations governed by the provisions in Section 4-080.

D. Conditional Use Permit.

1. Home occupations which do not adhere to the provisions in Section 4-080.
2. All uses other than principal uses require a Conditional Use Permit.
3. Medical Marijuana Caregiver Facility.
 - a. Applicant is required to obtain a Home Occupation License.
4. Any other uses as determined by the Community Development Director to be similar to those uses listed above and not detrimental to the public's health, safety, and general welfare.

E. Development Standards for Manufactured Home Subdivisions.

1. *Site Area Required.*
 - a. Five acres
 - b. 5,000 square feet of gross site area per Manufactured Home space
2. *Separation Requirements.*

- a. A Manufactured Home or any part thereof shall not be closer than 15 feet to any building or structure or occupy or encroach upon any portion of any required yard or driveway.
 - b. A Manufactured Home or any part thereof shall not be closer than 25 feet to any other Manufactured Home or part thereof if face to face, and if end to end, 12 feet, except a temporary cabana having no side walls of any type may be erected and attached to a Manufactured Home, provided such temporary cabana shall not be closer than five feet to any other Manufactured Home or occupy or encroach upon any portions of any required yard or driveway.
3. *Maximum Building Height:* One story front elevation not to exceed 25 feet
4. *Maximum Lot Coverage Ratio:* 40%
5. *Minimum Lot Size:* 8,000 square feet
6. *Minimum Lot Frontage:* 30 feet
7. *Minimum Average Lot Width:* 50 feet
8. Minimum Yard Setbacks:
 - a. Front Yard – 15 feet
 - b. Interior Side Yard – 10 feet
 - c. Exterior Side Yard (street side) - 15 feet
 - d. Rear Yard – 10 feet
9. *Use of Manufactured Homes in Manufactured Home Subdivisions and Lots:*
 - a. When authorized as provided elsewhere herein, such Manufactured Homes and use shall comply with the following requirements: Manufactured Homes shall be modern, minimum manufactured size 12 feet minimum width, 50 feet minimum length, used as a dwelling for not more than one family unit, and shall be located on the site in accordance with the requirements for a permanent building; they shall be blocked up off the ground in a safe manner so that utility connections will not be rendered unsafe by settlements; and they shall be connected to Town sewer and water systems or as required by Town ordinance, accessory buildings and permanent add-ons shall be permitted as provided elsewhere, in the District in which located.
 - b. All Manufactured Homes located in the Town for a duration of 30 days or more shall be skirted within said 30 day period with material similar in appearance to the material used for siding on the Manufactured Home. The skirting shall completely enclose the space under the Manufactured Home.

- c. Manufactured Homes shall, within 30 days after installation, be provided with anchors and tie-downs adequate to secure stability and prevent shifting. Owners of Manufactured Homes shall, within 30 days after installation, secure an inspection of tie-downs and anchors from the Town's Building Official.
- d. Floor Area, for the purpose of this article, shall include permanently constructed enclosed cabanas which are attached to the Manufactured Home and used as living quarters.

F. General Requirements for Recreational Vehicle Parks and Manufactured Home Parks.

1. Driveways, Interior Streets, and Access-Ways.

- a. Parks shall have direct access to a public street that the Town classifies as a highway, arterial, or collector street, except that no individual space within the park may have direct access to a public street. A minimum of two vehicular ingress/egress points shall be provided for each park, one of which may be kept closed to the general public if provision is made for emergency access per Fire District requirements.
 - b. A two-way interior street or access-way shall have a minimum width of 24 feet, and a one-way interior street or access-way shall have a minimum width of 20 feet. All interior streets or access-ways shall have a minimum vertical clearance of 13 feet 6 inches. Fire lanes shall be signed to prohibit parking per Fire District requirements.
 - c. All driveways and interior streets shall be surfaced in accordance with Town Standards.
 - d. All plans and traffic engineering shall be subject to approval by the Town Engineer.
 - e. Parking requirements subject to Town Standards shall apply. Tandem parking is allowed for required parking in individual spaces.
 - f. Street lighting shall comply with Chapter 8 of the Town Zoning Ordinance.
2. All parks shall be screened from any adjacent lot by a solid wall six feet in height, subject to fence requirements in the Town Zoning Ordinance.
3. Parks may include permanent buildings for office, recreational, laundry, shower, and restroom facilities constructed to currently adopted building and fire codes. Spaces in Manufactured Home Parks shall not be occupied by recreational vehicles, and spaces in Recreational Vehicle Parks shall not be occupied by Mobile Homes or Manufactured Homes.

4. All spaces shall be connected to electricity, water, and an approved sewage disposal facility.
5. All utility lines, cable TV, and electric transmission lines shall be placed underground within a park. An approved fire protections system shall be installed per Fire District requirements.
6. Landscaping provisions of Chapter 9 of the Zoning Ordinance shall apply.
7. Recreational vehicle storage areas, if provided, shall not exceed 25% of the area of the park and shall not be located within 50 feet from any street frontage. Storage areas shall be subject to Fire District requirements and shall be screened by solid screen wall or fence six feet in height.
8. Any open fire pits and barbecues shall be constructed according to currently adopted fire codes.
9. *Development standards for Manufactured Home Parks.*
 - a. Site Area Requirements:
 - i. 5 Acres minimum
 - ii. 3000 square feet of gross site area per Manufactured Home Park Space
 - b. Minimum Average Width of Space: 40 feet
 - c. Minimum Depth of Space: 60 feet
 - d. Minimum Manufactured Home Size: 320 square feet
 - e. Minimum Yard Setbacks:
 - i. Front - 15 feet
 - ii. Interior Side - 10 feet
 - iii. Exterior Side (street side) - 15 feet
 - iv. Rear - 10 feet
 - f. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.
 - g. With the exception on one side of the lot to the property line where an open sided covered metal carport with rain gutters will be allowed within the side yard setback as long as ten feet of separation is maintained to the nearest structure.
 - h. Uses of Manufactured Homes in Manufactured Home Parks and Lots:

- i. When authorized as provided elsewhere herein, such Manufactured Homes and their use shall comply with the following requirements: Manufactured Homes shall be modern, used as a dwelling for not more than one family unit, and shall be located on the site in accordance with the requirements for a permanent building; they shall be blocked up off the ground in a safe manner so that utility connections will not be rendered unsafe by settlements; they shall be connected to the Town sewer and water systems or as required by Town ordinances; accessory buildings and permanent add-ons shall be permitted as provided elsewhere, in the District in which located.
- ii. All Manufactured Homes located in the Town for a duration of 30 days or more shall be skirted within said 30 day period with material similar in appearance to the material used for siding on the Manufactured Home. The skirting shall completely enclose the space under the Manufactured Home.
- iii. Manufactured Homes shall within 30 days after installation be provided with anchors and tie-downs adequate to secure stability and prevent shifting. Owners of Manufactured Homes shall, within 30 days after installation, secure an inspection tie-down and anchors from the Town's Building Official.
- iv. Floor Areas, for the purpose of this section shall include permanently constructed, enclosed cabanas, which are attached to the Manufactured Home and used as living quarters.

10. Development standards for Recreational Vehicle Parks.

- a. Site Area Requirements:
 - i. Three Acres minimum
 - ii. 1,800 square feet of gross site area per Recreational Vehicle Park Space
- b. Minimum Setbacks:
 - i. Front - 15 feet
 - ii. Interior Side - 10 feet
 - iii. Exterior Side (street side) - 15 feet
 - iv. Rear - 10 feet
- c. Minimum Average Width of Space: 30 feet

- d. Minimum Spacing Between Recreational Vehicles (including attached structures): 10 feet
- e. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.

G. Certificate of Occupancy and Business License. No Certificate of Occupancy or Business License shall be issued until the following requirements have been met:

- 1. Thirty percent of the Manufactured Home spaces planned in any part, or 10 such Manufactured Home spaces whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects, and until such portion of the Manufactured Home Park's community facilities in the category of, but not limited to, driveways, laundry facilities, bath, wash and toilet rooms, shall have been completely prepared, constructed, and equipped for use in all respects.
- 2. A plan or permit for screening shall be reviewed and approved by the Building Inspector prior to final issuance of certificate or license.

H. Applicable Provisions. The following chapters in the Town of Clarkdale Zoning Code, including but not limited to, shall apply:

- 1. *Chapter 4 – General Provisions*
- 2. *Chapter 5 – Conditional Use Permit*
- 3. *Chapter 7 – Signage*
- 4. *Chapter 8 – Outdoor Lighting Code*
- 5. *Chapter 9 – Landscape Design Standards*
- 6. *Chapter 11 – Design Review*

SECTION 3-090 CENTRAL BUSINESS (CB)

A. Purpose and Intent. The intent of this district is to serve as a commercial, civic, cultural, and mixed-use heart of the Town. The district encourages a compact, pedestrian-oriented environment supporting retail, dining, lodging, residential, and commercial uses typical of historic downtowns.

B. Permitted Uses.

- 1. Artist Studios – art production on site is subject to the performance standards of the Commercial District.
- 2. Assisted living facilities including convalescent homes, hospice care and retirement centers.

3. Bed and Breakfast Country Inn.
4. Commercial, trade and vocational schools.
5. Community Supported Agriculture (CSA) disbursement locations. No on-site crop production is permitted.
6. Farmers markets, swap meets, and flea markets with property owners' permission and a special event permit.
7. Funeral parlors without a crematorium.
8. Hotels and motels.
9. Indoor recreational or amusement establishments such as bowling alleys, arcades, billiards parlors, and similar establishments.
10. Manufacturing, production and assembly of boutique consumable products using sustainable practices that minimize negative environmental impacts while conserving energy and natural resources. Re-use or re-purposing of by-products is encouraged. All such activity shall be conducted within completely enclosed building. A portion of the products manufactured on site shall be sold at retail on the premises.
11. Marijuana establishments.
12. Medical marijuana dispensary in a storefront location.
13. Museums and galleries.
14. Parking lots, subject to town standards. Parking structures are prohibited.
15. Personal service uses, including barber shops and beauty parlors, day spas, dressmakers, tailors, tattoo parlors and other personal service uses of a similar nature.
16. Professional and business offices, including clinics, banks and financial institutions and medical/dental offices.
17. Religious institutions.
18. Repair shops for household small appliances, bicycles, and personal items.
19. Residential uses including single-family and multi-family. Except as otherwise provided by an applicable overlay zone, residential development permitted under this paragraph shall be subject to the development standards in Section 3-050.E. If subsection E of this Section imposes a more restrictive standard, the more restrictive standard controls.
20. Restaurants, taverns, bars and sidewalk cafes in conformance with Section 4-120.

21. Retail sales including florist shops and greenhouses in connection with such shops. No outdoor display or outdoor storage is permitted.

22. Self-service laundry and cleaning establishments.

C. **Accessory Uses Permitted.** Accessory uses, buildings or structures customarily incidental to any use permitted by this section such as an accessory dwelling unit (ADU), private garages, private workshops, and home occupations governed by the provisions of Section 4-080.

D. **Conditional Uses.**

1. Agriculture Tourism.
2. Agritourism Enterprise.
3. Convenience stores/filling stations provided bulk storage of liquids is underground. No repair shop or vehicle storage shall be permitted.
4. Croplands.
5. Child or adult day care center.
6. Infusion of marijuana into food products by a marijuana establishment with a valid food establishment license in a storefront location.
7. Medical Facilities, Licensed Inpatient and Outpatient.
8. Outside display & sale of goods & merchandise: outside storage.
9. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution.
10. Any other uses as determined by the Community Development Director to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

E. **Development Standards.**

1. *Maximum Building Height:* 50 feet
2. *Minimum Lot Size:* None
3. *Minimum Lot Frontage:* 25 feet
4. *Maximum Floor Area Ratio:* None
5. *Minimum Yards Required:* None
6. *Frontage Road.* In those areas which are immediately adjacent to any state or federal highway, the owner shall, upon use of said property, construct at their own expense, a frontage road providing access to said highway. The frontage road shall be constructed according to Town standards.

7. **Screening.** An owner whose property is immediately adjacent to any property having the zoning classification other than Industrial shall, at his own expense, at the time of use of the property, construct a screen on his property to act as a barrier between his property and adjacent property having a more restrictive zoning classification. The screen shall be a fence of solid construction.

F. **Applicable Provisions.** The following chapters in the Town of Clarkdale Zoning Code, including but not limited to, shall apply:

1. *Chapter 4 – General Provisions*
2. *Chapter 5 – Conditional Use Permit*
3. *Chapter 7 – Signage*
4. *Chapter 8 – Outdoor Lighting Code*
5. *Chapter 9 – Landscape Design Standards*
6. *Chapter 11 – Design Review*

SECTION 3-100 COMMERCIAL (C)

A. **Purpose and Intent.** This district is intended to provide for a broad range of retail, service, office, lodging, and mixed-use development that serves the community and surrounding region. The district accommodates automobile-oriented and general commercial uses while ensuring compatibility with adjacent residential districts through performance standards and site design requirements.

B. **Permitted uses.**

1. All permitted uses allowed in the Central Business District (CB). Except as otherwise provided by an applicable overlay zone, residential development permitted under this paragraph shall be subject to the development standards in Section 3-050.E. If subsection E of this Section imposes a more restrictive standard, the more restrictive standard controls.
2. Automobile, trailer, boat, or farm implement display, sales or rentals.
3. Medical facilities, licensed inpatient and outpatient.
4. Park and ride facilities.
5. Parking lots, subject to town standards. Parking structures are allowed.
6. Public garages including storage and repair.

7. Publicly owned or operated park, playground or building including public garages and storage yards in conformance with the performance standards in Chapter 4.
8. Storage facilities in accordance with the performance standards in Chapter 4.
9. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution.

C. **Accessory Uses Permitted.** Accessory uses, buildings or structures customarily incidental to any use permitted by this section such as an accessory dwelling unit (ADU), private garages, private workshops, and home occupations governed by the provisions of Section 4-080.

D. **Conditional Uses Permitted.**

1. Agriculture tourism.
2. Agritourism enterprise.
3. Automatic or self-service car wash.
4. Campsites and recreational vehicle parks.
5. Convenience stores/filling stations provided bulk storage of liquids is underground. No repair shop or vehicle storage shall be permitted except in conformance with the Zoning Code.
6. Infusion of marijuana into food products with a valid food establishment license in a storefront location.
7. Croplands.
8. Child or adult day care center.
9. Outside display of goods and merchandise, outside storage.
10. Public Utilities.
11. Any other uses as determined by the Community Development Director to be similar to those uses listed above and not detrimental to the public's health, safety, and general welfare.

E. **Development Standards.**

1. *Maximum Building Height:* 50 feet
2. *Minimum Lot Size:* 24,000 square feet
3. *Minimum Lot Frontage:* 200 feet
4. *Minimum Lot Width:* 100 feet
5. *Minimum Yard Setbacks:*

- a. Front - 20 feet or minimum standards required by state or federal highway departments if abutting said highways, whichever is greater.
 - b. Side – None, except where a lot adjoins a lot in a residential district or a residential use, whether single-family or multi-family along its side lot line, there shall be a 30 foot side yard.
 - c. Rear - 20 feet
 - d. For parcels that front on State Route 89A, direct or indirect access to State Route 89A must be provided through either an access permit from ADOT or interconnection of on-site circulation with adjacent parcels.
6. *Traffic and Curbs.* No Commercial development shall permit or encourage vehicular traffic to back into the highway right-of-way, or to otherwise unduly restrict or interrupt the normal flow of through traffic. Curbs shall be installed in front of each developed parcel.
 7. *Landscaping and Paving.* All open areas of an improved lot shall be maintained in a dust free condition by landscaping with trees, shrubs, or suitable ground cover. Undisturbed natural growth is encouraged. Covering with material that will provide an all-weather surface is an alternative.
 8. *Storage Facilities.* Outdoor storage shall be permitted only in rear yards or side yards when accessory to a permitted use. All areas used for storage shall be enclosed on all sides by a masonry wall or solid fence. No materials or products shall be stacked or stored to exceed the height of the wall or fence; or as otherwise designated by the Board of Adjustment.
 9. *Illumination.* Illumination of buildings, parking areas and loading facilities shall be so arranged as to eliminate glare toward streets and adjoining properties.
 10. *Access.* In any Commercial area, access from any state or federal highway shall maintain a minimum distance of 400 feet between driveways and shall be approved by the Community Development Director or designee.
 11. *Screening.* An owner of Commercial property whose property is immediately adjacent to any property having the zoning classification other than Industrial shall at his/her own expense, at the time of use of the property, construct a screen on his/her property to act as a barrier between his/her property and adjacent property having a more restrictive zoning classification. The screen shall be a fence of solid construction.
- F. **Applicable Provisions.** The following chapters in the Town of Clarkdale Zoning Code, including but not limited to, shall apply:
1. *Chapter 4 – General Provisions*

2. *Chapter 5 – Conditional Use Permit*
3. *Chapter 7 – Signage*
4. *Chapter 8 – Outdoor Lighting Code*
5. *Chapter 9 – Landscape Design Standards*
6. *Chapter 11 – Design Review*

SECTION 3-060 MANUFACTURED HOME RESIDENTIAL (R4)

A. Purpose and Intent. This district is intended to provide for manufactured home subdivisions, manufactured home parks, and recreational vehicle parks in an organized setting. The district ensures manufactured housing is developed in a manner consistent with public health and safety standards, adequate infrastructure, and compatibility with surrounding land uses.

B. Permitted Uses.

1. Manufactured Home Parks.
2. Manufactured Home Subdivisions.
3. Recreational Vehicle Parks.
4. Public Safety or unoccupied Utilities facilities.
5. Cultivation, possession, consumption, processing, manufacturing, and transportation of recreational marijuana at an individual's primary residence for personal use, subject to additional regulations in Town Code Article 10-2, Smoking, and Article 8-8, Recreational Marijuana, and in Town Zoning Ordinance Section 4-180, Recreational and Medical Marijuana.

C. Accessory Uses Permitted. Accessory uses or structures customarily incidental to any use permitted by this section such as an accessory dwelling unit (ADU), private garages, carports, utility rooms, and recreation facilities, and home occupations governed by the provisions in Section 4-080.

D. Conditional Use Permit.

1. Home occupations which do not adhere to the provisions in Section 4-080.
2. All uses other than principal uses require a Conditional Use Permit.
3. Medical Marijuana Caregiver Facility.
 - a. Applicant is required to obtain a Home Occupation License.
4. Any other uses as determined by the Community Development Director to be similar to those uses listed above and not detrimental to the public's health, safety, and general welfare.

E. Development Standards for Manufactured Home Subdivisions.

1. *Site Area Required.*
 - a. Five acres
 - b. 5,000 square feet of gross site area per Manufactured Home space
2. *Separation Requirements.*

- a. A Manufactured Home or any part thereof shall not be closer than 15 feet to any building or structure or occupy or encroach upon any portion of any required yard or driveway.
 - b. A Manufactured Home or any part thereof shall not be closer than 25 feet to any other Manufactured Home or part thereof if face to face, and if end to end, 12 feet, except a temporary cabana having no side walls of any type may be erected and attached to a Manufactured Home, provided such temporary cabana shall not be closer than five feet to any other Manufactured Home or occupy or encroach upon any portions of any required yard or driveway.
3. *Maximum Building Height:* One story front elevation not to exceed 25 feet
 4. *Maximum Lot Coverage Ratio:* 40%
 5. *Minimum Lot Size:* 8,000 square feet
 6. *Minimum Lot Frontage:* 30 feet
 7. *Minimum Average Lot Width:* 50 feet

8. Minimum Yard Setbacks:

- a. Front Yard – 15 feet
- b. Interior Side Yard – 10 feet
- c. Exterior Side Yard (street side) - 15 feet
- d. Rear Yard – 10 feet

8.9. Use of Manufactured Homes in Manufactured Home Subdivisions and Lots:

- a. When authorized as provided elsewhere herein, such Manufactured Homes and use shall comply with the following requirements: Manufactured Homes shall be modern, minimum manufactured size 12 feet minimum width, 50 feet minimum length, used as a dwelling for not more than one family unit, and shall be located on the site in accordance with the requirements for a permanent building; they shall be blocked up off the ground in a safe manner so that utility connections will not be rendered unsafe by settlements; and they shall be connected to Town sewer and water systems or as required by Town ordinance, accessory buildings and permanent add-ons shall be permitted as provided elsewhere, in the District in which located.
- b. All Manufactured Homes located in the Town for a duration of 30 days or more shall be skirted within said 30 day period with material similar in

appearance to the material used for siding on the Manufactured Home. The skirting shall completely enclose the space under the Manufactured Home.

- c. Manufactured Homes shall, within 30 days after installation, be provided with anchors and tie-downs adequate to secure stability and prevent shifting. Owners of Manufactured Homes shall, within 30 days after installation, secure an inspection of tie-downs and anchors from the Town's Building Official.
- d. Floor Area, for the purpose of this article, shall include permanently constructed enclosed cabanas which are attached to the Manufactured Home and used as living quarters.

F. General Requirements for Recreational Vehicle Parks and Manufactured Home Parks.

1. Driveways, Interior Streets, and Access-Ways.

- a. Parks shall have direct access to a public street that the Town classifies as a highway, arterial, or collector street, except that no individual space within the park may have direct access to a public street. A minimum of two vehicular ingress/egress points shall be provided for each park, one of which may be kept closed to the general public if provision is made for emergency access per Fire District requirements.
 - b. A two-way interior street or access-way shall have a minimum width of 24 feet, and a one-way interior street or access-way shall have a minimum width of 20 feet. All interior streets or access-ways shall have a minimum vertical clearance of 13 feet 6 inches. Fire lanes shall be signed to prohibit parking per Fire District requirements.
 - c. All driveways and interior streets shall be surfaced in accordance with Town Standards.
 - d. All plans and traffic engineering shall be subject to approval by the Town Engineer.
 - e. Parking requirements subject to Town Standards shall apply. Tandem parking is allowed for required parking in individual spaces.
 - f. Street lighting shall comply with Chapter 8 of the Town Zoning Ordinance.
2. All parks shall be screened from any adjacent lot by a solid wall six feet in height, subject to fence requirements in the Town Zoning Ordinance.
3. Parks may include permanent buildings for office, recreational, laundry, shower, and restroom facilities constructed to currently adopted building and fire codes. Spaces in Manufactured Home Parks shall not be occupied by recreational

vehicles, and spaces in Recreational Vehicle Parks shall not be occupied by Mobile Homes or Manufactured Homes.

4. All spaces shall be connected to electricity, water, and an approved sewage disposal facility.
5. All utility lines, cable TV, and electric transmission lines shall be placed underground within a park. An approved fire protections system shall be installed per Fire District requirements.
6. Landscaping provisions of Chapter 9 of the Zoning Ordinance shall apply.
7. Recreational vehicle storage areas, if provided, shall not exceed 25% of the area of the park and shall not be located within 50 feet from any street frontage. Storage areas shall be subject to Fire District requirements and shall be screened by solid screen wall or fence six feet in height.
8. Any open fire pits and barbecues shall be constructed according to currently adopted fire codes.
9. *Development standards for Manufactured Home Parks.*
 - a. Site Area Requirements:
 - i. 5 Acres minimum
 - ii. 3000 square feet of gross site area per Manufactured Home Park Space
 - b. Minimum Average Width of Space: 40 feet
 - c. Minimum Depth of Space: 60 feet
 - d. Minimum Manufactured Home Size: 320 square feet
 - e. Minimum Yard Setbacks:
 - i. Front - 15 feet
 - ii. Interior Side - 10 feet
 - iii. Exterior Side (street side) - 15 feet
 - iv. Rear - 10 feet
 - f. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.
 - g. With the exception on one side of the lot to the property line where an open sided covered metal carport with rain gutters will be allowed within the side yard setback as long as ten feet of separation is maintained to the nearest structure.

- h. Uses of Manufactured Homes in Manufactured Home Parks and Lots:
 - i. When authorized as provided elsewhere herein, such Manufactured Homes and their use shall comply with the following requirements: Manufactured Homes shall be modern, used as a dwelling for not more than one family unit, and shall be located on the site in accordance with the requirements for a permanent building; they shall be blocked up off the ground in a safe manner so that utility connections will not be rendered unsafe by settlements; they shall be connected to the Town sewer and water systems or as required by Town ordinances; accessory buildings and permanent add-ons shall be permitted as provided elsewhere, in the District in which located.
 - ii. All Manufactured Homes located in the Town for a duration of 30 days or more shall be skirted within said 30 day period with material similar in appearance to the material used for siding on the Manufactured Home. The skirting shall completely enclose the space under the Manufactured Home.
 - iii. Manufactured Homes shall within 30 days after installation be provided with anchors and tie-downs adequate to secure stability and prevent shifting. Owners of Manufactured Homes shall, within 30 days after installation, secure an inspection tie-down and anchors from the Town's Building Official.
 - iv. Floor Areas, for the purpose of this section shall include permanently constructed, enclosed cabanas, which are attached to the Manufactured Home and used as living quarters.

10. Development standards for Recreational Vehicle Parks.

- a. Site Area Requirements:
 - i. Three Acres minimum
 - ii. 1,800 square feet of gross site area per Recreational Vehicle Park Space
- b. Minimum Setbacks:
 - i. Front - 15 feet
 - ii. Interior Side - 10 feet
 - iii. Exterior Side (street side) - 15 feet
 - iv. Rear - 10 feet
- c. Minimum Average Width of Space: 30 feet

- d. Minimum Spacing Between Recreational Vehicles (including attached structures): 10 feet
- e. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.

G. Certificate of Occupancy and Business License. No Certificate of Occupancy or Business License shall be issued until the following requirements have been met:

- 1. Thirty percent of the Manufactured Home spaces planned in any part, or 10 such Manufactured Home spaces whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects, and until such portion of the Manufactured Home Park's community facilities in the category of, but not limited to, driveways, laundry facilities, bath, wash and toilet rooms, shall have been completely prepared, constructed, and equipped for use in all respects.
- 2. A plan or permit for screening shall be reviewed and approved by the Building Inspector prior to final issuance of certificate or license.

H. Applicable Provisions. The following chapters in the Town of Clarkdale Zoning Code, including but not limited to, shall apply:

- 1. *Chapter 4 – General Provisions*
- 2. *Chapter 5 – Conditional Use Permit*
- 3. *Chapter 7 – Signage*
- 4. *Chapter 8 – Outdoor Lighting Code*
- 5. *Chapter 9 – Landscape Design Standards*
- 6. *Chapter 11 – Design Review*

SECTION 3-090 CENTRAL BUSINESS (CB)

A. Purpose and Intent. The intent of this district is to serve as a commercial, civic, cultural, and mixed-use heart of the Town. The district encourages a compact, pedestrian-oriented environment supporting retail, dining, lodging, residential, and commercial uses typical of historic downtowns.

B. Permitted Uses.

- 1. Artist Studios – art production on site is subject to the performance standards of the Commercial District.
- 2. Assisted living facilities including convalescent homes, hospice care and retirement centers.

3. Bed and Breakfast Country Inn.
4. Commercial, trade and vocational schools.
5. Community Supported Agriculture (CSA) disbursement locations. No on-site crop production is permitted.
6. Farmers markets, swap meets, and flea markets with property owners' permission and a special event permit.
7. Funeral parlors without a crematorium.
8. Hotels and motels.
9. Indoor recreational or amusement establishments such as bowling alleys, arcades, billiards parlors, and similar establishments.
10. Manufacturing, production and assembly of boutique consumable products using sustainable practices that minimize negative environmental impacts while conserving energy and natural resources. Re-use or re-purposing of by-products is encouraged. All such activity shall be conducted within completely enclosed building. A portion of the products manufactured on site shall be sold at retail on the premises.
11. Marijuana establishments.
12. Medical marijuana dispensary in a storefront location.
13. Museums and galleries.
14. Parking lots, subject to town standards. Parking structures are prohibited.
15. Personal service uses, including barber shops and beauty parlors, day spas, dressmakers, tailors, tattoo parlors and other personal service uses of a similar nature.
16. Professional and business offices, including clinics, banks and financial institutions and medical/dental offices.
17. Religious institutions.
18. Repair shops for household small appliances, bicycles, and personal items.
19. Residential uses including single-family and multi-family. [Except as otherwise provided by an applicable overlay zone, residential development permitted under this paragraph shall be subject to the development standards in Section 3-050.E. If subsection E of this Section imposes a more restrictive standard, the more restrictive standard controls.](#)
20. Restaurants, taverns, bars and sidewalk cafes in conformance with Section 4-120.

21. Retail sales including florist shops and greenhouses in connection with such shops. No outdoor display or outdoor storage is permitted.

22. Self-service laundry and cleaning establishments.

C. **Accessory Uses Permitted.** Accessory uses, buildings or structures customarily incidental to any use permitted by this section such as an accessory dwelling unit (ADU), private garages, private workshops, and home occupations governed by the provisions of Section 4-080.

D. **Conditional Uses.**

1. Agriculture Tourism.
2. Agritourism Enterprise.
3. Convenience stores/filling stations provided bulk storage of liquids is underground. No repair shop or vehicle storage shall be permitted.
4. Croplands.
5. Child or adult day care center.
6. Infusion of marijuana into food products by a marijuana establishment with a valid food establishment license in a storefront location.
7. Medical Facilities, Licensed Inpatient and Outpatient.
8. Outside display & sale of goods & merchandise: outside storage.
9. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution.
10. Any other uses as determined by the Community Development Director to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

E. **Development Standards.**

1. *Maximum Building Height:* 50 feet
2. *Minimum Lot Size:* None
3. *Minimum Lot Frontage:* 25 feet
4. *Maximum Floor Area Ratio:* None
5. *Minimum Yards Required:* None
6. *Frontage Road.* In those areas which are immediately adjacent to any state or federal highway, the owner shall, upon use of said property, construct at their own expense, a frontage road providing access to said highway. The frontage road shall be constructed according to Town standards.

7. **Screening.** An owner whose property is immediately adjacent to any property having the zoning classification other than Industrial shall, at his own expense, at the time of use of the property, construct a screen on his property to act as a barrier between his property and adjacent property having a more restrictive zoning classification. The screen shall be a fence of solid construction.

F. **Applicable Provisions.** The following chapters in the Town of Clarkdale Zoning Code, including but not limited to, shall apply:

1. *Chapter 4 – General Provisions*
2. *Chapter 5 – Conditional Use Permit*
3. *Chapter 7 – Signage*
4. *Chapter 8 – Outdoor Lighting Code*
5. *Chapter 9 – Landscape Design Standards*
6. *Chapter 11 – Design Review*

SECTION 3-100 COMMERCIAL (C)

A. **Purpose and Intent.** This district is intended to provide for a broad range of retail, service, office, lodging, and mixed-use development that serves the community and surrounding region. The district accommodates automobile-oriented and general commercial uses while ensuring compatibility with adjacent residential districts through performance standards and site design requirements.

B. **Permitted uses.**

1. All permitted uses allowed in the Central Business District (CB). [Except as otherwise provided by an applicable overlay zone, residential development permitted under this paragraph shall be subject to the development standards in Section 3-050.E. If subsection E of this Section imposes a more restrictive standard, the more restrictive standard controls.](#)
2. Automobile, trailer, boat, or farm implement display, sales or rentals.
3. Medical facilities, licensed inpatient and outpatient.
4. Park and ride facilities.
5. Parking lots, subject to town standards. Parking structures are allowed.
6. Public garages including storage and repair.
7. Publicly owned or operated park, playground or building including public garages and storage yards in conformance with the performance standards in Chapter 4.

8. Storage facilities in accordance with the performance standards in Chapter 4.
9. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution.

C. **Accessory Uses Permitted.** Accessory uses, buildings or structures customarily incidental to any use permitted by this section such as an accessory dwelling unit (ADU), private garages, private workshops, and home occupations governed by the provisions of Section 4-080.

D. **Conditional Uses Permitted.**

1. Agriculture tourism.
2. Agritourism enterprise.
3. Automatic or self-service car wash.
4. Campsites and recreational vehicle parks.
5. Convenience stores/filling stations provided bulk storage of liquids is underground. No repair shop or vehicle storage shall be permitted except in conformance with the Zoning Code.
6. Infusion of marijuana into food products with a valid food establishment license in a storefront location.
7. Croplands.
8. Child or adult day care center.
9. Outside display of goods and merchandise, outside storage.
10. Public Utilities.
11. Any other uses as determined by the Community Development Director to be similar to those uses listed above and not detrimental to the public's health, safety, and general welfare.

E. **Development Standards.**

1. *Maximum Building Height:* 50 feet
2. *Minimum Lot Size:* 24,000 square feet
3. *Minimum Lot Frontage:* 200 feet
4. *Minimum Lot Width:* 100 feet
5. *Minimum Yard Setbacks:*
 - a. Front - 20 feet or minimum standards required by state or federal highway departments if abutting said highways, whichever is greater.

- b. Side – None, except where a lot adjoins a lot in a residential district or a residential use, whether single-family or multi-family along its side lot line, there shall be a 30 foot side yard.
 - c. Rear - 20 feet
 - d. For parcels that front on State Route 89A, direct or indirect access to State Route 89A must be provided through either an access permit from ADOT or interconnection of on-site circulation with adjacent parcels.
- 6. *Traffic and Curbs.* No Commercial development shall permit or encourage vehicular traffic to back into the highway right-of-way, or to otherwise unduly restrict or interrupt the normal flow of through traffic. Curbs shall be installed in front of each developed parcel.
 - 7. *Landscaping and Paving.* All open areas of an improved lot shall be maintained in a dust free condition by landscaping with trees, shrubs, or suitable ground cover. Undisturbed natural growth is encouraged. Covering with material that will provide an all-weather surface is an alternative.
 - 8. *Storage Facilities.* Outdoor storage shall be permitted only in rear yards or side yards when accessory to a permitted use. All areas used for storage shall be enclosed on all sides by a masonry wall or solid fence. No materials or products shall be stacked or stored to exceed the height of the wall or fence; or as otherwise designated by the Board of Adjustment.
 - 9. *Illumination.* Illumination of buildings, parking areas and loading facilities shall be so arranged as to eliminate glare toward streets and adjoining properties.
 - 10. *Access.* In any Commercial area, access from any state or federal highway shall maintain a minimum distance of 400 feet between driveways and shall be approved by the Community Development Director or designee.
 - 11. *Screening.* An owner of Commercial property whose property is immediately adjacent to any property having the zoning classification other than Industrial shall at his/her own expense, at the time of use of the property, construct a screen on his/her property to act as a barrier between his/her property and adjacent property having a more restrictive zoning classification. The screen shall be a fence of solid construction.
- F. **Applicable Provisions.** The following chapters in the Town of Clarkdale Zoning Code, including but not limited to, shall apply:
- 1. *Chapter 4 – General Provisions*
 - 2. *Chapter 5 – Conditional Use Permit*
 - 3. *Chapter 7 – Signage*

4. *Chapter 8 – Outdoor Lighting Code*
5. *Chapter 9 – Landscape Design Standards*
6. *Chapter 11 – Design Review*



Staff Report

Item Number: 5.B.

<u>Agenda Item:</u>	Ordinance No. 461 - Zoning Ordinance Text Amendment, Chapter 3 – Zoning Districts Discuss, consider and act upon Ordinance No. 461, a Zoning Ordinance text amendment to Chapter 3 – Zoning Districts, related to development standards in the Manufactured Home, Commercial, and Central Business zoning districts.
<u>Staff Contact:</u>	Scott Ellis, Community Development Director
<u>Meeting Date:</u>	September 15, 2026
<u>Strategic Goal:</u>	This agenda item supports the following Clarkdale Strategic Goal Area: • Goal Area 1 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
<u>Background:</u>	Since the comprehensive zoning code update done earlier this year, staff has identified additional amendments to be made in certain zoning districts to clarify development standards. The Manufactured Home zoning district does not currently have development standards related to Manufactured Home Subdivisions. Establishing these standards in line with existing standards in other Manufactured Home requirements will provide consistency throughout the code. The Commercial and Central Business Districts currently allow residential uses. However, staff has identified the need to establish development standards within these districts specifically regarding these residential uses. Residential uses within these districts will be required to meet the development standards of the R3 (Multi-Family Residential) zoning district. This allows for appropriate setbacks and buffering between uses. Ordinance and attachments to review and consider are included with item 5a.
<u>Budget Impact:</u>	The proposed amendment is not expected to have a fiscal impact on the Town.
<u>Recommendation:</u>	Staff recommends that the Planning Commission approve Ordinance No. 461

regarding a Zoning Ordinance text amendment to Chapter 3 – Zoning Districts, related to development standards in the Manufactured Home, Commercial, and Central Business zoning districts and forward to Town Council with a recommendation of the same.