



**NOTICE OF A REGULAR MEETING OF THE ZONING CODE UPDATE CITIZEN ADVISORY
COMMITTEE
OF THE TOWN OF CLARKDALE
THURSDAY, SEPTEMBER 18, 2025 AT 4:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ
OR
Join Zoom Meeting
<https://zoom.us/j/9554994085>
Meeting ID:955 499 4085

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, September 18, 2025, at 4:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

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

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

The Zoning Code Update Citizen Advisory Committee invites the public to provide comments at this time. Members of the Zoning Code Update Citizen Advisory Committee may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each speaker is

asked to limit their comments to three minutes unless a different amount of time is noted on the agenda or is determined by the Presiding Officer or by a majority vote of the Council, Commission or Committee.

4. MINUTES

A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the regular meeting held on June 17, 2025, and the special meetings held on July 24, 2025, and on Sept. 11, 2025.

5. ACTION ITEMS

A. Zoning Code Revisions - Chapter 1: Zoning Code of the Town of Clarkdale

Discuss, consider and act upon the amendments to Chapter 1: Zoning Code of the Town of Clarkdale and forward the same to the Planning Commission for review and discussion.

B. Zoning Code Revisions - Chapter 4: General Provisions

Discuss, consider and act upon the amendments to Chapter 4: General Provisions and forward the same to the Planning Commission for review and discussion.

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Zoning Code Revisions - Chapter 7: Signs

Discussion only regarding Chapter 7: Signs.

B. Zoning Code Revisions: Chapter 8: Outdoor Lighting

Discussion only regarding Chapter 8: Outdoor Lighting.

C. Zoning Code Revisions - Chapter 9: Landscaping Design Standards

Discussion only regarding Chapter 9: Landscaping Design Standards.

7. FUTURE AGENDA ITEMS

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

8. ADJOURNMENT

Values

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

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency

Resourceful and innovative

Mission

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

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



Staff Report

Item Number: 4.A.

<u>Agenda Item:</u>	Approval of Minutes Discuss, consider and act upon the draft minutes from the regular meeting held on June 17, 2025, and the special meetings held on July 24, 2025, and on Sept. 11, 2025.
<u>Staff Contact:</u>	Ruth Mayday, Assistant Town Manager/Community Development Director
<u>Meeting Date:</u>	September 18, 2025
<u>Strategic Goal:</u>	Not applicable.
<u>Background:</u>	Review of the draft minutes from the regular meeting held on June 17, 2025, and the special meetings held on July 24, 2025, and on Sept. 11, 2025.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends that the Zoning Advisory Committee approve the draft minutes from the regular meeting held on June 17, 2025, and the special meetings held on July 24, 2025, and on Sept. 11, 2025.



**SUMMARIZED MIUTES OF A REGULAR MEETING OF THE
ZONING CODE UPDATE CITIZEN ADVISORY COMMITTEE
OF THE TOWN OF CLARKDALE
THURSDAY, JULY 17, 2025 AT 4:30 PM**
(To listen to the full audio/video of the meeting,
please visit www.clarkdale.az.gov – agendas & minutes)

Members Present: *Virginia Smith, Becky Keck, Allen Spence, Joe Conk, Kerrie Snyder, Craig Backus.*

Members Absent: *Selena Pao, Ray Selna, Laura Jones, Robyn Prud'homme-Bauer.*

Other Municipal Officials Present: Community Development Director Ruth Mayday; Community Development Associate Planner Britania Esparza, Community Development Admin Guss Espolt.

Audience: *One members of the public was present.*

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

1. CALL TO ORDER - *Community Development Admin Guss Espolt called the meeting to order at 4:30 p.m.*

2. ROLL CALL – Present: *Virginia Smith, Becky Keck, Allen Spence, Joe Conk, Kerrie Snyder, Craig Backus. Absent:* *Selena Pao, Ray Selna, Laura Jones, Robyn Prud'homme-Bauer.*

3. PUBLIC COMMENT

No public comment. 1- Public in the audience. 1- Parker Lewis, Planner for Upfront Planning & Entitlements, LLC. on Zoom.

4. MINUTES

A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the regular meeting held on May 15, 2025.

Motion by Snyder, second by Keck to: *Approve the draft minutes from the regular meeting held on May 15, 2025.*

Vote: - 6/0

Advisory Member	Aye/Nay
Selena Pao	Absent

Ray Selna	Absent
Virginia Smith	Aye
Laura Jones	Absent
Becky Keck (Vice Chair)	Aye
Joe Conk	Aye
Craig Backus	Aye
Robyn Prud'homme-Bauer	Absent
Kerrie Snyder	Aye
Allen Spence (Chair)	Aye

5. DISCUSSION ITEMS ONLY - NO ACTION TAKEN - Community Development Director Ruth Mayday, spoke on all points of chapters 4, 5, and 7.

A. Chapter 4: General Provisions

Discussion only regarding Chapter 4: General Provisions.

B. Chapter 5: Conditional Use Permit

Discussion only regarding Chapter 5: Conditional Use Permit.

C. Chapter 7: Signs

Discussion only regarding Chapter 7: Signs.

6. FUTURE AGENDA ITEMS

Zoning Code Update Citizen Advisory Committee proposed the following item to be placed on a future agenda:

- *Joint meeting with the Housing Group, on July 24 at 4:30 p.m.*

7. ADJOURNMENT

Motion by Keck, second by Snyder to: *Adjourn the meeting.*

Vote: - 6/0

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

Chairperson

Assistant Town Manager, Ruth Mayday

Zoning Code Advisory Committee



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

THURSDAY, JULY 24, 2025 AT 4:30 PM

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

Members Present: *Virginia Smith, Becky Keck, Allen Spence, Joe Conk, Kerrie Snyder, Selena Pao, Ray Selna (Zoom), Laura Jones, Robyn Prud'homme-Bauer.*

Members Absent: *Craig Backus.*

Other Municipal Officials Present: Community Development Director Ruth Mayday; Community Development Associate Planner Britania Esparza, Community Development Admin Guss Espolt.

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

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

- 1. CALL TO ORDER -** *Community Development Admin Guss Espolt called the meeting to order at 4:30 p.m.*
- 2. ROLL CALL – Present:** *Virginia Smith, Becky Keck, Allen Spence, Joe Conk, Kerrie Snyder, Selena Pao, Ray Selna (Zoom), Laura Jones, Robyn Prud'homme-Bauer.*
Absent: *Craig Backus.*

- 3. PUBLIC COMMENT**
No public comment.

4. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Affordable Housing Plan

The Commission received a presentation from Martina Kuehl regarding an Affordable Housing Plan and discuss next steps in the process.

Martina Kuehl shared a PowerPoint, that led the discussion with the CAC members about the possible future of affordable Housing.

B. Zoning Code Update

Discussion only regarding the Zoning Code Rewrite and next steps in the process.

Ruth Mayday spoke on the process of the Zoning Code, and it will go to the Town Council for final approval.

5. FUTURE AGENDA ITEMS

Zoning Code Update Citizen Advisory Committee did/did not propose items to be placed on a future agenda. Continue discussion of zoning update.

6. ADJOURNMENT

Motion by Jones, second by Keck to: *Adjourn the meeting.*

Vote: - 9/0

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

Chairperson
Zoning Code Advisory Committee

Assistant Town Manager, Ruth Mayday



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

THURSDAY, SEPTEMBER 11, 2025 AT 4:30 PM

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

Members Present: *Becky Keck, Allen Spence, Joe Conk, Kerrie Snyder, Selena Pao, Ray Selna (Zoom), Laura Jones, Craig Backus.*

Members Absent: *Virginia Smith, Robyn Prud'homme-Bauer.*

Other Municipal Officials Present: Community Development Director Ruth Mayday; Community Development Admin Guss Espolt, Susan Guthrie Town Manager, was in the audience.

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

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

1. CALL TO ORDER - *Community Development Admin Guss Espolt called the meeting to order at 4:30 p.m.*

2. ROLL CALL - Present: *Becky Keck, Allen Spence, Joe Conk, Kerrie Snyder, Selena Pao, Ray Selna (Zoom), Laura Jones, Craig Backus.*
Absent: *Virginia Smith, Robyn Prud'homme-Bauer.*

3. PUBLIC COMMENT

No public comment.

4. MINUTES

A. Tabling of Minutes

Discuss, consider and act upon the draft minutes from the regular meeting held on June 17, 2025, and the special meeting held on July 24, 2025.

Motion by Kerrie Snyder, second by Becky Keck to: Table the draft minutes from the regular meeting held on June 17, 2025, and the special meeting held on July 24, 2025.

Vote: - 8-0

Advisory Member	Aye/Nay
Selena Pao	Aye

Ray Selna	Aye
Virginia Smith	Absent
Laura Jones	Aye
Becky Keck (Vice Chair)	Aye
Joe Conk	Aye
Craig Backus	Aye
Robyn Prud'homme-Bauer	Absent
Kerrie Snyder	Aye
Allen Spence (Chair)	Aye

5. NEW BUSINESS

A. Accepting Updates to the Zoning Code

Discussed updates to: Chapter 1 Zoning Code of the Town of Clarkdale, Chapter 4 General Provisions, Chapter 7 Signs, Chapter 8 Outdoor Lighting Code, Chapter 9 Landscape Design Standards. - *Jessica Sarkissian, Zoning Code consultant and CDD Director Ruth Mayday, spoke on the proposed Zoning Code Updates.*

B. Zoning Code Update Recommendation to the Planning Commission

Discussed and *tabled* updated chapters: Chapter 1 Zoning Code of the Town of Clarkdale, Chapter 4 General Provisions, Chapter 7 Signs, Chapter 8 Outdoor Lighting Code, Chapter 9 Landscape Design Standards to Planning Commission for discussion.

Motion by Kerrie Snyder, second by Laura Jones to: Table 5.B. Zoning Code Update Recommendation to the Planning Commission.

Vote: - 6-0 (Ray Selna and Craig Backus left before voting)

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

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Chapter 3: Zoning Districts

Discussion only regarding Chapter 3: Zoning Districts. – *Review before next meeting.*

7. FUTURE AGENDA ITEMS

Zoning Code Update Citizen Advisory Committee proposed the following item to be placed on a future agenda. This item is for discussion only.

- *Continue discussion of zoning update.*

8. ADJOURNMENT 6:58 p.m.

Motion by *Laura Jones*, **second by** *Becky Keck* **to:** *Adjourn the meeting.*

Vote: - 6-0 (***Ray Selna and Craig Backus left before meetings end***)

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

Chairperson, Allen Spence
Zoning Code Advisory Committee

Assistant Town Manager, Ruth Mayday



Staff Report

Item Number: 5.A.

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- Agenda Item:** **Zoning Code Revisions - Chapter 1: Zoning Code of the Town of Clarkdale**
Discuss, consider and act upon the amendments to Chapter 1: Zoning Code of the Town of Clarkdale and forward the same to the Planning Commission for review and discussion.
- Staff Contact:** Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:** September 18, 2025
- Strategic Goal:** This agenda item supports the following Clarkdale Strategic Goal Area:
- Goal Area 3 - Strengthen and diversify our economy through cultivating a business-friendly climate for business attraction and strategically capitalizing upon tourism.
- Background:** The Citizens Advisory Committee (CAC) has been reviewing draft text amendments to the Town of Clarkdale’s Zoning Code. The purpose of this item is to review and approve the final draft of Chapter 1: Zoning Code of the Town of Clarkdale, making final changes to the language and approving the changes, or tabling the item for future consideration.
- Budget Impact:** No budget impact.
- Recommendation:** Staff recommends that the Zoning Advisory Committee approve the final draft of Chapter 1: Zoning Code of the Town of Clarkdale and forward the same to the Planning Commission for review and discussion.

CHAPTER 1

ZONING CODE OF THE TOWN OF CLARKDALE

Articles:

1-010	Identity
1-020	Purpose and Interpretation
1-030	Scope
1-040	Zoning Districts
1-050	Zoning Map
1-060	Conformance to the General Plan
1-070	Language
1-080	General Provisions
1-090	Transitional Provisions
1-100	Conflicts of Law

Section 1-010 Identity

This Ordinance shall be known as and may be cited as: "The Zoning Code of the Town of Clarkdale."

Section 1-020 Purpose and Interpretation

A. This ordinance is adopted and enacted under the authority and power of (A.R.S) § 9-462 et seq, which provides for the authority and regulation of land and land use by municipalities in Arizona.

B. The provisions of this Ordinance shall be interpreted and applied as minimum requirements for the promotion of the public health, safety, and welfare. Such provisions are intended to provide for adequate light, pure air, safety from fire and other danger, and provide ample parking facilities.

C. The Community Development Director shall interpret any provision or any method of measurement not expressly identified in this Section, and provide clarification and determination of these rules and their application to a specific site. The Community Development Director shall maintain a record of these interpretations.

Section 1-030 Scope

The Ordinance shall apply to all public and private land(s), and use(s) thereon, over which the Town has jurisdiction under the constitution(s) and law(s) of the State of Arizona and of the United States. Consistent with the provisions of A.R.S. § Title 9.

Section 1-040 Zoning Districts

A. Classifications: For the purpose of this Ordinance, the Town of Clarkdale is hereby divided into the following zoning districts:

1. **Low** Density Residential (R1-43)
2. Low-**Medium** Density Residential (R1-10)
3. **Medium** Density Residential (R1-5)
4. Medium-High Density Residential (R2)
5. High Density Residential (R3)
6. Manufactured Home Residential (MHR)
7. Neighborhood Commercial (NC)
8. Community Commercial (CC)
9. Central Business District (CB)
10. **Highway** Commercial (HC)
11. Light **Industrial** (LI)
12. Industrial (I)
13. **Open** Space (OS)
14. **Planned** Area Development (PAD)
15. Arts & Entertainment (AEO)
16. Historic Preservation Overlay District (HPD)

B. Zoning District Conversion Table:

For the purpose of this Ordinance, the Town of Clarkdale Zoning Code conversions to the newly updated Zoning Code from the previous Zoning Code are as follows:

SYMBOL	DISTRICT	FORMER DISTRICTS
Residential Districts		
R1-43	Low Density Residential	R1-L RS3
R-10	Low-Medium Density Residential	R1
R1-5	Medium Density Residential	R1A
R2	Medium-High Density Residential	R2
R3	High Density Residential	R3
MHR	Manufactured Home Residential	R4 R4A
Non-Residential Districts		
NC	Neighborhood Commercial	NC
CC	Community Commercial	C
CB	Central Business District	CB
HC	Highway Commercial	HC
LI	Light Industrial	-NEW-
I	Industrial	I
OS	Open Space	OS
Planned Area District		
PAD	Planned Area Development	PAD
Overlay Districts		
AOO	Arts and Entertainment Overlay	AOO
HPD	Historic Preservation Overlay	HPD

Section 1-050 Zoning Map

The official Zoning map entitled "Zoning Map of the Town of Clarkdale" may be found on the Town of Clarkdale's website. It is a fluid document and printed versions may not be current.

1-050-1. Adoption

The Town is hereby divided into zones, or districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of the Zoning Code.

1-050-2 District Boundaries

1. The boundaries and areas of these districts are hereby established as indicated by means of lines, symbols, figures expressing distance in feet otherwise and declared to be part of this Ordinance.
2. The indicated boundary lines are intended generally to follow existing property lines or street lines or as may be otherwise indicated on the Zoning Map.

1-050-3 Interpretation of District Boundaries

Determination of doubtful lines: In case of doubt or disagreement concerning the exact location of a district boundary line, the determination shall be made by the Community Development Director.

1-050-4. Maintenance of the Official Zoning Map

The Official Zoning Map shall be maintained in electronic format by the Town, as authorized by the Community Development Director.

Section 1-060 Conformance to the General Plan

This Zoning Code shall be consistent with and conform to the General Plan as adopted by the Town's governing body and as may be amended over time. With regard to requests to modify the zoning classification of specific parcels of land, requests to change zoning shall be in conformance with the General Plan and when it is not, a General Plan Amendment may be requested concurrently with the rezone request.

Section 1-070 Language

In interpreting the various provisions of the Code, the following rules of construction shall apply:

1-070-1 The particular controls the general.

1-070-2. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:

- "And" indicates that all connected words or provisions shall apply.
- "And/or" indicates that the connected words or provisions may apply singly or in any combination.
- "Or" indicates that the connected words or provisions may apply singly or in any combination.
- "Either ... or" indicates that the connected words or provisions shall apply singly but

not in combination.

1-070-3. In case of conflict between the text and a diagram or graphic, the text controls.

1-070-4. All references to departments, committees, commissions, boards, or other public agencies are to those of the Town of Clarkdale, unless otherwise indicated.

1-070-5. All references to public officials are to those such as Town Manager, Assistant Town Manager, and Department Directors, unless otherwise indicated.

1-070-6. All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or holiday, or a day when the Town offices are closed, it shall be extended to the next working day. The end of a time period shall be the close of business on the last day of the period.

1-070-7. All references to "section," or "article" shall refer to this zoning ordinance unless another meaning is clear from the context of the reference.

1-070-8. The words "shall," "will," "must," and "is to" are always mandatory and not discretionary. The words "should" and "may" are permissive.

1-070-9. The present tense includes the past and future tenses, and the future tense includes the past.

1-070-10. The singular number includes the plural, and the plural, the singular.

1-070-11. Sections and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

Section 1-080 General Provisions

A. Future changes: Zoning affects every structure and use. No building, structure, or premises shall be used or occupied, and no building or part thereof of other structures shall be erected, raised, moved, placed, maintained, reconstructed, extended, enlarged, or altered except in conformity with the regulations specified for the district, as shown on the official map, in which it is located.

B. Conformity of Buildings: No building, structure or premises shall be erected, maintained, altered or used so as to produce greater heights, smaller yards or less unoccupied area, and no building shall be occupied by more families that prescribed for such building, structure or premises for the district in which it is located.

C. Conformity of Open Spaces: No yard or open space, or part thereof, shall be included as part of the yard or open space similarly required for any other building, structure or dwelling under this Code.

D. Ordinance Not Retroactive: If at the time of the enactment of this Ordinance any lot, building or structure is being used in the manner or for a purpose which was previously legally permitted which now does not conform to the provisions of this Ordinance and which is not prohibited by some other Ordinance, such manner or use or purpose may be continued as a legally non-conforming use.

E. Extending Existing Uses: Any existing, legal nonconforming use may be extended throughout any part of a building which is arranged or designed for such use at the time of the enactment of this Ordinance.

F. Conditions Affecting Legally Non-Conforming Uses: The lawful use of any structure, or land existing at the time a provision of this Code becomes effective which makes the use or structure unlawful may be continued, although such use or structure does not conform with said provisions provided the following conditions are met:

1. Unsafe structures: Nothing in this Code shall prevent requiring the strengthening or restoring to a safe condition of any portions of a structure declared unsafe by a proper authority.

2. Alterations: A structure devoted to a legally non-conforming use may be altered, improved or reconstructed, provided such work does not exceed in aggregate cost fifty percent (50%) of the appraised value of the structure.

3. Restoration: Nothing in this Code shall prevent the reconstruction, repairing, rebuilding and continued use of any legally non-conforming structure damaged by fire, collapse, explosion, or Acts of God, wherein the expense of such work does not exceed 60% of the value of the structure immediately prior to the occurrence of such damage, provided such reconstruction, or rebuilding is started within one (1) year after damage is diligently pursued to completion.

4. Abandonment: A legally non-conforming use of a structure or premises which has been abandoned shall not thereafter be returned to such non-conforming use. A non-conforming use shall be considered abandoned:

- a. When the intent of the owner to discontinue the use is apparent or non-use has continued for 12 months, or;

- b. When the characteristic equipment and the furnishings of the non-conforming use have been removed from the premises and have not been replaced by similar equipment within seven (7) months unless other facts show intention to resume the legally non-conforming use, or;

- c. When it has been replaced by a legally conforming use.

5. District Change: Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another district of a different classification, the foregoing

provision shall also apply to any use and structures made legally non-conforming by such change.

Section 1-100 Transitional Provisions

Upon the effective date of this Ordinance, the following requirements shall apply to all properties:

1. *Violations in Progress.* The prosecution of violations that occurred under previous codes shall continue until resolved, pursuant to the previous ordinances, unless the use, development, construction or other activity complies with the provisions of this Zoning Code.
 2. *Continuing Violations.* Any unprosecuted violation of previous Zoning Code that is also a violation of this Code Update will be subject to penalties and enforcement under this Code unless the use, development, or activity complies, in its entirety, with the provisions of this Code.
 3. *Prior Nonconformities.* Any use, plan, building, or lot that was legal nonconforming under prior codes and ordinances shall be considered a legal nonconformity under this Zoning Code.
 4. *Effect of this Zoning Code on Approved Plans or Completed Applications.*
 - Approved Plans. Completion of any development permit, including but not limited to a development plan, plat, conditional use permit, planned area development or building permit shall be governed by the code under which the approval was granted.
 - Complete Applications in Process. An application for any development permit, including but not limited to a development plan, plat, conditional use permit, or building permit that is administratively determined to be substantially complete as of the Effective Date of this ordinance, shall be governed by the ordinance which was in effect at the time of submission if it complied with such ordinance at that time. The expiration and continuing validity of any such development permit shall be governed by the previous ordinance.
 - Approved Development Plan. For property with a development plan approved under an ordinance in effect prior to adoption of this Ordinance, an application for any development permit, including but not limited to a site plan, plat, conditional use permit, or building permit that is substantially complete as of the Effective Date or within two years of the date of development plan approval, whichever is later, shall conform to the approved development plan.
 - Timely Submission of Information. Applicants who have substantially complete
-

applications as provided above shall comply with all requests for further information and submit all necessary revisions of submitted plans in a timely manner. A delay of more than 180 days in submission of the requested information or revisions shall constitute effective withdrawal of the application, with loss of all fees paid. Any new application shall then conform with the provisions of this Ordinance.

Section 1-110 Conflicts of Law

These regulations are not intended to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other public laws, ordinances, or regulations. Where these regulations conflict with other provisions of public law and regulations, the more stringent requirements shall apply.



Staff Report

Item Number: 5.B.

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- Agenda Item:** **Zoning Code Revisions - Chapter 4: General Provisions**
Discuss, consider and act upon the amendments to Chapter 4: General Provisions and forward the same to the Planning Commission for review and discussion.
- Staff Contact:** Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:** September 18, 2025
- Strategic Goal:** This agenda item supports the following Clarkdale Strategic Goal Area:
- Goal Area 3 - Strengthen and diversify our economy through cultivating a business-friendly climate for business attraction and strategically capitalizing upon tourism.
- Background:** The Citizens Advisory Committee (CAC) has been reviewing draft text amendments to the Town of Clarkdale’s Zoning Code. The purpose of this item is to review and approve the final draft of Chapter 4: General Provisions, making final changes to the language and approving the changes, or tabling the item for future consideration.
- Budget Impact:** No budget impact.
- Recommendation:** Staff recommends that the Zoning Advisory Committee approve the final draft of Chapter 4: General Provisions and forward the same to the Planning Commission for review and discussion.

CHAPTER 4

GENERAL PROVISIONS

Articles:

- [4-010 Accessory Dwelling Unit \(ADU\)](#)
- [4-020 Bed and Breakfast Establishments](#)
- [4-030 Campgrounds and Recreational Vehicle Parks](#)
- [4-040 Commercial and Residential Flagpoles](#)
- [4-050 Fence/Wall Height](#)
- [4-060 Hazardous, Special, and Radioactive Materials](#)
- [4-070 Home Occupation Standards](#)
- [4-080 Noise](#)
- [4-090 Off-Street Parking and Loading](#)
- [4-100 Parking Lots and Driveways Abutting Residence District](#)
- [4-110 Payment by Owner of Professional Services Deemed Necessary by Town Council](#)
- [4-120 Rear Yards in Business and Commercial Zones-Loading and Unloading](#)
- [4-130 Recreational and Medical Marijuana](#)
- [4-140 Reducing Lot Areas](#)
- [4-150 Sidewalk Café Permit](#)
- [4-160 Sight Visibility Triangles](#)
- [4-170 Standards for Golf Course Developments](#)
- [4-180 Storage of Materials](#)
- [4-190 Swimming Pools](#)
- [4-200 Temporary Structures and Temporary Uses](#)
- [4-210 Tiny Houses; Tiny Houses on Wheels; Tiny House Recreational Vehicles](#)
- [4-220 Traffic and Pedestrian Accessibility](#)
- [4-230 Wireless Communication Tower](#)
- [4-240 Yard Encroachments](#)

Section 4-010 Accessory Dwelling Units

A. Accessory Dwelling Unit Standards: a self-contained living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the ADU, that includes its own sleeping and sanitation facilities and that may include its own kitchen facilities as per A.R.S. 9-461.18

1. Accessory dwelling units, are permitted in all residential zoning districts, provided:
 - a. They are not located in a front yard.
 - b. They are limited to 2-1 detached and/ or 1 attached accessory dwelling unit for up to 1-acre in size, an additional detached ADU may permitted if the parcel is over an acre if one is a restricted affordable dwelling unit.
 - c. They shall be set back at least five (5) feet from all property lines.
 - d. They do not exceed fifteen (15) feet in height unless specifically listed herein or within the zoning district standards or are located within the main building setback.

Commented [JS1]: Can go greater do not being restricted by code due to under 75,000 pop.

~~Section 4-020 — Accessory Structures~~

~~A. Accessory Structures Standards~~

- ~~1. Accessory structures, if permitted in a district, are approved, provided:

 - a. They are not in a front yard.
 - b. They shall be set back at least three (3) feet from all alley lines.
 - c. They shall be set back at least three (3) feet from adjoining lot lines except for historic properties which may be set back as specifically listed within the zoning district standards.
 - e. They do not exceed fifteen (15) feet in height unless specifically listed herein or within the zoning district standards.~~

Section 4-~~030020~~ Bed and Breakfast Establishments

A. Bed & Breakfast facilities shall comply with the following regulations and performance standards:

1. Facility shall be owner-occupied with no more than seventy five percent (75%) of the floor area or structural coverage to be used for guest quarters or Bed and Breakfast purposes.
2. Building shall meet the requirements of all adopted codes. -
3. When changing the use of an occupancy, both zoning compliance check and building safety clearance are required prior to commencement of the use.
4. No more than five (5) guest units shall be available for rental at any time.
5. A guest unit consisting of more than one room shall not be constructed, converted, or modified so as to permit division into separate guest units.
6. In addition to the required parking for the owner of the Bed & Breakfast Inn, per zoning code district, one (1) parking space per guest unit shall be provided on site in accordance with the parking standards of the Ordinance
7. One (1) sign, for identification purposes, not exceeding the size permitted per zoning code district, may be attached to the primary structure or placed in the front yard no higher than three (3) feet above grade.
8. Must have a current business license.
9. Installation of commercial kitchen facilities requires acquisition of necessary permits per County and State Health Department requirements.

Section 4-~~040030~~ Campgrounds and Recreational Vehicle Parks

A. *Purpose and Intent.* The purpose of this section is to provide regulations and standards for development of campgrounds and recreational vehicle parks, and accessory uses such as recreational and community sanitary facilities. For the purposes of this section, the words "space," "stall," or "site" shall indicate the individual area used by a single RV or as a single campsite and shall be used interchangeably.

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B. No recreational vehicle shall by any definition be deemed a residence, and use of such as a residence is prohibited in all zoning districts except in accordance with the Town Code.

C. Recreational vehicles may be used as temporary residences during construction and only so long as a valid building permit for construction remains in force, and not to extend beyond the date of the issuance of a certificate of occupancy. Power for the recreational vehicle shall be provided through the establishment of a temporary power connection of adequate amperage, on a freestanding pole of adequate construction.

D. *General Requirements.*

1. Campgrounds and recreational vehicle parks shall be developed in accordance with the Planned Area Development zoning district.

2. No certificate of occupancy shall be issued until the developer can demonstrate compliance with all health laws and regulations of the State of ~~Arizona~~Arizona and Yavapai County.

3. Each parcel of land used for a campground or RV park shall have a minimum of three (3) acres.

4. Service buildings associated with the campground or RV park, including utilities, management office, repair shop, equipment storage, sanitary facilities, laundry facilities, and recreational facilities are permitted associated structure. Maximum building height shall not exceed two (2) stories or 35 feet, regardless of zoning district.

5. Campgrounds shall provide plumbed sanitary facilities in a permanent structure and shall provide one (1) men's and one (1) women's, or two (2) all-gender (separately locking) toilets, lavatories, and showers for each fifteen (15) spaces, subject to the requirements of the adopted building and plumbing codes.

6. No campground or RV park space, site, or plot shall be occupied unless and until thirty percent (30%) of the total planned area or ten (10) spaces, sites, or plots are completely prepared and equipped for use in all respects, as well as all driveways, on-site circulation features, laundry facilities, and bath, wash, and toilet facilities.

7. A financial assurance may be required at the discretion of the Community Development Director.

E. *Development Standards.*

1. Each RV space shall have an area of not less than 1,800 square feet, and a width of no less than 25 linear feet.
2. Each camping space shall have an area of not less than 1,000 square feet, and a width of no less than 25 linear feet.
3. Maximum lot coverage, including all buildings, RV spaces and campsites, and paved areas shall not exceed the greater of sixty percent (60%) of the lot area or the maximum allowable lot coverage of the lot's zoning designation.
4. The maximum density shall be twelve (12) sites per acre.
5. All utility lines, cable TV and electric transmission lines under 12,000 volts shall be placed underground within a campground or park.
6. On-site circulation and parking shall be as follows:
 - a. A minimum of two (2) off-street parking spaces will be provided on each camping or RV site. The parking spaces and the drive shall be dust-proofed and surfaced with crushed rock or similar material and may be configured in a tandem design.
 - b. Guest parking shall be provided at a minimum ratio of one (1) parking space for each five (5) camping or RV spaces and surfaced with dust-free materials.
 - c. Interior drives or roadways within a campground or RV park shall be ~~paved~~ improved to a minimum width of 22 feet.
 - d. A minimum of two (2) vehicular entrances shall be provided; one (1) entrance may be used as an emergency access and closed to the public.
 - e. Street lighting shall be provided along park streets for the safety of pedestrians and shall comply with the outdoor lighting provisions of Chapter 8, Outdoor Lighting Code.
7. The minimum building/ RV distance from any portion of the camping or RV space shall be as follows:
 - a. Five (5) feet from all internal spaces.

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d. From an exterior boundary of the park abutting public streets: 20 feet; from all other exterior park boundaries: 10 feet.

e. From another recreational vehicle on an adjoining space: 10 feet.

8. Landscaping and signage requirements are as follows:

a. Landscaping shall be installed in accordance with Chapter 9, Landscape Design Standards.

i. Refuse collection areas shall be central to the campground or RV park and screened from public view.

ii. Campgrounds and RV parks shall be screened in an attractive manner from surrounding lots by a solid wall, fence, or suitable screening alternative as follows:

A. Front yards and street facing yards: not less than 4 feet in height nor greater than 6 feet in height;

B. Any other yard: 6 feet in height;

C. A 20-foot landscaping strip shall be maintained as a landscaped area on the perimeter of all campgrounds or RV parks; and

D. When adjacent to any single-family residential district, the finished side of the solid fence or wall shall face the residential use and be set back from the property boundary by a 20-foot buffer area. The buffer area shall be landscaped in accordance with the requirements of Chapter 9, Landscape Design Standards.

b. Signage shall be in compliance with Chapter 7, Signs.

Section 4-050040 Commercial and Residential Flagpoles

A. Permissible Locations

1. Flagpoles may be erected on residential properties subject to the following conditions:

a. The flagpole must be located within the boundaries of the residential property.

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- b. The flagpole must not obstruct public rights-of-way, or utility easements, or impede visibility for vehicular or pedestrian traffic.
 - c. The flagpole must comply with setback requirements specified in the zoning regulations.
2. Flagpoles may be erected on commercial properties subject to the following conditions:
- a. The flagpole must be located within the boundaries of the commercial property.
 - b. The flagpole must not obstruct public rights-of-way, or utility easements, or impede visibility for vehicular or pedestrian traffic.
 - c. The flagpole must comply with the setback requirements specified in the zoning regulations unless it is engineered to collapse on itself, in which case it may be positioned within the setback boundaries.

B. Construction Standards

1. Flagpoles must be constructed using durable and weather-resistant materials capable of withstanding environmental conditions and windspeeds eighty (80) miles per hour.
2. The height of the flagpole shall not exceed fifteen (15) feet above ground level in residential zoning without obtaining a permit or twenty-five (25) feet above ground level in commercial zoning.
3. Flagpoles must be securely anchored to the ground to prevent instability or collapse. The base must meet manufacturer specifications.
4. Any lighting fixtures installed on or around the flagpole including those mounted on nearby structures or in the ground, must comply with the Town's dark sky requirements as outlined in Section 8, Lighting Requirements. All lighting shall be equipped with appropriate shielding per the Class. Additionally, any hard wiring for these fixtures must be installed underground in accordance with the Town of Clarkdale, Lighting Requirements.
5. Installation of the flagpole must adhere to manufacturer specifications and industry best practices for safe assembly.

6. On residential properties, flagpoles must be situated within the confines of the property lines to ensure that the height of the pole does not exceed the distance to the nearest property line.

C. Permit Requirements

1. Prior to the construction or installation of a flagpole exceeding fifteen (15) feet in height on residential property, the owner must obtain a permit from the Town of Clarkdale's Community Development Department.
2. Prior to the construction or installation of any flagpole on commercial property, the owner must obtain a permit from the Community Development Department.
3. Permit applications shall include fully dimensioned plans materials, method of construction for the flagpole, and a site plan delineating the flagpole's location and its distance from property lines.

D. Preexisting Nonconforming Flagpoles

1. Flagpoles that were legally installed prior to the adoption of the ordinance codified in this chapter and do not conform to the current regulations shall be considered preexisting legally nonconforming flagpoles.
2. Such preexisting legally nonconforming flagpoles may continue to be used and maintained, provided they do not pose a safety hazard.
3. Any modification, replacement, or relocation of a preexisting legally nonconforming flagpole shall comply with the current regulations set forth in the ordinance codified in this chapter.
4. If a preexisting legally nonconforming flagpole is removed, any new flagpole installed on the property must conform to the current regulations.

Section 4-~~0600~~050 Fence/Wall Height

- A. Fence/ Wall height in Residential districts shall be as follows:

1. Maximum fence height in residential districts may not exceed six (6) feet, except at gated entryways, where pillars or posts and a single crossbar only, may exceed such 6-foot height

2. Fences for swimming pools shall follow adopted building codes.

23. Fences/ Walls exceeding three (3) feet in height may be permitted in required front yard areas adjacent to streets provided:

- a. They are a minimum 80% open (chain link, split rail, pipe, wrought iron and stock fences are examples);
- b. A sight visibility triangle is maintained at the intersection of two (2) street, or a street and alley, measured thirty-three (33) feet along the edges of easement or right-of-way, the third side being a diagonal connection the first two (2), any fence/ wall within this area shall be no higher than three feet tall;
- c. A sight visibility triangle is maintained at the intersection of a street and a driveway measured twenty (20) feet along the edge of the right of way or easement, and driveway, the third side being a diagonal connecting the two (2), any fence/ wall within this area shall be no higher than three feet tall; and

34. Fences may exceed four (4) feet in height along the exterior side yard of a corner lot provided sight visibility triangles as defined herein are maintained.

45. Fences may exceed four (4) feet in height along the rear yard of a through lot provided:

- a. All adjacent through lots have their front yards facing the same street; and
- b. A sight visibility triangles is maintained as required herein.

B. Fence height in non-residential districts shall be as follows:

- 1. Fences may not exceed four (4) feet in height in required front yard areas.
- 2. Fences may only exceed four (4) feet in height along the exterior side yard of a corner lot provided sight visibility triangles are maintained;
- 3. Fences adjacent to streets may exceed four (4) feet provided sight distance triangles are maintained.

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4. A fence constructed on a side or rear property line shall not exceed a height of six feet (6) from highest finished grade adjacent to the fence, nor more than eight feet (8') from the lowest grade adjacent to the fence. When adjacent to single or multi-family residential the fence height shall not exceed eight feet (8').

C. The height of fences shall be determined by measurement from the ground level at all points upon which the fence is located. An increase in height shall be allowed when spacing for drainage under the fence is needed.

D. All fences exceeding six (6) feet in height must meet minimum standards for wind load and design standards, as certified by a State of ~~Arizona~~Arizona licensed engineer.

E. The use of barbed wire and similar materials is not allowed unless specifically approved for animal keeping or commercial/ industrial security uses. Approval shall be given in writing by the Community Development Department. The use of electric fences is strictly prohibited.

Section 4-~~070060~~ Hazardous, Special, and Radioactive Materials

A. The handling and use of all materials identified by the standards of a Federal or State agency as hazardous, special, or radioactive must be done in accordance with the standard of these agencies.

B. No flammable or explosive liquids, solids, or gases shall be stored in bulk above ground unless they are located at least 75 feet from any lot line, or 40 feet in the case of underground storage.

C. Materials must be stored in a manner and location that is in compliance with appropriate rules and regulations of the ~~Arizona~~Arizona Department of Public Safety and other Federal, State, and local agencies with jurisdiction.

Section 4-~~080070~~ Home Occupation Standards

A. Home Occupations, where permitted, shall be subject to all of the following provisions:

1. HOME OCCUPATIONS: The business shall be clearly incidental and subordinate to the use of the property and dwelling unit for dwelling purposes; and not change the character of the exterior of the structure.

2. AREA: No more than twenty-five percent (25%) of the gross floor area of the dwelling and no more than twenty-five percent (25%) of the property shall be devoted to the Home Occupation.
3. EMPLOYEES: There shall be no more than two (2) part-time employees residing outside the home, each working no more than thirty-two (32) hours per week.
4. DELIVERY VEHICLES: No business shall be conducted which requires delivery vehicles or other services not customary to a residence.
5. NUISANCES: there shall be no external evidence of the activity such as outdoor storage, displays, noise, dust, fumes, vibrations, or other nuisances discernable beyond the property line.
6. SIGNS: One non-illuminated sign, not to exceed two (2) square feet in area is permitted.
7. TRAFFIC: The business shall not generate traffic which unreasonably disrupts the neighborhood.
8. HOURS OF OPERATION: Noise shall not be generated before sunrise or after sunset.
9. PARKING: Off-street parking is required as set forth in the Parking Table in Section 4-100, Off-Street Parking and Loading.
10. FIRE INSPECTIONS: The Town shall conduct fire safety inspections of all structures where Home Occupations will be conducted.

~~Section 4-090 — Miscellaneous Projections of and Architectural Member~~

~~A. Any architectural feature otherwise permitted to project into a yard shall be setback not less than three (3) feet from any lot line.~~

~~B. Height Limit Exceptions: Height limitations shall not apply to fire stations, church spires not covering more than 25% of the roof area, domes, belfries, monuments, water tank towers, fire towers, observation towers, or transmission towers.~~

Section 4-100080 Noise

A. The maximum permissible sound pressure level of any continuous, regular or frequent or intermittent source of sound produced by any activity on the site shall be limited by the time period and by the abutting land use as listed below in the Town Code. Sound levels shall be measured at least four feet above ground at the property boundary of the source.

B. Noise shall be measured by a meter set on a weighted response scale, fast response. The meter shall meet the American National Standards Institute American standards specification for general purpose sound level meters.

C. No person shall engage in construction activities on a site abutting any residential use between the hours of 9:00 p.m. and sunrise.

Commented [JS2]: Update per Ruth (dawn to ???)

Section 4-110090 Off-Street Parking and Loading

A. In all zoning districts there shall be provided at the time any new building or structure is erected, off-street parking spaces as set forth below. Any existing building or use which is enlarged, altered, increased in capacity, or in which the use or occupancy is changed to the extent of increasing off-street parking requirements shall be required to provide additional off-street parking space. Handicap parking design and requirement standards shall follow the National American with Disabilities Act (ADA) requirements for number of parking spaces and design specifications.

1. *Standards for Off-Street Parking.*

Parking Table

Use Category	Specific Use	Parking Spaces
Agricultural		
Agriculture	All agriculture	1 acre or less: None; Greater than an acre: 1 per Site + 1 per 100 sq. ft. of sales area
Residential		
Residential	Single-Family*	2 per unit *On-street parking may qualify for this requirement

Use Category	Specific Use	Parking Spaces
		provided it does not negatively impact other properties access.
	Multi-Family*	Studio/1 bedroom: 1.5 2+ bedrooms: 2 Plus 0.25 per unit for guest parking <i>*Designated Affordable housing units do not require guest parking to be provided</i>
Group Living	All Group Living, except as listed below	1 per 4 beds
	Boarding House, Rooming House	1 per bed
	Assisted Living Facility	0.5 per bed Plus 1 per room for staff/ guest parking
	Independent Living Facility	1 per unit
Public/ Institutional		
Community Service	All community service	1 per 500 sf floor area
	Art Studio classrooms or classes which the public to sign up	1 per 500 sf floor area
	Assembly	1 per 100 sf or 1 per 5 fire code occupancy
	Auditoriums, Theaters, Sports Arena	1 per 4 seats, minimum 24 spaces
	Clubs and lodges	1 per 200 sf floor area
	Mortuary	1 per 3 seats + 1 per business vehicle
	Museums	1 per 300 sf floor area
Day Care	All Day Care	1 per 300 sf indoor floor area minus bathrooms and hallways
Educational Facilities	All educational facilities	Elementary: 2 per classroom

Use Category	Specific Use	Parking Spaces
		Junior High: 2 per classroom High School: 7 per classroom Colleges, Universities: 10 per classroom
Government Facilities	All Government Facilities, except as listed below	1 per 300 sf floor area
	Correctional facilities, jail, prison	1 per 300 sf office area + 1 per 5 beds
Medical Facilities	All medical facilities including offices, except as listed below	1 per 150 sf floor area
	Medical laboratory	1 per 500 sf floor area
	Mental and Addiction Health Facilities	1.5 per patient bed
	Outpatient Medical Facilities	1 per 200 sf floor area
	Hospital	1 space per 2 patient beds plus 1 space per 3 employees
Parks and Open Areas	All Parks and Open Areas, except as listed below	1 per 250 sf floor area
	Court, Basketball	4 per court
	Court, Tennis	2 per court
	Dog Park	1 per 1,000 sf of outdoor enclosed area
	Athletic Sports Field	15 per field
	Playground	1 per 1,000 sf
	Recreation center	10 spaces + 1 per 200 sf in excess of 5,000 sf.
	Swimming Pool	1 per 60 sf of pool deck
Passenger Terminals	All passenger bus and train terminals	1 per 300 sf indoor waiting floor area
Places of Worship	All places of worship	1 per 4 seats + 1 per 100sf floor

Use Category	Specific Use	Parking Spaces
		area in assembly area(s)
Utilities	All utilities, except as listed below	1 per 1,000 sf. enclosed floor area
	TV/HDTV/AM/FM broadcast facility	1 per 300 sf enclosed floor area
Commercial		
Indoor Recreation	All indoor recreation, except as listed below	1 per 250 sf enclosed floor area
	Adult establishment, electronic gaming operation, casino, bar, nightclub, movie or theater	1 per 100 sf of floor area
	Fitness Center; including spa/wellness centers	1 per 200 sf of floor area minus bathrooms
Outdoor Recreation	All outdoor recreation, except as listed below	1 per 500 sf of enclosed floor area + 1 per 1,000 SF of outdoor use area
	Campground, summer camp	1 per campsite + 1 per employee
	Clubhouse and/or pool accessory to a residential development	All other applicable districts: 1 per 200 sf of pool deck area or clubhouse area, whichever is greater
	Firing range, outdoor such as rifle range, archery, skeet, handgun	1 per firing position, minimum 5 spaces
	Golf course, driving range, country club (see "restaurants" for additional parking requirements associated with eating facilities)	3 per hole + 1 per 500 sf floor area
Medical Marijuana	Dispensary	1 per 250 sf floor area
	Cultivation Facility	1 per 1,000 sf floor area
Office	All Office uses	1 per 250 sf floor area; minimum 3 spaces
Overnight Accommodations	All overnight accommodations, except as listed below	1 per room + 1 per 200 sf conference/banquet/restaurant

Use Category	Specific Use	Parking Spaces
	Bed and breakfast establishment	1 per guest unit + 2 per owner/manager
Restaurants	Restaurants	1 per 150 sf + 1 space per 400 sf of outdoor dining area. (excluding kitchen facilities)
	Drive-Through Restaurants	1 space per 300 sf + 5 stacking for drive-through lane
Retail Sales and Service	General Retail Sales and Service, except as listed below	1 per 200 sf floor area
	Animal hospital, kennel, or veterinarian	1 per 250 sf enclosed floor area
	Bank, Financial Institutions	1 per 250 sf + 3 stacking for drive-through lane
	Beauty, Barber Shop	3 per service chair
	For developments with more than one business: Storage used as general storage for the facility	1 per 1,000 sf floor area
	Laundry- Self Service	1 per 4 machines
	Outdoor Market	1 per 300 sf vendor area
	Repair-oriented services such as appliance, bicycle, computer, gun, jewelry, etc.	1 per 500 sf floor area
Self-Service Storage	All Self-service Storage	24- wide drive aisles + 1 per caretaker unit. minimum 1 space
Vehicle Sales and Service	All Vehicle Sales and Service, except as listed below	2 per service bay; minimum of 6 spaces
	Car Wash Automatic	2 per wash bay OR 2 for office + 1 per vacuum
	Car Wash Manual	45' per wash bay stacking
	Vehicle Sales, Leasing or Rental; Manufactured Housing Sales	1 per 200 sf enclosed floor area
Industrial		

Use Category	Specific Use	Parking Spaces
Light Industrial Service	All Light Industrial Service, except as listed below	1 per 1,000 sf floor area
	Research and Development	1 per 250 sf floor area of office space + 1 per 1,000 sf floor area of laboratory + 1 per 5,000 sf floor area for greenhouses and other material or mechanical storage areas
	Renewable energy facility	1 per 250 sf of office area
Warehouse and Freight Movement	All Warehouse and Freight Movement	1 per 2,000 sf of floor area + parking for vehicles used on site
Waste-Related Service	All waste-related services	1 per 500 sf enclosed floor area + 1 per 5,000 sf. outside storage area
Wholesale Trades	All Wholesale Trade	1 per 5,000 sf floor area
Heavy Industrial	All Heavy Industrial	1 per 1,000 sf enclosed floor area
	Wrecking, Junk or Salvage Yard	1 + 1 per 10,000 sf of yard area

f. For mixed use developments: Required off-street parking spaces shall be the sum of those for individual uses, unless it is demonstrated that intended uses are compatible for shared parking facilities.

g. *Uses Not Mentioned.* The required off-street parking for any building, structure or use of land of a type not listed in this subsection shall be determined by the Community Development Director. The Community Development Director shall be guided by comparison with the parking standards for similar uses which are listed in this or other zoning codes.

h. *Exempted Areas.* Lots 1 through 10, Block 44, the westerly half of Lot 10 and Lots 11 through 16, Block 45, Clarkdale Subdivision, are exempt from the standards specified above.

2. *Design Standards for Off-Street Parking.*

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- a. All off-street automobile parking facilities shall be designed with appropriate means of vehicular access to a street, alley or public thoroughfare, as well as necessary maneuvering areas adjacent to parking spaces shall be arranged in accordance with the diagrams contained in this section.
- b. All driveways shall be of sufficient width to permit access into spaces, but in no case less than 10 feet wide for one (1) way travel and 20 feet wide for two (2) way travel.
- c. Each parking space shall consist of an area of not less than 9 feet in width by 20 feet in length, except that the length may be reduced to 18 feet where the front or rear of a vehicle hangs over a berm or curb. No part of the vehicle shall extend over or beyond any property line. Parking spaces shall be exclusive of driveways required to make such space accessible from a street, alley or public thoroughfare.
- d. A minimum space of 10 feet in width, 35 feet in length, and 14 feet in height with access useable at all times to a street, alley, or public thoroughfare shall be deemed a loading space for one (1) vehicle.
- e. *Surfacing.* All off-street parking areas, except residential dwelling units, shall be surfaced with a permanent, dust free pavement striped to requirements herein.
- f. *Illumination.* All light used to illuminate parking space shall be so arranged as to reflect the light away from adjoining lots in residential districts.
- g. Parking areas with more than two (2) spaces must be arranged so that it is not necessary for vehicles to back into the street.
- h. Parking stalls and aisle layout must conform to the following standards:

Parking Angle	Stall Width	Stall Depth	Lane Width	Direction
90 degrees	9'-0"	20'-0"	24'-0"	two-way
60 degrees	9'-0"	20'-0"	18'-0"	one-way only
45 degrees	9'-0"	20'-0"	12'-0"	one-way only

Parking Angle	Stall Width	Stall Depth	Lane Width	Direction
30 degrees	9'-0"	20'-0"	12'-0"	one-way only

i. In lots utilizing diagonal parking, the direction of proper traffic flow must be indicated by signs, pavement markings, or other permanent indications and maintained as necessary.

j. Parking areas for nonresidential use must be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles. Double stack (tandem) parking may be permitted for resident parking in conjunction with residential uses if both spaces are assigned to the occupants of the same dwelling unit.

k. Provisions must be made to restrict the overhang of parked vehicles when it might restrict traffic flow on adjacent through roads, and/ or restrict pedestrian or bicycle movement on adjacent walkways.

3. *Location Standards for Off-Street Parking.*

a. Off-street parking space required herein shall be located on the lot it is for, except that required parking space for any use amounting to ten (10) such spaces or more may be located in any permissible location not farther than 300 feet distant in a direct line from the nearest part of such use.

b. Parking lots should be located to the side or rear of the building. Parking lots should not be located between the building and the street where possible.

c. The use of shared parking, shared driveways, and the cross-connection of parking lots is encouraged, especially in areas of limited driveway access.

d. Parking lots on adjoining lots may be connected by access ways not exceeding 24 feet in width. No parking or maneuvering will take place in the setback areas.

e. Spaces utilized for ingress and egress for a parking area shall not exceed 40 feet in width measured along the street frontage and shall not constitute more than fifty percent (50%) of the total frontage of the parking area.

- f. All parking spaces, access drives, and impervious surfaces must be located at least five feet from any side or rear lot line, except where standards for buffer yards require a greater distance.
- g. No parking spaces or asphalt type surface shall be located within five feet of the front property line.

24. Loading Requirements for All Uses

a. Loading Space Size:

Loading spaces shall be provided to accommodate the size of delivery vehicles typically used for the operation of the business. Minimum dimensions for a single loading space shall be: Width: 12 feet, Length: 30 feet, Height Clearance: 14 feet (minimum)

b. Location of Loading Areas:

- 1. Loading areas shall be located off-street and positioned at the rear or side of the building to minimize interference with customer parking and pedestrian pathways.
- 2. Loading zones must not obstruct public streets, alleys, sidewalks, or parking areas.
- 3. In multi-tenant or mixed-use developments, loading areas may be shared by tenants, provided there is clear scheduling and no conflicts during peak delivery hours.

c. Delivery Timing:

Deliveries shall be limited to designated off hours to avoid conflicts with pedestrian or vehicle traffic when possible.

d. Loading and Delivery Signage:

Clear signage must be posted for loading areas to ensure drivers are directed to proper delivery zones. The signage should include:

- 1. Loading zone identification
- 2. Time restrictions
- 3. Emergency contact information for delivery coordination

Section 4-~~120~~100 Parking Lots and Driveways Abutting Residence Districts

A. Whenever a parking lot or a driveway to a parking lot is hereafter established in a Non-Residential District so as to adjoin the side or abut the side or rear line of a lot in a residential district, a solid masonry wall, or substantially solid fence six (6) feet high, shall be constructed and maintained along said side or rear lot line up to, but not beyond, the front setback building line. In addition, in all use districts, the lighting, including any permitted illuminated sign, on any parking lot or driveway shall be arranged so that there will be no glare directed or reflected toward residence buildings by the utilization of shielding the fixtures.

Section 4-~~130~~110 Payment by Owner of Professional Services Deemed Necessary by Town ~~Council~~Manager

A. In the event the Building Official, ~~Town Engineer~~, Community Development Director ~~or the~~, Public Works Director, ~~or the Town Council~~ finds it necessary to use the professional services of any person, in connection with review or approval and acceptance of any lot, structure, or performance standard, said services shall be paid for by the owner of the property under consideration.

Section 4-~~140~~120 Rear Yards in Business and Commercial Zones – Loading and Unloading

A. In a business and industrial district, every building erected on an interior lot, extending back to an alley or on a lot eighty (80) feet or more in depth, located at the intersection of a street with an alley shall provide on such lot, adequate space for loading and unloading of trucks and commercial vehicles serving such building. Such loading space, unless otherwise adequately provided for, shall include a rear yard space free and clear for traffic movement, extending at least fourteen (14) feet in height above the grade of the alley and at least twenty-five (25) feet in depth from the back from the alley line, for along fifty percent (50%) of an alley frontage of an interior lot and along twenty percent (20%) of an alley frontage of a lot eighty (80) feet or more in depth located at the intersection of a street with an alley.

B. A loading space requirement may be modified or waived by the Board of Adjustment on application in the case of a bank, theater, assembly hall or other such uses of limited loading space requirements.

Section 4-~~150~~130 Recreational and Medical Marijuana

A. *Purpose.* This section is adopted to protect the health, safety, and welfare of the community. Except as allowed by law for personal, private use, the Town enacts reasonable regulations and requires compliance with zoning laws for the retail sale, cultivation and manufacturing of marijuana or marijuana products in a marijuana establishment or marijuana testing facility and the cultivation, processing and manufacturing of marijuana in a primary residence. Nothing in this section is intended to promote or condone the sale, cultivation, manufacture, transport, production, distribution, possession, or use of marijuana or marijuana products in violation of any applicable law.

B. *Definitions.* The below words and phrases, wherever used in this section, shall be construed as defined in this section unless, clearly from the context, a different meaning is intended. Words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number.

Chemical extraction: The process of removing a particular component of a mixture from others present, including removing resinous tetrahydrocannabinol from marijuana.

Chemical synthesis: Production of a new particular molecule by adding to, subtracting from, or changing the structure of a precursor molecule.

Consume, consuming, and consumption: The act of ingesting, inhaling or otherwise introducing marijuana into the human body.

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

Cultivate and cultivation: To propagate, breed, grow, prepare and package marijuana.

Deliver and 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.

Department: The state of ~~Arizona~~Arizona Department of Health Services or its successor agency.

Dual licensee: An entity that holds both a nonprofit medical marijuana dispensary registration and a marijuana establishment license.

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

- a. A complete roof enclosure supported by connecting walls that are constructed of solid material extending from the ground to the roof;
- b. Is secure against unauthorized entry;
- c. Has a foundation, slab or equivalent base to which the floor is securely attached; and
- d. 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.

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.

Manufacture and manufacturing: To compound, blend, extract, infuse or otherwise make or prepare a marijuana product.

Marijuana:

- a. Means 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.
- b. Includes cannabis as defined in A.R.S. § [13-3401](#).
- c. 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.

Marijuana concentrate:

- a. Means 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.
- b. 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.

Marijuana establishment: An entity licensed by the [Arizona Department of Health Services](#) to operate all of the following:

- a. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana and manufacture marijuana products.
- b. 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.
- c. 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.

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.

Marijuana testing facility: The [Arizona Department of Health Services](#) or another entity that is licensed by the Department to analyze the potency of marijuana and test marijuana for harmful contaminants.

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

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 [ArizonaArizona](#) according to the [ArizonaArizona](#) Medical Marijuana Act and the regulations promulgated by the [ArizonaArizona](#) Department of Health Services or its successor agency, including compliance with security measures.

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.

Medical marijuana dispensary: A nonprofit 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.

Medical marijuana processing facility: A facility that:

- a. Engages in the growing of medical marijuana and/or incorporates medical marijuana into consumable or edible goods by the means of cooking, or blending;
- b. 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
- c. Is associated with a medical marijuana dispensary.

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.

Nonprofit medical marijuana dispensary: A nonprofit entity as defined in A.R.S. § [36-2801\(12\)](#).

Open space: A public park, public sidewalk, public walkway or public pedestrian thoroughfare.

Person: An individual, partnership, corporation, association, or any other entity of whatever kind or nature.

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Process and processing: To harvest, dry, cure, trim or separate parts of the marijuana plant.

Public place: Has the same meaning prescribed in the Smoke-Free ~~Arizona~~Arizona Act, A.R.S. § [36-601.01](#) and further regulated in Chapter [10](#), Offenses, Article [10-2](#), Smoking, of the Town Code of the Town of Clarkdale.

Smoke: To inhale, exhale, burn, carry or possess any lighted marijuana or lighted marijuana products, whether natural or synthetic.

Storefront location: The use shall be located in 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.

C. Marijuana Establishments Permitted – Nonresidential.

1. If authorized by state law and a valid permit has been obtained from the Town, a marijuana establishment or a medical marijuana dispensary is permitted in Clarkdale, subject to the following conditions and limitations:

a. To the fullest extent allowable by law, shall be authorized in Clarkdale for:

i. A dual licensee who operates both a nonprofit medical marijuana dispensary and marijuana establishment.

ii. Any other entity licensed by the Department to provide marijuana or marijuana products to consumers.

2. Shall be authorized the following districts:

a. Industrial Zoning District.

b. Commercial and Central Business District Zoning Districts, except that there shall be no cultivation. Infusion of marijuana into food products by a marijuana establishment with a valid food establishment license shall be permitted as a conditional use.

3. Shall not be located within **1,500 feet** of a preschool, kindergarten, elementary, secondary or high school. This distance shall be measured from the building in which the

business is conducted or proposed to be conducted to the property line of the protected use.

4. Shall not be located within 2,400 feet from a community residence, social service facility or correctional transitional housing facility.

5. Shall not be located within 2,400 feet from another registered marijuana facility.

~~6. Shall not be located within 500 feet of a non-profit organization.~~

~~76.~~ Shall be located in a permanent building on an established foundation adhering to Town current adopted building codes and shall not include any temporary, portable or self-powered mobile facilities, or trailer, cargo container or motor vehicle.

~~87.~~ Shall be a total maximum 2,000-500 square feet. Maximum square footage may be expanded subject to use permit application and hearing procedures set forth under the Zoning Code of the Town of Clarkdale.

~~98.~~ The secure storage area for the marijuana stored at the location shall not exceed 800 square feet of the total 2,500-square-foot maximum floor area of the facility. Maximum square footage may be expanded subject to use permit application and hearing procedures set forth under the Town of Clarkdale Zoning Code.

~~109.~~ Shall not provide drive-thru services, outdoor seating or offsite deliveries of marijuana or marijuana products.

~~110.~~ Shall allow on-site consumption or ingestion of food products infused with marijuana by a marijuana establishment only in the Commercial or Commercial Business Districts with a conditional use permit and with a valid food establishment license in the storefront location where the infused food product was produced.

~~1211.~~ Shall provide for proper disposal of marijuana remnants or by-products. The remnants or by-products shall not to be placed within the facility's exterior refuse containers, Town trash can, bin or other Town facility, or in any park refuse container unless authorized by the Town.

~~1312.~~ Shall not emit dust, fumes, vapors or odors into the environment from the facility and shall ensure that ventilation, air filtration, building and design standards are

compatible with adjacent uses and the requirements of current adopted building codes of the Town of Clarkdale.

~~4413~~. Shall not sell marijuana or marijuana products, except as permitted by state law to consumers.

~~4514~~. Shall not display or keep marijuana or marijuana products that are visible from outside the premises.

~~4615~~. Shall be located in a storefront with windows facing the street. Window covers shall be open during business hours.

~~4716~~. Shall utilize one (1) secure entrance/exit for customer use where purchasing area is located.

~~4817~~. Shall comply with applicable county health regulations for food preparation and handling.

~~4918~~. Shall submit a written security plan to the Community Development Department that describes the actions taken to deter and prevent unauthorized entrance into limited access areas including use of security equipment, exterior lighting to facilitate surveillance, and electronic monitoring such as video cameras.

~~2019~~. For a marijuana establishment located in the Industrial (I) Zoning District that engages in cultivation or manufacturing, shall submit a written operations plan to the Community Development Department that describes the following:

- a. Procedures showing that the marijuana cultivation will be conducted in accordance with state and local laws and regulations regarding use and disposal of pesticides and fertilizers.
- b. The legal water source, irrigation plan, wastewater systems to be used, and projected water use.
- c. The plan for addressing odor and other public nuisances that may derive from the establishment.

~~2420~~. If the Department has not adopted final rules pursuant to this section at the time marijuana establishment licenses are issued pursuant to this section, licensees shall

comply with the rules adopted by the Department to implement Chapter 28.1 of A.R.S. § [36-2854](#) except those that are inconsistent with this section.

D. Marijuana Testing Facility Permitted.

1. It shall be unlawful for a person to operate a marijuana testing facility at any location within the Town without obtaining a security plan approval and business license permit from the Town Clerk or his/her designee in accordance with Town Code, including any application and review procedures pursuant to regulations promulgated by the ~~Arizona~~Arizona Department of Health Services.

2. A marijuana testing facility is permitted in the Town of Clarkdale subject to the following conditions:

- a. Shall ensure that access to the area of the facility where marijuana or marijuana products are being tested or stored for testing is limited to a facility's owners or authorized agents.
- b. Shall ensure that transportation of marijuana or marijuana products is in compliance with applicable law.
- c. Shall comply with all testing processes, protocols, standards, and criteria adopted by the Department for testing marijuana and marijuana products.
- d. Shall maintain records, equipment and instrumentation as required by the Department.
- e. Shall submit a written security plan to the Town that specifies the measures that will be taken to deter and prevent unauthorized entrance into limited access areas including the use of security equipment to detect unauthorized intrusion, exterior lighting to facilitate surveillance, and electronic monitoring such as video cameras that provide coverage of all entrances to and exits from limited access areas and all entrances to and exits from the building and has sufficient recording resolution.
- f. If the Department has not adopted final rules pursuant to this section at the time marijuana testing facility licenses are issued pursuant to this section, licensees shall comply with the rules adopted by the Department to implement Chapter 28.1 of A.R.S. § [36-2854](#) except those that are inconsistent with this section.

E. Individual's Primary Residence for Personal Use.

1. To the fullest extent allowable by law, marijuana possession, consumption, processing, , and cultivation is permitted in a Residential Zoning District in Clarkdale and is subject to the following conditions and limitations:

- a. It shall be unlawful for any individual who is at least twenty-one (21) years of age to possess, transport, cultivate or process more than six (6) marijuana plants.
- b. It shall be unlawful for two (2) or more individuals who are at least twenty-one (21) years of age to possess, transport, cultivate or process more than twelve (12) marijuana plants at the individuals' primary residence.
- c. Except as provided by A.R.S. § [36-2801](#) et al. and this section, it shall be unlawful for an individual to otherwise cultivate marijuana in a Residential Zoning District for commercial sale and use within the Clarkdale Town limits.
- d. Individuals shall not process or manufacture marijuana by means of any liquid or gas other than alcohol, that has a flashpoint below one hundred (100) degrees Fahrenheit.
- e. Kitchens, bathrooms, and primary bedroom(s) shall be used for their intended use and shall not be used primarily for residential marijuana processing, manufacturing, or cultivation.
- f. A residence shall not emit dust, fumes, vapors, or odors into the environment and individuals shall ensure that ventilation, air filtration, building and design standards are compatible with adjacent uses and the requirements of current adopted building codes of the Town of Clarkdale.
- g. Cultivation shall be limited to a closet, room, greenhouse, or other enclosed area on the grounds of the residence equipped with a lock or other security device that prevents access by minors.
- h. Cultivation shall take place in an area where the marijuana plants are not visible from public view without using binoculars, aircraft, or other optical aids.

2. If the Department has not adopted final rules pursuant to this section at the time the "Smart and Safe ~~Arizona~~Arizona Act" is effectuated, individuals shall comply with the rules

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adopted by the Department to implement Chapter 28.1 of A.R.S. § [36-2854](#) except those that are inconsistent with this section.

Section 4-~~160~~[140](#) Reducing Lot Areas

A. No lot shall hereafter be so reduced in area after a building permit is granted as to cause said lot to not conform to minimum development standards.

Section 4-~~170~~[150](#) Sidewalk Café Permit

A. Purpose and intent: This section shall apply to the establishment, operation and maintenance of all sidewalk/outdoor café dining areas accessory and incidental to lawful restaurants/dining establishments within the Town's rights-of-way directly in front of and or adjacent to the specific business to which they pertain as long as it does not impede the flow of pedestrian traffic. The purpose of this section is to promote general economic development, protect the public health, safety and general welfare and the atmosphere of the Town for the benefit of all businesses and our citizens and visitors. No rights of individuals or individual businesses are created therein.

B. Definitions: For this section the following definitions shall apply.

1. Furniture means tables, umbrellas, chairs, benches or other objects used for the purpose of seating or of supporting the dining business.
2. Sidewalk Cafe means a dining experience created within a portion of the public right-of-way kept, used, maintained and held out to the public as a place for sidewalk dining, where food, beverages or other refreshments are served for consumption on the premises adjacent to a business licensed to operate as an eating and/or refreshment establishment.
3. Removable barrier or barrier means a physical separator that can easily be lifted and moved immediately without the assistance of tools.
4. Sidewalk means that area of public right-of-way between the curb lines or the lateral lines of a roadway and the adjacent property lines reserved for pedestrian traffic, not including street crossings.
5. Operator means the persons or businesses permitted to operate a specific sidewalk café.

6. Applicant means persons or businesses applying for a permit to operate a specific sidewalk café.

C. Permit required and fees: ~~An annual~~ permit issued by the Town to operate a sidewalk café is required and may be issued only to a business that holds all current Federal, State and local licenses required to operate said business wishing to establish a sidewalk cafe on the public or private property directly adjacent to the business to be used by the general public.

i. *Non-refundable annual fee as shown in the Town of Clarkdale fee schedule.* The applicant must pay necessary water and or sewer capacity fees for additional seats within the sidewalk dining area. In addition, the applicant must pay monthly sewer fees as agreed in order for the permit to remain valid. Failure to pay sewer fees as agreed shall result in the immediate revocation of the permit.

2. *Permit process.* All sidewalk café applications shall be reviewed and approved by the Planning Commission or the Historic Preservation Commission for businesses and properties opted-in to the Historic Preservation Ordinance for design review prior to commencement of operations of the sidewalk café. Design review application fees are one time unless the operator wishes to make significant change of more than 25% to the area footprint. Appeals of the application decision by the Planning Commission or the Historic Preservation Commission for businesses and properties opted-in to the Historic Preservation Ordinance, may be made by the Applicant to the Town Council within 15 days of the meeting at which the decision is made.

D. Furniture: Use furniture and any other objects of such quality, design, materials, and workmanship that are approved or otherwise authorized by the relevant/ appropriate, applicable commission, including but not limited to barriers, umbrellas, chairs, and tables made of fire retardant and/or pressure treated materials and that can be properly secured/weighted to withstand strong winds.

E. Signage: One portable sign not exceeding six square feet in area, non-illuminated and displayed at a height not exceeding four feet, shall be permitted. The temporary sign shall be placed within the permitted area and shall not be placed on the adjacent building or on any permanent structure and shall be displayed only while the sidewalk café is open and operating. The following types of signs and decorations are prohibited: Signs painted or lettered on banner-type material; moving, fluttering and flapping pennants, flags, balloons and similar decorations.

F. Hours: Sidewalk cafes may operate during the regular business hours of the restaurant operating the sidewalk café, but no later than 11:00 p.m.

G. Lighting: Lighting shall be that from the existing business or street lamps. For safety reasons, no extension cords or free-standing temporary lighting will be permitted. Battery operated lights will be permitted.

H. Other restrictions:

1. No outdoor cooking of any type is permitted within the sidewalk café area.
2. Amplified music is permitted within the sidewalk café area provided it occurs during normal hours of operation and remains at an ambient noise level.
3. *Liquor Service.* Each sidewalk cafe serving alcoholic beverages shall provide all services in compliance with relevant local, state, and federal laws, including but not limited to the compliance with State Liquor License requirements and the verification of the legal drinking age of all patrons. No alcoholic beverages shall be removed from the sidewalk café in which they were served. The operator of the sidewalk café shall comply with all barriers as may be required with an extension of premises of the relevant liquor license.
4. *Health Codes Compliance.* Each sidewalk café shall ensure compliance with all applicable County Health Codes and obtain any necessary extension/expansion permits required by the County.
5. *Trash removal.* The operator of the sidewalk café shall ensure all trash is removed from the sidewalk café area at the close of operating hours daily.
6. *Sidewalk Café Location Restrictions.* The café shall not block or restrict the sidewalk to less than applicable Americans with Disabilities Act (ADA) requirements or block the ingress/egress to any building. Also, no items shall be placed so as to block any doorway, driveway, crosswalk, or counter service window. Clearances should take into consideration nearest immovable object on the sidewalk.
7. *Smoking.* The availability of smoking areas shall be in compliance with applicable federal, state and local laws.
8. Any outdoor heating devices need Fire District and Building Official review and approval.

Section 4-~~180~~160 Sight Visibility Triangles

A. No building, fence, structure, shrubbery or planting shall obstruct street traffic visibility, within an area measured twenty (20) feet along the edge of the right of way or easement, and driveway, the third side being a diagonal connecting the two (2) shall be permitted higher than three (3) feet.

Section 4-~~190~~170 Standards for Golf Course Development

Commented [JS3]: Ruth to relook at this section to shorten/ revise

A. Purpose: To ensure that every golf course be developed and managed with consideration for the unique conditions of the ecosystem of which it is a part, ~~and specifically to ensure that no depletions to the aquifer occur from the irrigation of golf courses,~~ and to encourage ~~require~~ the use or reuse of effluent ~~when natural landscaping is utilized.~~

B. General Requirements: The following requirements shall apply to the development and processing of golf courses in conjunction with any golf course development:

1. All golf courses shall be developed in accordance with the requirements of Chapter 3, Zoning Districts, Section 3-140 Planned Area Development.

1. Applicant will be required to submit plans that demonstrate that the proposed project meets the standards set by the ~~Arizona~~Arizona Department of Water Resource for golf courses in the Active Management Areas including limiting water usage to no more than five (5) irrigated acres per hole times the turf water allotment presented in the water allotment table.

2. Applicant to obtain a report of physical availability of water from the ~~Arizona~~Arizona Department of Water Resources demonstrating an adequate water supply for the entire development including the golf course prior to recording the Final Plan/Final Site Plan and prior to construction of the golf course.

3. Applicant to demonstrate that the proposed development will be of an appropriate size and scale that is reasonable or appropriate to generate sufficient effluent or re-use water to meet the entire irrigation needs of the golf course, or demonstrate that an alternative supply of effluent or other renewable source of water will be available.

4. Applicant will be required to submit a water balance study to demonstrate that sufficient water supply other than groundwater will be available for use on the golf course.

The format and standard assumptions and criteria will be used as a guide to complete the water balance study. These format and standard assumptions and criteria are attached in Section 4-170-040.

5. Applicant will be required to conduct a monitoring program as it pertains to surface water and groundwater quality and quantity. The monitoring program will be developed in concert with the appropriate approval authorities.

6. Applicant will be required to conduct monitoring program as it pertains to the performance of the wastewater treatment plant including effluent discharge quality and quantity for review and approval by the Community Development Department and Building staff or other appropriate agencies.

B. Turf and Landscape Standards:

1. The golf course design shall minimize turf areas to only those essential for play and circulation. Non-play areas shall use native or low-water-use vegetation adapted to the region's climate.

2. Turf grass species selected shall be drought-tolerant, warm-season varieties appropriate for the local climate. Cool-season grasses are discouraged unless demonstrated to have equivalent or lower water demand.

3. The landscape plan shall include a soil management plan that addresses:

- a. Organic matter content,
- b. Compaction and percolation,
- c. Soil amendments to support water efficiency and root health.

C. Energy Efficiency and Equipment Use

1. Irrigation systems shall be designed to maximize energy efficiency through:

- a. Smart irrigation controllers,
- b. Variable frequency drive (VFD) pumps
- c. Use of renewable energy sources where feasible.

D.—Community Access

1. Where appropriate, the golf course development shall incorporate passive public access elements such as:

- a. Perimeter walking trails,
- b. Interpretive signage explaining water reuse and conservation strategies,
- c. Viewing platforms or rest areas in naturalized zones.

2. These amenities shall not interfere with course safety or private property rights, and their inclusion shall be evaluated by the Community Development Department.

E. Climate Resilience and Adaptation Planning

1. The applicant shall demonstrate how the golf course design accounts for long-term climate variability, including drought, flood events, and extreme heat.

2. The following strategies are encouraged:

- a. Use of drought-resilient landscaping and turf,
- b. Stormwater retention capacity that exceeds minimum requirements,
- c. Shade structures for heat mitigation.

F. Water Balance Study

The applicant shall conduct a water balance study to demonstrate that the development has a sufficient supply of water other than groundwater to meet the water requirements of the golf course.

1. Water Allotments: Five (5) irrigated acres per hole is the maximum acreage allotment, except when considering a previous water right allotment for surface water rights. The allotments presented in the table are for purposes of calculating the water balance for the facility and assume a seventy-five percent (75%) efficient irrigation system. If the applicant cannot meet the water requirements of a typical golf course with effluent, consideration will be given for a demonstration of reduced water use (for example, reducing the area irrigated).

Water Allotments for Turf Facilities

Type of Use	Water Allotment Facilities at 4,000 to 5,500 feet above MSL (ac-ft/acre)	Water Allotment Facilities at 3,000 and up to 4,000 feet above MSL (ac-ft/acre)
Turf	4.9	5.2

Type of Use	Water Allotment Facilities at 4,000 to 5,500 feet above MSL (ac-ft/acre)	Water Allotment Facilities at 3,000 and up to 4,000 feet above MSL (ac-ft/acre)
New Turf (1st year)	5.9	6.2
Artificial Lakes	5.5	5.8
Low	1.5	1.5
Water Use Landscaping		

2. Leaching Requirement: Turf may require the occasional leaching of salts from the root zone. Although treated effluent may not be as efficient as groundwater, even low quality water can be appropriately used for leaching. If the applicant believes that a leaching allotment is necessary, the applicant will have to demonstrate a sufficient amount of renewable water supply. The standard equation utilizing electrical conductivity of the water shall be used to compute the leaching requirement.

- a. Additional Leaching $= (1 / (1 - (ECw / (5ECe - ECw)))) - 1 * CU / .75$ Allotment
- b. Where: ECw = Electrical Conductivity of the water used ECe = Tolerance of the crop to soil salinity in electrical conductivity of the soil saturation extract (millimhos per centimeter) CU = Consumptive use of the crop.
- c. Effective Precipitation - Precipitation that is effective in offsetting the irrigation water demands is included in the water allotments in the table above. Consideration will be given if the applicant can demonstrate an additional amount of precipitation is effective in offsetting irrigation demands.

3. Additional Precipitation Allowance : If the applicant plans to capture additional runoff or off-site precipitation for use on the golf course, the applicant shall demonstrate adequate storage capacity, probability and volume of the captured water, and legal right to conduct the capture activity.

4. Effluent Production : The standard water requirements of a new housing development shall be computed according to the standard water use rates specified in the Prescott AMA Third Management Plan. Only the interior water use requirements (interior gallons per capita-day) will be considered to be a contribution to the effluent re-use system. Outside water use will be considered lost and non-recoverable. An average value of 2.5 persons per household will be the standard housing unit occupancy level. Consideration will be given if the applicant has good evidence that the development water use and effluent capture rates are different from the values presented.

Type of Residential Unit	Interior Gallons per Capita-day	Average Persons per Housing Unit	Exterior use (Gallons per Housing Unit per Day)	Total Water Use per Housing Unit (Gallons per Day)
Single-Family Homes	57	2.5	75	217.5
Town Homes	57	2.5	58	200.5

5. Seasonal Fluctuations: Typical golf course water requirements have a peak water use period during the hot-dry part of the summer that is much greater than the average annual water use. However, effluent production does not typically match this high peak. The applicant should demonstrate that available effluent is sufficient to meet the summer peak water use requirements of the golf course (approximately 1 acre-foot/acre during the one month period from June 15-July 15, or 3 acre-feet/day for a 90 acre golf course).

Section 4-200180 Storage of Materials

- A. Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals, other articles of salvage or refuse, or dead storage must have sufficient setback and screening to screen said uses from public view at a minimum eighty percent (80%) opacity.
- B. All dumpsters or similar large collection receptacles for trash or other waste must be located on level surfaces that are paved or graveled and enclosed with solid wall or fence and gates that screen it from public view.
- C. Where a potential safety hazard or attractive nuisance is likely to arise, physical screening sufficient to prevent entry to the premises must be provided and maintained in good and effective condition.

Section 4-210190 Swimming Pools

- A. In a Residential District:
 - 1. Shall be an accessory to a residential use, or

2. Shall be owned and operated by a public agency, or
 3. Shall be an accessory to a non-residential use which is permitted in such a district,
 4. Shall not be located in the required front yard or a side yard required for vehicle access, required landscaped areas or closer than three feet (3') from the water's edge to any lot line.
 5. Shall be so walled or fenced as to prevent uncontrolled access by children from the street or any adjacent property.
- B. In a Commercial or Business District:
1. Shall comply with the development regulations set forth for public or private commercial use.
 2. If the pool is for commercial use, it shall be enclosed by a solid wall, fence, or chain link fence a minimum of six (6) feet in height in conformance with the Town adopted Building Code.

Section 4-~~220~~200 Temporary Structures and Temporary Uses

A. *Temporary Uses and Temporary Structures.*

1. A temporary use permit (TUP) shall be required for all temporary uses and structures. Permits are provided through administrative review by the Community Development Department.
2. Permit applications shall be submitted at least thirty (30) days prior to commencement of temporary uses. The Community Development Director may waive this requirement if special circumstances are determined to apply.
3. Notices of the temporary use permit application will be sent by the applicant to surrounding property owners within 300 feet of the property boundary with direction to provide comments or complaints to the Community Development Department.
4. Temporary use permits shall be issued for a specific time period not to exceed 30 days. Permits may be extended for an additional time period upon submittal of an additional permit application and after review and approval of the Community Development Director.

Temporary structures and uses associated with an active building permit shall not be limited on days provided the building permit remains active and in good standing.

B. *Requirements for a Temporary Use or Structure.*

1. Temporary uses and structures shall comply with the following general requirements, as determined by the Community Development Director:

- a. Shall not cause an unreasonable effect to surrounding properties;
- b. Shall not negatively impact public health or safety;
- c. Temporary signs associated with a temporary use are permitted and must be included in the TUP application for review and approval of the Community Development Director;
- d. Temporary uses or structures must be in conformity with the underlying zoning district;
- e. At the conclusion of a temporary use or structure, all material shall be removed from the site;
- f. At the conclusion of a temporary use or structure, all disturbed areas shall be restored;
- g. Off-street parking shall be sufficient to accommodate the proposed use.

2. Informal activities such as garage sales, neighborhood parties and other informal, noncommercial events do not require a temporary use permit.

3. Special events do not require temporary use permits but are subject to the requirements of Town Code.

4. Violations of the terms of a temporary use permit constitutes grounds for immediate revocation.

Section 4-230210 Tiny House; Tiny Houses on Wheels; Tiny House
Recreational Vehicles

A. Tiny houses are permitted in any single-family residential zoning district as follows:

1. **Permanent** Tiny houses must be sited on permanent foundations and in compliance with IRC Appendix Q regulations.

2. Tiny houses shall have wastewater systems sized for the occupancy and fixture count, or connect to the Town's wastewater system.

3. Certificates of occupancy shall only be issued to tiny houses on permanent foundations that comply with the provisions of this section. If the tiny house is moved from one site to another, a new certificate of occupancy will be required.

B. Tiny houses on wheels and tiny house recreational vehicles are hereby regulated the same as travel trailers under this code, and shall be subject to all Clarkdale Town Zoning Code provisions applicable to travel trailers.

Section 4-~~240220~~ Traffic and Pedestrian Accessibility

A. *Pedestrian Circulation.* The site plan must provide for a system of pedestrian ways within a development that are appropriate to the type and scale of development. This system must connect the major building entrances/exits with parking areas and with sidewalks, if they exist or are planned in the vicinity of the project.

1. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way. ~~The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect with amenities such as parks, open space, or the trails identified in the Clarkdale Trails Master Plan on or adjacent to the site.~~

2. The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect with amenities such as parks, trails, open space on or adjacent to the site.

3. *Sidewalks.* Where a proposed project driveway interrupts an existing or planned public sidewalk, the sidewalk material must continue to be maintained across the driveway.

B. *Vehicular Circulation.*

1. *Adequacy of Roadway System.* Vehicular access to the site must be on roads that have adequate capacity to accommodate the additional traffic generated by the development and constructed to adopted Town codes.

a. The developer shall be responsible for the acquisition of any private easements necessary to provide adequate access to the proposed development

B, Each development shall provide for adequate traffic circulation based on average daily trips (ADT).

2. *Access into the Site.* Vehicular access to and from the development must be safe and convenient.

a. Any driveway or proposed street must be designated so as to provide the minimum sight distance according to the Town's standards, to the maximum extent possible.

b. Points of access and egress must be located to avoid conflicts with existing turning movements and traffic flows. Shared entryways are strongly encouraged.

c. Where lot has frontage on two (2) or more streets, the primary ingress and egress must be provided from the street where there is less potential for traffic congestion and for traffic and pedestrian hazards.

d. Where it is necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, the applicant shall be responsible for providing turning lanes, traffic directional islands, and traffic controls within public streets. Traffic shall not adversely impact adjoining residential street system.

e. Access ways must be designed and have sufficient capacity to minimize queuing of entering vehicles on any public street.

3. *Access Way Location and Spacing.* Access way must meet the following standards:

a. Private entrances/exits must be located at least 120 feet from the closest unsignalized intersection and 160 feet from the closest signalized intersection, as measured from the point of tangency from the corner to the point of tangency for the access way.

- b. Private access ways in or out of a development must be separated by a minimum of 120 feet.

4. *Internal Vehicular Circulation.* The layout of the site must provide for the safe movement of passenger, service, and emergency vehicles through the site.

- a. Nonresidential projects that will be served by delivery vehicles must provide a clear route for such vehicles with appropriate geometric design to allow turning and backing for a minimum of forty (40) foot wheelbase vehicles.
- b. Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage. (fire lane – no parking).
- c. The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the lot.
- d. All roadways must be designed to harmonize with the topographic and natural features of the site.

Section 4-~~250~~230 Wireless Communication Tower

A. *Purpose.* To minimize the impacts of wireless communications facilities on surrounding areas by establishing standards for location, structural integrity, compatibility, and appearance while encouraging the availability of broadband wireless connectivity for residents and visitors.

B. *Permitted Zones.* Wireless communication facilities are permitted in the Commercial and Industrial Zoning Districts with a Conditional Use Permit, but are not allowed to be placed within five hundred (500) feet on either side of the centerline of State Route 89A. Co-location of providers is encouraged. A Conditional Use Permit shall also be required for any substantial change to an existing Wireless Communication Tower; a substantial change means any change or cumulative changes over time: (1) changing the physical dimensions (height or width) of the Wireless Communication Tower or its supporting structures by more than ten percent (10%), or, (2) changing the design of the Wireless Communication Tower that would make it significantly more obtrusive. A substantial change does not include adding an array or equipment required for an upgrade of existing facilities.

A conditional use permit (CUP) for Wireless Communication Tower shall include:

Clarkdale Zoning Code Chapter 4, General Provisions

- An accurate site plan showing the exact location of the tower and supporting facilities with dimensions for each structure and setbacks from property boundaries.
- A map of all locations owned, leased or operated by the applicant and their coverage located within the Town boundaries.
- A detailed drawing, scaled to not less than one-inch equal to 20 feet, of the exterior of the proposed Wireless Communication Tower, including a cross-section detail of the tower, including height from grade, number of poles and number of arms, and features to make the tower visually unobtrusive. Aerial photographs and renderings are recommended.
- An environmental assessment of the site, in conformance with the specifications of Section 1.1307 of the rules of the Federal Communication Commission and the Federal Aviation Administration rules regarding antenna structures.
- Exterior paint or finish samples.
- Notarized letter of authorization from the property owner.
- A signed statement stating the radio frequency emissions comply with the standards of the Federal Communications Commission.
- Proof of a license from the Federal Communications Commission to transmit/receive radio signals.
- A community outreach plan for the application.

C. General Requirements and Restrictions:

1. Towers and accessory structures shall, as much as feasible, be designed to be visually unobtrusive with the surrounding landscape and area. Landscaping from the Town's approved plant list shall be used to screen all ground structures from public view. Stealth or concealed towers may be required as a condition of the Conditional Use Permit.
2. Outdoor storage of equipment shall not be permitted at the site.
3. Lighting shall be fully shielded and used for security reasons only unless otherwise regulated by the Federal Communication Commission or the Federal Aviation Administration.

4. Only signage required by the Federal Communications Commission is permitted.
5. All components of a Wireless Communication Tower shall be removed, at the expense of the property owner, the entity leasing or owning the tower, or the applicants (or the applicant's successor) when tower is decommissioned. Environmental Assessments may be required at the discretion of the Town.
6. The Town shall be notified of any change of use or provider of a communications tower.

Section 4-~~260~~240 Yard Encroachment

- A. Cornices, canopies, eaves, fireplaces, bay windows or any architectural features may extend into a front yard setback for a distance not to exceed two (2) feet, six (6) inches.
- B. A landing or uncovered porch may extend into the front yard to a distance of six (6) feet measured from the front line of the building, across up to one-half (½) the width of the lot.
- C. Open, unroofed stairs leading from the ground to said landing or porch may project beyond the said six (6) feet. An open-work railing no higher than forty-two (42) inches may be placed around said landing or porch. Outside stairways, unroofed and unenclosed, shall not project more than four (4) feet into any rear yard or side yard, or be closer than three (3) feet to any lot line. Terraces, steps, uncovered porches, or other similar features not over three (3) feet above the average natural grade and setback at least five (5) feet from every lot line, may project into a required side yard.
- D. In the **R3** zoning districts, the stairs leading from the ground to the landing shall be installed to ensure pedestrian traffic be directed away from the street adjacent to the structure. Landings and stairs shall be permitted to encroach on the side yard setback a maximum of three (3) feet.
- E. Any architectural feature otherwise permitted to project into a yard shall be setback not less than five (5) feet from any lot line.
- F. Height Limit Exceptions: Height limitations shall not apply to fire stations, church spires not covering more than 25% of the roof area, domes, belfries, monuments, water tank towers, fire towers, observation towers, or transmission towers.
- G. Accessory Structures are not permitted to encroach into the required setbacks.



Staff Report

Item Number: 6.A.

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- Agenda Item:** **Zoning Code Revisions - Chapter 7: Signs**
Discussion only regarding Chapter 7: Signs.
- Staff Contact:** Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:** September 18, 2025
- Strategic Goal:** Not applicable.
- Background:** Review and discussion only regarding Chapter 7: Signs.
- Budget Impact:** No budget impact.
- Recommendation:** Discussion only. No Recommendation.

CHAPTER 7 SIGNS

Articles:

- 7-010 Purpose and Intent**
- 7-020 General Provisions**

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

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

Section 7-010 Purpose and Intent

It is the purpose of this title to regulate all exterior signs so as to protect property values, the character of various use areas of the Town and the health, safety and public welfare of the

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~~citizens of the Town~~The purpose and intent of this Chapter is to~~To encourage the efficient and effective use of signs as a means of communication in the Town; and~~

~~To minimize the negative effects of signs on nearby public and private property;~~

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

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

All signs constructed within the Town of Clarkdale shall be required to blend with the context of the Town, and shall incorporate elements reflecting the ~~small towns~~small-town character, neighborhood feel and the sense of history defining the Town of Clarkdale. ~~(Prior code 5-7-1)~~

~~To~~Regulations shall promote fair and consistent enforcement of these sign standards.

Section 7-020 General Provisions

A. Permits:

1. Unless exempt from a permit in accordance with Section ~~-7-060~~ of this Code, permits are required for all commercial signs. Application shall be made to the Community Development Department on applicable forms and include information as required by the Town.
2. ~~In the absence of a master sign plan, e~~Each individual permanent sign requires a separate permit, ~~unless a Comprehensive Sign Plan has been approved and is in effect.~~

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

C. All signs other than wall signs may be back-to-back. Only the size of one side shall count towards the cumulative maximum noted in Section ~~7-12090~~ of this code.

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

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

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

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

H. Signs shall be maintained and be free of chipping paint, visible cracks or gouges, or general deterioration.

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

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

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

~~L. No sign shall be erected or maintained:~~

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

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

N. Applications that meet all requirements of this Chapter shall be reviewed and approved administratively by the Community Development Director. Only applications requesting deviations, variances, or unique design interpretations shall require review by the Planning Commission.

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

Section 7-030 Sign Standards

- A. All Signs shall incorporate design elements consistent with the overall architectural character of buildings and other improvements on the Sign Premises.
- B. All signs and supporting structures shall be designed and constructed in conformance with current Town Building and Electrical codes.
- C. Any Sign that is installed shall have a life expectancy of at least ten years.
- D. All Temporary Signs shall be constructed using suitably durable materials.
- E. All signs must comply with the height, square footage and illumination standards herein.
- F. Permitted signs are those identified in-per the Permitted Sign Table in Section 7-160.

Section 7-040 Sign Measurement, Design and Maintenance

Sign Area shall be measured as follows:

- A. Sign copy mounted on or affixed to a background panel or area distinctively painted, textured, or constructed as a background for the Sign copy shall be measured as that area contained within the sum of the smallest rectangles that will enclose both the Sign copy and background.
- B. Sign copy mounted on or cut from as individual letters or graphics a wall, fascia, mansard, or parapet of a Building or



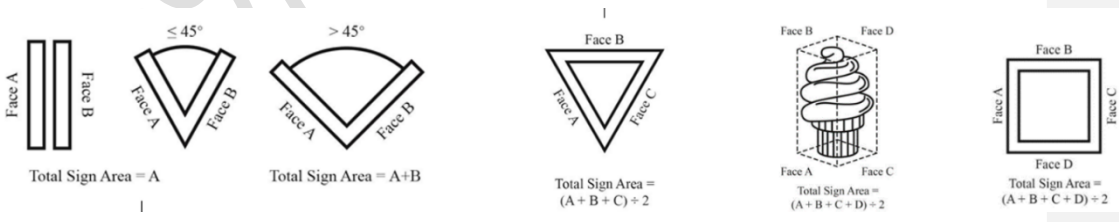
Sign Area for Signs on Background Panel

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other Structure that will enclose each word and each graphic in the total Sign.

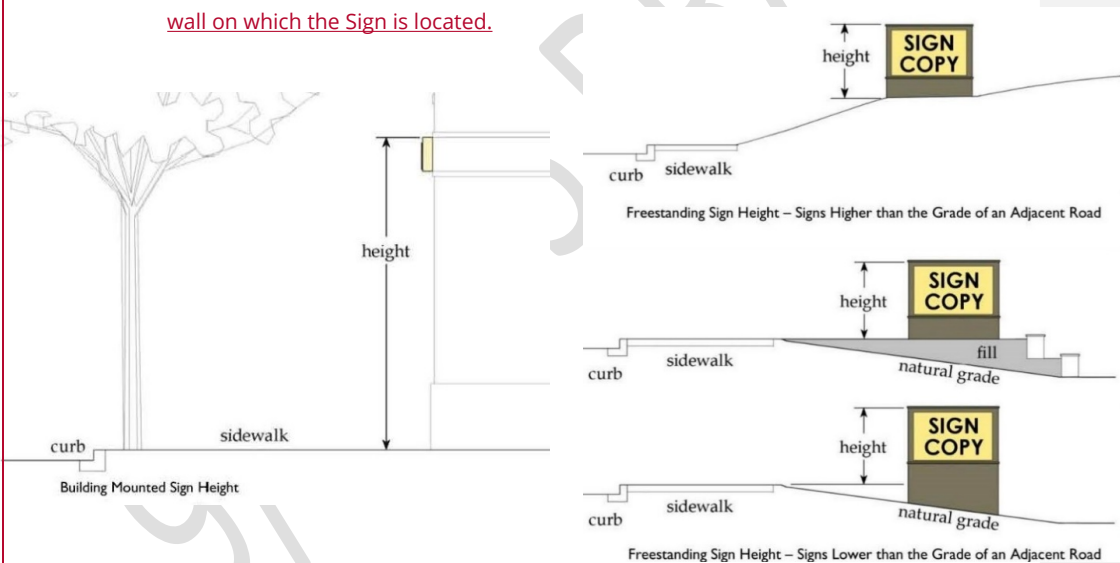
Signs with multiple faces shall be measured as follows:

- A. The area of all faces shall be included in determining the area of the Sign, except that only one face of a double-faced sign shall be considered in determining the Sign Area when both faces are parallel and the greatest distance between faces does not exceed five feet, or when the interior angle of the Sign faces does not exceed 45 degrees in the case of a 'V' - configured Sign. If the area of one Sign face exceeds the area of the Sign's opposing face, the area of the larger face shall be used to determine the Sign Area.
- B. The area of a Sign that contains three or more faces shall be calculated as 50 percent of the sum of the area of all faces.
- C. Spherical, free-form, sculptural, or other non-planar Sign Area is measured as 50 percent of the sum of the areas using only the four vertical faces of the smallest six-faces polyhedron that will encompass the Sign Structure.



Sign height shall be measured as follows:

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



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

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Maintenance and Repair:

- A. All signs shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for maintenance of the sign.
- B. All cracked, broken, or missing sign faces and non-functioning interior lamps shall be repaired or replaced within 45 working days after notification of repair or maintenance from the Code Official.

Section 7-050 Sign Illumination

- A. Exterior illumination is not allowed within 75 feet of a residential district, except as permitted in a PUD or PAD.
- B. All light fixtures shall be fully shielded and shall be installed in a manner as defined for fully or partially shielded fixtures.
- C. Indirect lighting fixtures shall be installed so that the illuminated area is limited to the sign area and the light must be directed downward.
- D. Internally illuminated signs shall be constructed with an opaque background. The color of the background is not limited by this Code.
- E. Illuminated signs must be extinguished by 10:01 p.m. or at the close of business, whichever is earlier.
- F. Signs shall not be animated or have intermittent illumination or flashing lights, except emergency or warning signs installed for traffic control, including signs that draw attention to speed limits, stop signs, fire stations, school zones, and similar governmental or public uses.

Section 7-04060 Signs Exempt from this Ordinance and Fees

- A. Official notices required by a court, public body or safety official.
- B. Directional, warning or information signs authorized by federal, state or municipal agencies.
- C. Memorial plaques, building identification signs and building cornerstones when made an integral part of the building or structure.
- D. Flags of a government or a non-commercial institution such as a country, state, school or fraternal organization.

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

- E. Religious symbols and seasonal decorations within the appropriate public holiday season.
- F. ~~Temporary non-commercial signs expressing personal, political, or ideological messages are allowed subject to the same time, place, and manner restrictions as other temporary signs, set forth in this Chapter. Ideological signs.~~
- G. Community and public information signs. ~~(Prior code § 7-4)~~

Section 7-050070 Prohibited Signs

- A. Animated signs except as provided for in Section [7-14080-A](#).
- ~~B. Electronic signs.~~
- ~~C~~. Signs with intermittent or flashing illumination except for neon signs.
- ~~D-C~~ Roof signs.
- ~~E~~. Private signs in public right-of-way except political signs. See Section [7-08110-G](#) of this Code.
- ~~F~~. Signs emitting sound.
- ~~G~~. Signs resembling traffic control devices.
- ~~H~~. Signs painted on the exterior of fences or roofs.
- ~~I. Signs advertising facilities or events located outside the Town of Clarkdale.~~
- ~~J~~. Signs obstructing clear vision in any direction from any street intersection or driveway per Section [7-1007-130](#).
- ~~K~~. Illuminated signs erected in such a location that a traffic signal is in a direct line of sight between the sign and on-coming traffic.
- ~~L~~. Signs employing lighting or a control mechanism which causes radio, radar or television interference.

~~MK.~~ Signs obstructing any fire escape, window, door or opening used or required as a means of ingress or egress for firefighting purposes.

~~NL.~~ Any sign which is structurally unsafe or constitutes a hazard to safety or health; is not kept in good repair; is capable of causing electrical shocks to persons likely to come in contact with it; or does not conform to the design, structural, and material standards for signs as adopted by the Town. Signs that are unsafe, dilapidated or not in use. (Prior code § 7-5)

~~M.~~ Inflatable displays except as part of a local event on public property.

Section 7-06080 Non-Conforming Signs

A. Nonconforming:

1. All ~~non-conforming~~ signs that are in violation of Section 7 shall be brought into conformance with the provisions of this Code, either by removal or reconstruction within 10-thirty (30) days following receipt of official notice of a violation from the Town. ~~Reconstruction, enlargement, relocation, extension, replacement or alteration of the structure of a nonconforming sign to any extent, except as permitted in Section 7-060-A-2 and 7-060-A-3 is not permitted unless it is brought into conformance with this Code.~~
2. ~~A nonconforming sign which is destroyed or damaged to the extent of more than 50 percent of its net worth, at the time of damage, due to natural causes shall not be reconstructed except in conformance with this Code.~~
3. ~~Any non-conforming sign destroyed or damaged to any extent by vandalism may be reconstructed to its original state within 3 months.~~
4. ~~A nonconforming, on-site sign shall be considered abandoned when the property upon which it is located becomes vacant or unoccupied for a period of 6 consecutive months from the date of a utility disconnect or a documented inspection of the property for which it advertises. (Prior code § 7-6)~~ B. Legally Nonconforming:

Existing signs that are in conformance with all standards in effect on the date of their installation prior to the effective date of this ordinance shall be considered legal non-conforming signs. Enlargement, relocation, extension, replacement, or substantial

alteration (greater than 50% of the area or value of the sign) shall require conformance with the current code.

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

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

3. A legally nonconforming, on-site sign shall be considered abandoned when the property upon which it is located becomes vacant or unoccupied for a period of 6 consecutive months from the date of a utility disconnect or a documented inspection of the property for which it advertises.

Section 7-0970 Commercial Sign Uses in Residential Zoning Districts

A. Bed & Breakfast:

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

~~6. Non-Residential district:~~

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

B. Home Occupation:

1. *Downward directed lighting only.* No internally lit signs.

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

2. One wall or ~~free-standing~~ free-standing sign.
3. Limited to name or occupation of occupant conducting a permitted home occupation.
4. Maximum total sign height of 30 inches for a ~~free-standing~~ free-standing sign.

~~5. Non-Residential district:~~

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

C. Multiple Family Residential

1. Each multi-family complex is limited to a total number of three on-premise signs per street frontage.
2. Non-illuminated.
3. See Section [7-16090](#) for maximum signage square footage. ~~(Prior code 5-7-7)~~

Section 7-~~080100~~ Permanent ~~titled~~ signs

A. Animated:

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

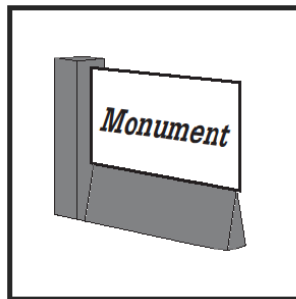
B. Awning (Canopy):

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

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

C. Freestanding Monument Signs:

1. Permitted in commercial, industrial and multi-family zoning districts and for residential subdivisions.
2. Minimum setback from property line equals 1 foot for each foot of height of the sign for signs 6 feet or less in height; for signs in excess of 6 feet in height the setback shall be greater than or equal to the height of the sign.



3. Low-water use, drought-tolerant plants from the Town of Clarkdale Plant List, Section ~~9-090~~ of the Zoning Code, or landscape rocks ~~may shall~~ be placed around the sign base to minimize the visual impact of a monument sign and create a visually attractive appearance.
4. One monument sign is allowed for each road intersection providing access to the property.
5. See Section ~~-7-160~~ of this Code for maximum signage square footage.

~~6. Base of sign must be in proportion to sign size area.~~

Commented [RM1]: Need citation

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

~~76.~~ Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.

D. Off-Premises Commercial Signs:

1. Maximum number equals one per street frontage per parcel on which the sign is placed. Proof provided to the Town of permission from the parcel owner is required prior to installation of any off-premise sign.
2. Maximum size of sign advertising a single use equals 32 square feet.
3. Maximum size of sign advertising multiple uses equals 50 square feet.
4. Minimum separation between off-premise signs equals 600 feet, includes signs on same or different parcels.
5. Minimum separation between off-premise and on-site signage equals 200 feet.
6. Minimum setback equals the required setback of the zone district if the parcel is developed or 10 feet if undeveloped.
7. Limited to Central Business, Commercial or Industrial zoning districts.
8. Fifty percent of the signage allocated to off-premise advertising shall be deducted from the allowable on-site signage of the advertising parcel.
9. Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.

E. On-Site Commercial Information:

1. As reviewed and approved by staff and the Design Review Board during review of a master sign plan application.

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

F. Neon:

1. Permitted in the Central Business and Commercial Districts only.
2. May be projecting, window or wall.

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

3. Shall only be illuminated during business operating hours.

G. Political – (In Accordance with ARS [16-1019](#)):

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

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

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

b. The sign contains the name and telephone number of the candidate or campaign committee contact person;

c. Installation of a sign on any structure owned by the Town is prohibited.

3. Said signs shall not be erected earlier than sixty (60) days prior to an election nor removed later than fifteen (15) days after an election.

4. No political signs will be permitted in public right of way in “sign free zones” as adopted by the Town Council in accordance with Arizona Revised Statute (ARS [16-1019](#)). See Section [7-140](#) for a map of the ‘Political Sign Free Zones’.

H. Portable Signs:

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

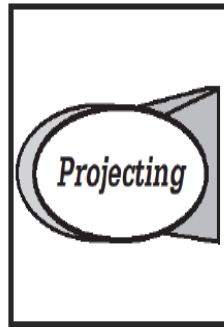
a. Maximum size is six (6) square feet.

b. Signs shall be non-reflective.

c. Information on signs shall be current.

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

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- e. The portable sign shall not count towards the maximum allowable sign area calculation for the use.
 - f. One portable sign is allowed per business.
 - g. No more than three portable signs are allowed per 50-feet of linear street frontage.
 - h. The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.
 - i. No sign shall be located within the visibility triangle as defined in Section [7-130](#).
 - j. One five (5) foot wide pedestrian passage-way must be maintained around signs on a public sidewalk.
 - k. Off-premise portable signs are not permitted.
 - l. No attachments to a portable sign are permitted.
 - m. Portable signs shall be displayed only during the posted hours the business is open.
 - n. The Town reserves the right to prohibit the use of portable signs ~~by established businesses~~ during special events in order to ensure public safety by providing full access to the sidewalk
 - o. Height shall not exceed four feet from ground.
- I. Projecting:
- 1. Maximum height equals top of wall.



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

3. Maximum number equals one per business.

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

5. See Section ~~-7-160~~ of this Code for maximum sign square footage.

6. Height shall not exceed top of wall.

J. Public Information ~~Not Including Political Signs:~~

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

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

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

~~K. Real Estate:~~

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

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

L. Sign Walkers:

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

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

M. Special Events:

1. Portable and temporary signs may be used to advertise the Special Event and must comply with Section [7-070-H110](#) of this Code.
2. A maximum of 4 (four) portable and/or banner signs advertising the event are allowed.
3. An unlimited [numberamount](#) of directional signs are permitted.
4. Directional signs may be placed no sooner than twelve (12) hours before the event and shall be removed within two (2) hours after the event.
5. Banners and other temporary signs advertising the event may be placed on private property up to two weeks prior to the event.

N. Subdivision Advertising, Directional and Identification:

1. General: A [master-Comprehensive](#) sign package for each development including type, number, size, locations, materials and colors of the various signs shall be approved [through](#) by the Design Review [process Board](#) prior to the issuance of a permit for any sign authorized under this section of the Code.
2. On-Site Subdivision Identification
 - a. One monument sign may be permitted at each entrance up to a maximum of 4 signs.

b. The maximum aggregate area of all entry signs shall be 160 square feet, with maximum size of any single sign not to exceed 50 square feet.

c. Maximum height shall equal 6 feet.

3. On-Site Advertising and Directional:

a. Maximum height shall equal 10 feet.

b. The edges of all signs shall be boxed.

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

d. Such signs shall not be located nearer than 50 feet from a lot containing an occupied residence, unless located within a master planned community.

4. Off-Site Advertising and Directional:

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

b. A maximum of 2 signs are permitted for each subdivision and shall not be located on a local street.

c. Each sign shall have a maximum area of 32 square feet and a maximum height of 8 feet, 6 feet in residential zone districts.

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

5. Off-Site Weekend Directional Signs

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

b. Maximum of 8 signs per subdivision.

c. Maximum of 4 square feet per sign.

- d. Signs shall not be installed before 4:00 p.m. on Friday and must be picked up by 10:00 a.m. on Monday, except when Monday is a holiday, then by 10:00 a.m. on Tuesday.
- e. Signs shall not be placed in the public right-of-way nor attached to any utility poles, street or regulatory signs, bridges, trees or similar objects.
- f. Signs shall not be placed on private property without the written permission of the property owner.
- g. Signs shall be located within 1.5 miles of the subdivision, separated by not less than 50 feet from any other sign and shall not exceed 3 feet in height.

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

- 1. Limited to the following:
 - a. 32 square feet maximum.
 - b. Maximum number equals one per street frontage per parcel.
- 2. Shall be placed on the property for which it advertises.
- 3. Shall be removed on or before the 30th day from date of the initial installation.
- 4. Temporary signs shall not count towards the maximum sign size calculation for commercial businesses as specified in Section ~~-7-110~~ of this code.
- 5. No banners shall be hung across any public right-of-way unless specifically granted approval by the Town Manager or designee, or an authorized representative; upon a finding such placement will not be detrimental to public safety and provided such placement shall be for a period of 30 days or less.
- 6. All banners shall have wind slits.
- 7. A temporary sign permit is required prior to installation of the sign.

P. Wall

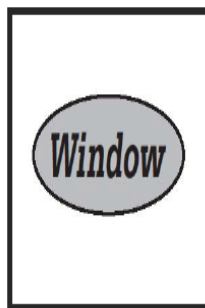
1. Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.



2. Maximum height equals top of wall to which affixed.
3. Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.
4. See Section [7-090-7-110](#) of this Code for maximum sign square footage.

Q. Window

1. No more than fifty percent of the window shall be used for signage.



2. No more than 25% of the allowable window signage shall be illuminated.
3. See Section [-7-160](#) of this Code for maximum sign square footage.

R. Yard Sale

1. Must contain the date and address of the yard sale.
2. Must be removed within 72 hours of placement.

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

3. Shall be weighted so as to not fly around
4. Shall be located on private property.
5. Shall not exceed 4 square feet.
6. Shall not be attached to traffic control devices, utility poles or street signs. ~~(Revised by Ordinance #427 on 8/13/24; effective 9/14/24; prior code § 7-8)~~

S. Mural Signs

1. Mural signs shall be exempt from size and height limitations and not be counted toward the maximum number of signs permitted on a property.
2. The proposed design and placement of the mural shall be approved by the Design Review Board.

Section 7-110 Temporary Signs

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

B. General Standards:

1. Maximum Size:
 - a. 6 sq ft in residential zones
 - b. 32 sq ft in commercial or industrial zones
2. Placement:
 - a. On private property with permission of the property owner
 - b. Not within visibility triangles or public rights-of-way unless expressly permitted
3. Duration:
 - a. Up to 30 days pre calendar quarter, unless otherwise specified (e.g. election-related)
 - b. Must be removed within 72 hours after the event they reference concludes or after the sale is finalized.
4. Illumination:
 - a. Not permitted for temporary signs
5. Permit:

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

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

Section 7-090120 Maximum Sign Square Footage for Commercial Uses

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

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

The maximum allowable combined signage size is calculated as 1.5 square feet per 1 linear foot of street frontage.

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



All commercial signs, except for temporary signs, are subject to review and approval by the Design Review Board and shall meet all of the criteria for design review listed in Section [11-040](#), including the requirements that all signage 'shall be visually compatible with the buildings, structures and places to which it is related'. This should be taken into consideration when allocating square footage to the various types of signs proposed for a development. (Prior code § 7-9)

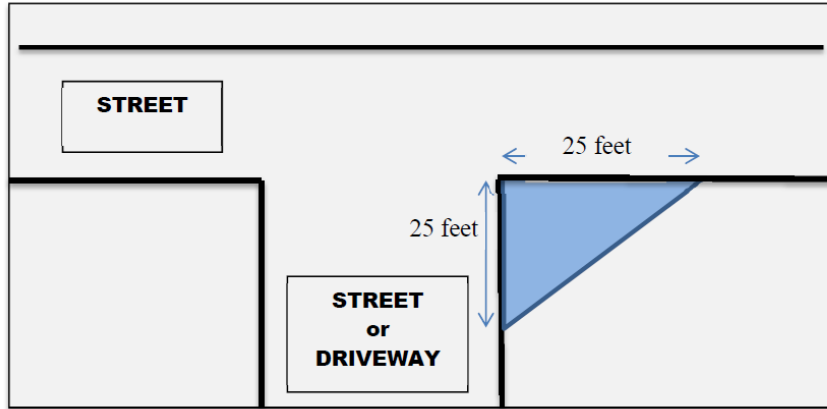
Section 7-~~100~~[130](#) Visibility Sight Lines

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

1. At the intersection of two streets, or where a driveway or alley intersects a street, a triangle defined by measuring 25 feet in length along the curb or edge of improved roadway from their

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point of intersection, the third side being a diagonal line connecting the first two. The Town may require more than 25 feet in high-volume, high-speed traffic areas.



2. No signs, except traffic signs, shall exceed a height of thirty (30) 30 inches above the grade of the lower roadway within the triangular area. In addition, sign projection, or overhang, across this area shall be permitted only when the bottom of the sign is a minimum of 9 feet above the grade of the higher roadway. (Prior code 5-7-10)

Section 7-110140 Permitted Signs by Type and Zone District Chart

Sign Type	R1A	R1	R1L	RS3	R2	R3	R4	R4A	CB	C	I	Fee/ Permit	Design Review
P = Permitted N= Not Permitted													
Animated	N	N	N	N	N	N	N	N	P	P	P	Y	Y
Awning	N	N	N	N	P	P	P	P	P	P	P	Y	Y

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Sign Type	R1A	R1	R1L	RS3	R2	R3	R4	R4A	CB	C	I	Fee/ Permit	Design Review
Freestanding Monument	P	P	P	P	P	P	P	P	P	P	P	Y	Y
Ideological ⁽¹⁾	P	P	P	P	P	P	P	P	P	P	P	N	N
Illuminated ⁽²⁾	N	N	N	N	N	N	N	N	P	P	P	Y	Y
Off-premise Commercial	N	N	N	N	N	N	N	N	P	P	P	Y	Y
On-site info Commercial	N	N	N	N	P	P	P	P	P	P	P	Y	Y
Neon	N	N	N	N	N	N	N	N	P	P	P	Y	Y
Projecting	N	N	N	N	P	P	P	P	P	P	P	Y	Y
Political ⁽³⁾	P	P	P	P	P	P	P	P	P	P	P	N	N
Portable	N	N	N	N	N	N	N	N	P	P	N	Y	Y
Projecting	N	N	N	N	P	P	P	P	P	P	P	Y	Y
Public info.	P	P	P	P	P	P	P	P	P	P	P	N	N
Real estate ⁽⁴⁾	P	P	P	P	P	P	P	P	P	P	P	N	N

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

Sign Type	R1A	R1	R1L	RS3	R2	R3	R4	R4A	CB	C	I	Fee/ Permit	Design Review
Special Events	P	P	P	P	P	P	P	P	P	P	P	Y	N
Subdivisions Adv., Directional, ID	P	P	P	P	P	P	P	P	P	P	P	Y	Y
Temporary ⁽⁵⁾	N	N	N	N	P	P	P	P	P	P	N	Y	N
Wall ⁽⁶⁾	P	P	P	P	P	P	P	P	P	P	P	Y	Y
Window	N	N	N	N	P	P	P	P	P	P	P	Y	Y

(1) Not to exceed 6 square feet.

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

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

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

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

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

(Prior code § 7-11)

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

Section 7-~~120~~150 Enforcement

~~4A.~~ All signs shall be subject to inspection and approval by the Community Development Department to ensure compliance with the Zoning Code and Design Review Board Approval.

~~2B.~~ Footing inspections shall be required for all signs with footings.

~~3C.~~ Signs containing electrical wiring shall conform to the standards of the applicable electrical code and the components shall bear the label of a testing agency approved by the State of Arizona.

~~4D.~~ When, in the opinion of the Town Manager or authorized representative, reasonable cause exists concerning the safety of a proposed or existing sign structure, the applicant or owner shall furnish written documentation from a registered civil, structural, electrical or mechanical engineer certifying its safety. The Town reserves the right to order removal of a sign ~~on the bases of if it poses~~ a threat to public safety.

~~E5.~~ Notice of noncompliance of any sign shall be given to the owner ~~of record of the property~~ and user of such sign by first-class mail sent to the last known address of the owner and user ~~as shown on the records of the Yavapai County Assessor.~~

~~6E.~~ Failure to remove or bring the sign into compliance in accordance with a notice given pursuant to Section ~~7-120-57-030~~ above shall result in appropriate enforcement action, including but not limited to:

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

~~G7.~~ For Definitions see Chapter ~~2~~ of the Zoning Code. ~~(Prior code S-7-12)~~

~~H.~~ ~~The Town may remove illegal or unsafe signs and at the cost to the owner~~

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

1. Structural safety and stability;
2. Visibility and traffic safety compliance;
3. Aesthetic upkeep and material integrity;
4. Continued compliance with approved design and placement;
5. Responsiveness to community concerns or complaints.

9/11/25 DRAFT

Section 7-~~130~~160 Permitted Sign Table (Prior code § 7-13)

Commented [RM2]: Delete proportionality language at freestanding signs.

9/11/25 DRAFT

<u>SIGN TYPE</u>	<u>LIMITATIONS</u>	<u>ALLOWED PER BUSINESS/ DEVELOPMENT</u>	<u>INSTALLATION TYPE</u>	<u>MAXIMUM SIZE</u>	<u>MAXIMUM HEIGHT</u>	<u>PROPERTY SETBACKS</u>	<u>ZONING DISTRICTS</u>
Animated	Barber poles and time/ temperature Devices only. Included in maximum area calculations	1	Freestanding wall or projection	50 square feet	Not to project above roof line	Beyond the site triangle	Commercial
Awning	Signage on awning shall not project above awning surface. 9-foot vertical clearance required						Commercial counts towards maximum signage square footage.
Bed & Breakfast	One wall or one freestanding sign only	One	Wall or Freestanding	3 square feet	8 feet for wall mounted, 30 inches for freestanding		
Freestanding Monument		1 monument sign per adjacent intersection	Freestanding	Proportional to lot frontage.	10 feet from existing grade at time of construction	Minimum (signs < 6' tall) = 1 foot for each foot of sign height; Minimum (signs > or = 6' tall) = greater than or equal to sign height	Subdivisions, multi-family developments and commercial
Home Occupancy	Non-illuminated limited to name and occupation only	1	Wall or freestanding	3 square feet	Top of wall or 30 inches for freestanding	N/A	Residential
Off-Premise Commercial	600-foot minimum separation between off-premise signs. 200 foot minimum separation between off-premise and on-premise signs	1 per street frontage per parcel where located	Freestanding	32 square feet for single use; 50 square feet for multiple uses.	10 feet from existing grade at time of construction	Equal to minimum setback of zoning district if property is developed. Minimum of 10 feet if property is undeveloped	Central Business, Commercial and Industrial districts only
On-Site Information	Shall not contain advertising script or symbols	As approved during review of a master sign application. Shall not contain advertising.	As approved during review of a master sign application	As approved during review of a master sign application	As approved during review of a master sign application	As approved during review of a master sign application	Central Business, Commercial and Industrial Districts only

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

<u>SIGN TYPE</u>	<u>LIMITATIONS</u>	<u>ALLOWED PER BUSINESS/ DEVELOPMENT</u>	<u>INSTALLATION TYPE</u>	<u>MAXIMUM SIZE</u>	<u>MAXIMUM HEIGHT</u>	<u>PROPERTY SETBACKS</u>	<u>ZONING DISTRICTS</u>
Neon	Only illuminated during business operation hours		Projection, window or wall				Central business/ Commercial
Political	Not permitted in sign free zones. Permitted 60 days prior to election, must be removed by 15 days after election.	N/A	Temporary	16 square feet in residential districts. 32 feet in commercial districts			All
Portable	Must not impede pedestrian traffic. Shall not be reflective. No attachments are permitted. Off-Premise portable signs are not permitted.	1	Temporary	6 square feet	Not to exceed 4 feet		Central Business and Commercial Districts only.
Sign Walkers	Shall not obstruct right-of-way. Shall only operate during hours of business being represented.	1	Temporary		8 feet		All
Subdivision – On-Site Monument	Must be approved as part of sign package	One per entry	Permanent	160 square feet	10 feet		
Subdivision – Off-Site	Shall be located within 1.5 miles	2	Temporary	32 square feet	8 feet, 6 feet in residential zoning districts		All
Subdivision – Weekend Off-Site Directional	Must have permit – shall be installed before 4 pm on Friday and removed by 10 am on Monday	8 per subdivision	Temporary	4 square feet	Not to exceed ## feet from existing grade		All
Projecting	Minimum of 9' from grade - 2' from curb. Indemnity agreement required if sign projects over sidewalk	1 per businesses	Projecting	Cumulative based on linear street frontage	Top of wall	N/A	Central Business, Commercial and Industrial
Public Information	May be located on public or private property. Including right-of-way.		Permanent/ Temporary		10' from existing grade at time of construction		All

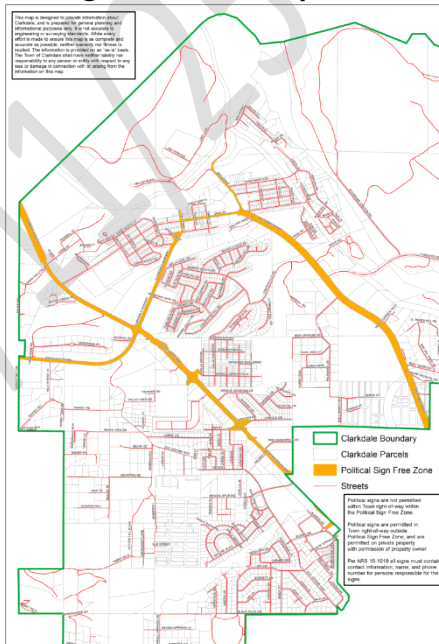
The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

SIGN TYPE	LIMITATIONS	ALLOWED PER BUSINESS/ DEVELOPMENT	INSTALLATION TYPE	MAXIMUM SIZE	MAXIMUM HEIGHT	PROPERTY SETBACKS	ZONING DISTRICTS
Real Estate	On-site installation only		Temporary	6 square feet	Not to exceed 4' from existing grade		All
Animated	Barber poles and time/ temperature Devices only. Included in maximum area calculations	1	Freestanding wall or projection	50 square feet	Not to project above roof line	Beyond the site triangle	Commercial
Awning	Signage on awning shall not project above awning surface. 9-foot vertical clearance required						Commercial counts towards maximum signage square footage.
Bed & Breakfast	One wall or one freestanding sign only	One	Wall of Freestanding	3 square feet	8 feet for wall mounted, 30 inches for freestanding		
Freestanding Monument		1 monument sign per adjacent intersection	Freestanding	Proportional to lot frontage.	10 feet from existing grade at time of construction	Minimum (signs < 6' tall) = 1 foot for each foot of sign height; Minimum (signs > or = 6' tall) = greater than or equal to sign height	Subdivisions, multi-family developments and commercial
Home Occupancy	Non-illuminated limited to name and occupation only	1	Wall or freestanding	3 square feet	Top of wall or 30 inches for freestanding	N/A	Residential
Off-Premise Commercial	600-foot minimum separation between off-premise signs. 200 foot minimum separation between off-premise and on-premise signs	1 per street frontage per parcel where located	Freestanding	32 square feet for single use; 50 square feet for multiple uses.	10 feet from existing grade at time of construction	Equal to minimum setback of zoning district if property is developed. Minimum of 10 feet if property is undeveloped	Central Business, Commercial and Industrial districts only
On-Site Information	Shall not contain advertising script or symbols	As approved during review of a master sign application. Shall not contain advertising.	As approved during review of a master sign application	As approved during review of a master sign application	As approved during review of a master sign application	As approved during review of a master sign application	Central Business, Commercial and Industrial Districts only

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

SIGN TYPE	LIMITATIONS	ALLOWED PER BUSINESS/ DEVELOPMENT	INSTALLATION TYPE	MAXIMUM SIZE	MAXIMUM HEIGHT	PROPERTY SETBACKS	ZONING DISTRICTS
Neon	Only illuminated during business operation hours		Projection, window or wall				Central business/ Commercial
Temporary Signs and Banners	30 days only – permit required	One per street frontage per parcel		32 square feet	To be determined during permitting		All
Wall		One per approved wall area	Permanent	Cumulative based on linear street frontage	Top of wall		Commercial, Central Businesses and Industrial
Window	No more than 25 percent of allowable window signage may be illuminated		Permanent	No more than 50 percent of window. Cumulative based on linear street frontage	N/A		Commercial, Central Businesses and Industrial
Yard Sale	Shall be located on private property	1	Temporary		Not to exceed 4 square feet		All

Section 7-140170 Political Sign Free Zone Map



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

~~_(Prior code 5-7-14)~~

~~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~~

~~Hosted by General Code.~~

Awning	Signage on awning shall not project above awning surface. 9-foot vertical clearance required.						Commercial-counts towards maximum signage square footage.
Bed & Breakfast	One wall or one freestanding sign only	One	Wall or freestanding	3 square feet	8 feet for wall mounted, 30 inches for freestanding		

Home Occupancy	Non-illuminated Limited to name and occupation only.	1	Wall or freestanding	3 square feet	Top of wall or 30 inches for freestanding	N/A	Residential
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~~The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.~~



Staff Report

Item Number: 6.B.

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- Agenda Item:** **Zoning Code Revisions: Chapter 8: Outdoor Lighting**
Discussion only regarding Chapter 8: Outdoor Lighting.
- Staff Contact:** Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:** September 18, 2025
- Strategic Goal:** Not applicable.
- Background:** Review and discussion regarding Chapter 8: Outdoor Lighting.
- Budget Impact:** No budget impact.
- Recommendation:** Discussion only. No recommendation.

CHAPTER 8 OUTDOOR LIGHTING CODE

Articles:

- [8-010](#) Purpose and Intent
- [8-020](#) Compliance with the Zoning Code and Permit Requirements
- [8-030](#) Applicability
- [8-040](#) Lighting Definitions
- [8-050](#) General Requirements
- [8-060](#) Residential Lighting
- [8-070](#) Special Uses
- [8-080](#) Prohibited Outdoor Lighting
- [8-090](#) Exceptions
- [8-100](#) Nonconforming Outdoor Lighting
- [8-110](#) Outdoor Lighting Variances
- [8-120](#) Violations and Enforcement

8-010 Purpose and Intent

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

8-020 Compliance with the Zoning Code and Permit Requirements

A. An outdoor lighting permit shall be obtained prior to the installation, modification, or replacement of any Outdoor Light Fixture subject to Section [8-030](#).

1. Any modification of an existing Outdoor Light Fixture shall comply with this article.
2. All outdoor lighting shall be installed in compliance with the Town of Clarkdale Building Regulations; and The Town of Clarkdale Fire Code.

8-030 Applicability

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

B. **Major Additions, Modifications, Replacements, and Change of Use.** The provisions of this article shall apply to all major additions, modifications, replacements, or change of use. The entire property shall comply with the requirements of this article when any of the following occur:

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

2. Single or cumulative modifications or replacements of legally installed Outdoor Light Fixtures after December 31, 2025, constituting 25 percent or more of the Lumens that would be permitted under this article for the property, regardless of the Total Outdoor Light Output currently existing on a site.

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

C. **Minor Additions, Modifications, Replacements, and Change of Use.** The provisions of this article shall not apply to minor (less than 25 percent as referenced above) additions, modifications, replacements, or change of use after December 31, 2025, except for the following:

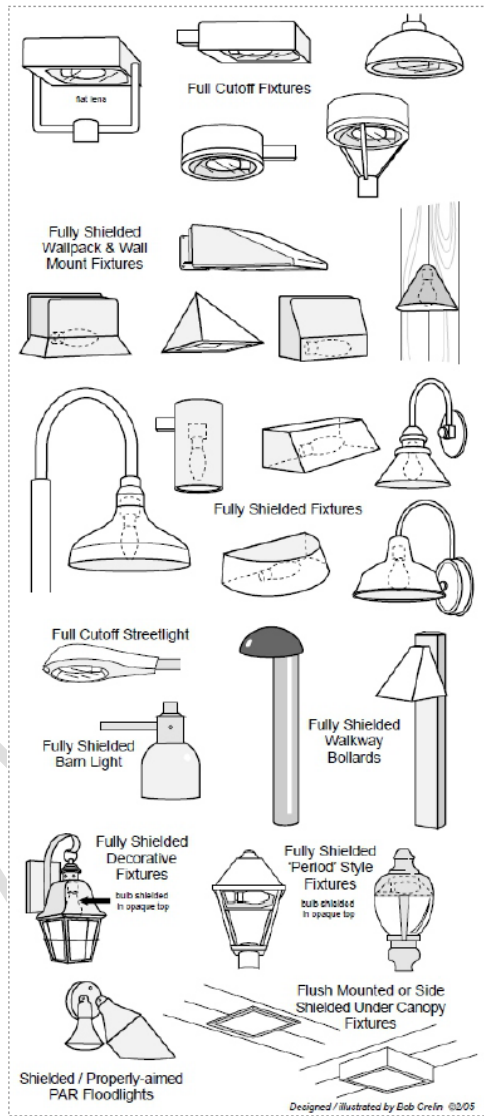
1. All new or modified Outdoor Light Fixtures shall comply with the requirements of this article.

2. The Total Outdoor Light Output shall not exceed the amount allowed by this article, or the total legal nonconforming light output, whichever is greater.

8-040 Lighting Definitions

CFL: a compact fluorescent lamp that uses less electricity and lasts longer than incandescent bulbs.

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



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

Lumen: the amount of visible light emitted per second by a source, indicating its brightness or luminous flux.

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

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

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

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

Watt: the unit of power in an electric circuit

8-050 General Lighting Requirements

- A. All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures
- B. Wiring to light poles and standards must be buried underground
- C. Any use of LED lighting shall prioritize low correlated color temperatures (CCTs) below 4000 Kelvin (K) that minimize blue light pollution and reduce skyglow and be fully shielded.
- D. Lighting Classes. The Total Outdoor Light Output for a lot or parcel is cumulative of the light emitted by all lighting classes.
- E.

1. Class 1 Lighting (High-Impact Areas)

Class 1 lighting applies to areas with high-activity or safety requirements, such as athletic fields, sales, service, commercial, assembly, repair, and maintenance. This class is designed for high-visibility and operational needs, and all fixtures must be fully shielded to minimize off-site glare and light pollution. Lighting in Class 1 areas may remain operational until 10:00 p.m. or for as long as the area is in active use. After 10:00 p.m., lighting should be reduced or turned off unless

Commented [JS1]: Possibly shield lights when adjacent to topography lower than the site the lighting pole is located on.

required for safety, operational, or security purposes. This provision does not apply to fixtures lawfully installed prior to the adoption of this ordinance.

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

Class 2 lighting applies to industrial and light industrial areas, including but not limited to manufacturing plants, cement plants, railroad yards, and other heavy industrial facilities. Due to the nature of these operations, higher lighting allowances are permitted to ensure safety, security, and operational efficiency. These areas may use higher-intensity lighting as necessary to meet operational needs, but all lighting must be designed to minimize light spill and glare, especially toward surrounding residential areas or natural habitats. Class 2 is lighting used for applications where general illumination for safety or security is the primary concern.

- a. **Operational Hours:** Lighting may remain operational 24 hours a day, seven days a week, but all non-essential lighting should be turned off or reduced after 10:00 p.m. unless required for ongoing operations, security, or safety measures.
- b. **Maximum Illumination Levels:** Lighting levels should not exceed 0.1 footcandles (1 lux) or less of light trespass at residential property boundaries, with a minimum of 0.5-1.0 footcandles for low-traffic areas and 3.0-5.0 footcandles for high-traffic areas like entrances and exits, unless specific exceptions are approved by the lighting authority for safety or operational needs.
- c. **Fixture Requirements:** Fixtures must be shielded or directed to prevent light trespass and glare. Where possible, energy-efficient lighting technologies, such as LED lights, should be used to reduce energy consumption.

3. **Class 3 Lighting (Moderate-Impact Areas)**

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

E. Total Outdoor Light Output.

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

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

Land Use		
Commercial, Industrial, and Multiple-Family Development (Lumens per Net Acre)		
	Combined maximum for Fully and Partially Shielded Fixtures, and fixtures mounted to a building or canopy	35,000
	Partially Shielded Fixtures maximum	4,620
	Fixtures not mounted to a building or canopy ¹ maximum	35,000
Single-Family and Duplex Developments, Including Accessory Structures (Lumens per Lot, or Parcel)		
	Combined maximum for Fully and Partially Shielded Fixtures, and fixtures not mounted to a building or canopy, excluding motion sensing Outdoor Light Fixtures ²	5,500
	Partially Shielded Fixtures maximum	2,780
	Motion Sensing Outdoor Light Fixtures ² (fully shielded) maximum	2,780
	Fixtures that are not mounted to a building or canopy ¹ maximum	1,600
End Note		
<p>1. Fixtures that are not directly mounted to the side of a building or to the underside of, or within, a canopy or overhang.</p> <p>2. Motion sensing Outdoor Light Fixtures shall have an automated timer set to turn off the fixture at a time no greater than five minutes after the light has been turned on.</p>		

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

Table 8-050.B Shielding Standards

Land Use and Lighting Class		
Commercial, Industrial, and Multiple-Family Development		
Class 1 Lighting All Outdoor Light Fixtures		FS
Class 2 Lighting All Outdoor Light Fixtures		FS
Class 3 Lighting		
	All Outdoor Light Fixtures with a Lumen output below 1,750 ¹ Lumens	A ¹
	All Outdoor Light Fixtures with a Lumen output equal to and above 1,750 ¹ Lumens	X
Single-Family and Duplex Residential Dwelling Units		
Class 1 - 3 Lighting		
	All Outdoor Light Fixtures with a Lumen output below 700 ¹ Lumens	A ¹
	All Outdoor Light Fixtures with a Lumen output equal to and above 700 ¹ Lumens	X
End Notes		
1.	For purposes of determining the Total Outdoor Light Output from an Outdoor Light Fixture, lighting assemblies which include multiple unshielded or Partially Shielded Fixtures or lamps on a single pole or assembled as a single unit shall be considered as one fixture. Refer to the Table 8-040.B.	
Key		
FS = Allowed; Only Fully Shielded Fixtures		

Land Use and Lighting Class	
<p><i>A = Allowed; Fully Shielded Fixtures preferred, and Partially Shielded Fixtures are allowed subject to the Lumen amounts listed in Table 8-040.A</i></p> <p><i>X = Outdoor light fixture is prohibited</i></p>	

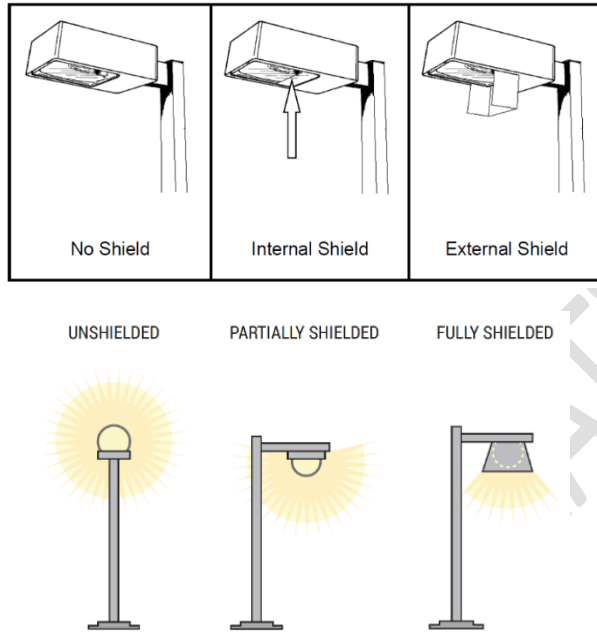
F. Effective Shielding

All light fixtures, including security lighting, except street lamps, shall be aimed or shielded so that the direction illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illuminations does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer’s instructions, to turn off when detected motion ceases. Direct or indirect lighting must not exceed one-half (0.5) foot candle (fc) at the lot line or upon abutting residential properties. All Outdoor Light Fixtures that are required to be fully shielded shall be installed in such a manner that the shielding satisfies the definition of a Fully Shielded Light Fixture.

G. Light Trespass Standard

1. All Outdoor Light Fixtures, including motion sensing lighting, shall be located, aimed, and shielded so that the direct illumination from the fixture shall be confined to the property boundaries of the source.
2. Any privately or publicly owned Outdoor Light Fixture with an output over 10,000 Lumens located within 50 feet of any residential (including Multiple-Family Development) property or public right-of-way shall utilize an internal or external shield, with the Outdoor Light Fixture and shield oriented to prevent direct illumination over the adjacent property or right-of-way line. If an external shield is used, its surface must be painted black to minimize reflections (Figure 8-040.A).

*Figure 8-040.A
Shielding Configurations*



H. **Motion Sensing Outdoor Light Fixtures.** Motion sensing Outdoor Light Fixtures shall be fully shielded.

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

J. **Sign Illumination.** Standards for external and internal sign illumination are provided in Section Z, Signs. Lighting used for the external illumination of signs is included toward the Total Outdoor Light Output standards of subsection B. of this section.

K. **Neon Building Lighting.** Neon building lighting is included in the Total Outdoor Light Output calculations for the site. Lumens for neon lighting are calculated on a per foot basis, rather than per "fixture." Unshielded neon lighting is not allowed except for signage.

L. **Multi-Class Lighting.** Multi-class lighting must either conform to the lamp-type and shielding requirements of the strictest included class as shown in Table 8-040. A. Maximum Total Outdoor Light

Output Standards, and Table 8-040.B, Shielding Standards, or be turned off no later than 30 minutes after the business closes.

M. **Internally Illuminated Architectural Elements.** Any architectural element, including walls or portions of buildings, including canopy facias, that is internally illuminated and that is not a sign or fenestration (windows or doors), shall have 100 percent of the initial lamp output of all lamps or Luminous Tubes used to provide such illumination counted toward partially shielded lighting for the purposes of calculating Total Outdoor Light Output for the site and is subject to the standards of this section.

N. **Architectural/Landscape Lighting.** Architectural lighting used to illuminate a structure or landscape lighting used to illuminate trees or other landscape elements is allowed subject to the following:

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

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

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

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

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

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

d. Use During Inactivity: Security lighting should not remain continuously illuminated unless absolutely necessary for safety or operational reasons. After the motion sensor's time limit is reached, the lighting should automatically dim or turn off to reduce energy consumption.

Q. **Use of Mercury Vapor Outdoor Light Fixtures.** Except for outdoor lighting systems erected prior to 1950, no mercury vapor Outdoor Light Fixtures are allowed within the Town of Clarkdale.

8-060 Residential Lighting

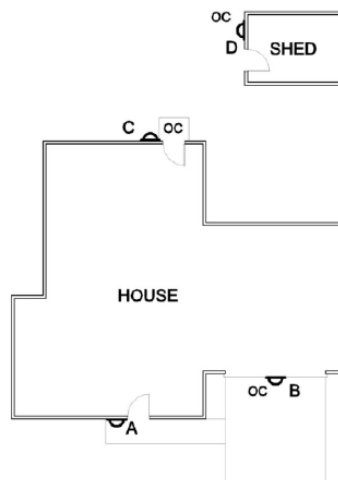
A. For residential properties, including multiple residential properties without common areas, all outdoor lighting fixtures must be fully shielded. The lumen output should not exceed the following typical ranges:

- a. General Outdoor Lighting: 100–300 lumens (5–10 lux)
- b. Main Entry Lighting: 200–800 lumens (10–30 lux)
- c. Low-Voltage Landscape Lighting: 50–200 lumens (2–5 lux)
- d. Shielded Floodlighting: 500–1500 lumens (20–30 lux)

Exceptions include:

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

B. Requirements for Residential Landscape Lighting



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

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Property Type: Residential

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

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

8-070 Special Uses

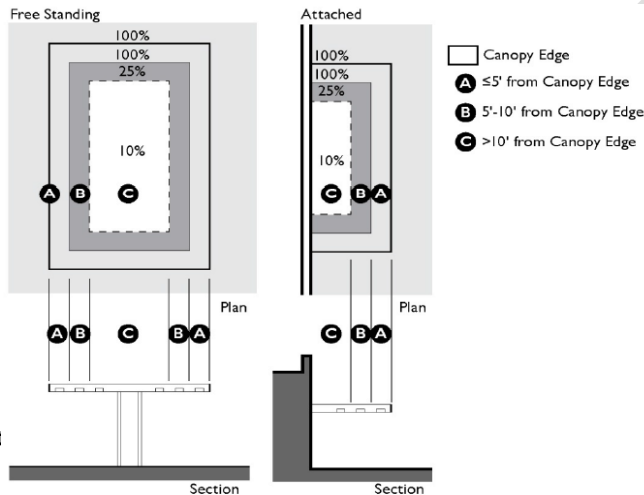
A. Canopies, Building Overhangs, and Roof Eave Lighting.

1. **Shielding.** All Outdoor Light Fixtures attached, mounted to, or within a canopy, building overhang, or roof eave shall be fully shielded.

2. **Total Lumens.** The Total Lumens of each Outdoor Light Fixture shall be calculated based on the distance from the edge of the canopy, building overhang, or roof eave subject to Figure 8-050. A.

Figure 8-050. A

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



B. Service Stat

prioritize safety,

guidelines are intended to provide a balance between operational needs and environmental considerations:

1. **Light Color and Temperature:** Lighting should use warm-toned lighting (such as amber or soft white) rather than harsh blue or cool white lights. Warm lighting enhances visibility and reduces glare.
2. **Fixture Design:** All lighting fixtures under canopies must be fully shielded to minimize light spill and glare, ensuring that light is directed only where needed—such as at the service area, pump stations, and customer pathways.
3. **Energy Efficiency:** Fixtures should utilize energy-efficient technologies, like LED lighting, and be equipped with dimming capabilities or motion sensors where feasible. While canopy lighting should remain on throughout night hours for safety purposes, lighting in non-essential areas (such as store lighting or decorative lighting) should be minimized or turned off when not in use.
4. **Security Lighting:** Lighting for doorways, payment areas, and pumps must remain operational throughout the night to ensure customer safety and security. However, unnecessary

anopies should

The following

lighting, including decorative or ambient lights, should be minimized, especially when the facility is not in active use.

C. Outdoor Recreation Facilities.

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

2. **Lumen Cap Requirements.**

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

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

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

3. **Shielding.** Fixtures used for athletic field/ track/ arena areas shall be fully shielded.

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

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

D. Street Lighting.

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

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

E. Parking Lots

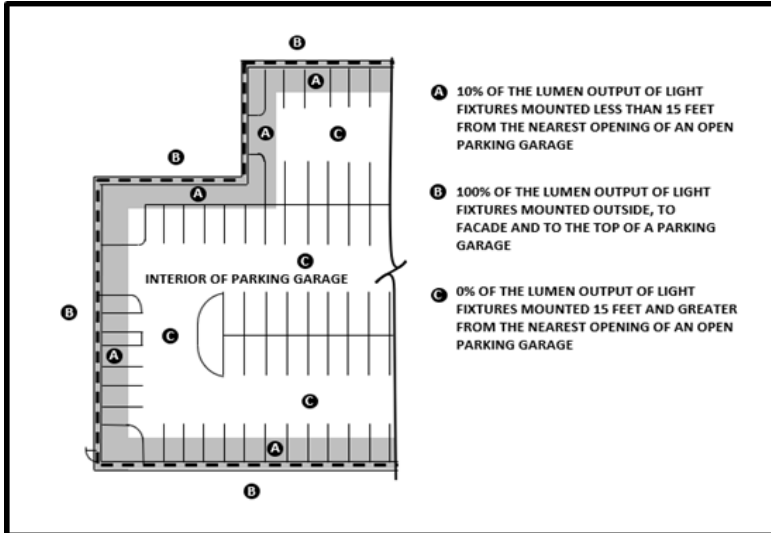
1. **Fixture Design:** Fixtures must be designed and installed to minimize glare, light trespass, and upward light pollution. Light should be directed to illuminate the parking area and walking paths without affecting adjacent properties or the sky.
2. **Maximum Color Temperature:** All outdoor lighting in parking lots must have a color temperature of 4000 Kelvin or lower to minimize blue light emissions and be fully shielded. This helps reduce glare and light pollution and is more compatible with the natural night environment.
3. **Illumination Levels:** The illumination level in parking lots must provide adequate visibility for safety while reducing excess brightness. The recommended lighting levels are as follows:
 - a. **Pedestrian Areas:** Minimum 0.5 foot-candles for areas where pedestrians walk or gather.
 - b. **Vehicular Parking Areas:** Minimum 1.0 foot-candle for parking lot areas to ensure visibility for drivers and pedestrians.
 - c. **Entrance and Exit Areas:** Minimum 2.0 foot-candles at entrances and exits to ensure the safe flow of traffic.
 - d. **Uniformity:** The lighting in the parking lot should be uniform, avoiding hotspots or areas with insufficient lighting. The average illumination should not vary more than 3:1 between the brightest and darkest spots.
4. **Maximum Fixture Height** is 20 ft.
5. **Security Lighting Focus** on vulnerable areas, exterior doors, remote corners
6. **Motion Sensors or timers** for energy efficiency and reduce light pollution during low-traffic hours.

F. **Parking Garages.**

1. **Lighting Class.** Lighting installed for general illumination of parking areas within parking garages, where the parking areas are open to the outside, shall be considered Class 2.
2. **Total Outdoor Light Output.** Ten percent of the Lumen output of Light Fixtures mounted less than 16 feet from the nearest opening to the outdoors of an open parking garage shall be included toward the Total Outdoor Light Output standards established in Table 8-040.A subject to Figure 8-050.A. The Lumen output of Light Fixtures mounted 16 feet or more from the nearest opening to the outdoors of an open parking garage shall not be included toward the Total Outdoor Light Output standards in Table 8-040.A subject to Figure 8-040.B.

Figure 8-050.B

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



3. **Shielding.** All light fixtures used on or within open parking garages, including those mounted to the ceilings over the parking decks, shall be fully shielded.

G. Outdoor Display Lots.

1. **Lighting Class.** Class 1 Lighting may be used to illuminate Outdoor Display Lots, and shall be included toward the Total Outdoor Light Output standards in Table 8-040.A.

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

3. **Shielding.** All light fixtures used in Outdoor Display lots shall be fully shielded and be aimed so that the direct illumination shall be confined to the property boundaries of the source.

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

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

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

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

8-080 Prohibited Outdoor Lighting

The following types of outdoor lighting are prohibited:

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

8-090 Exceptions

A. **Infrared Security Lighting.** Lights emitting infrared radiation used for remote security surveillance systems are permitted in all zones with the following restrictions:

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

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

C. **Holiday Decorations.** In all lighting zones, low-Lumen output holiday decorations may be unshielded and remain on all night as long as they are maintained and in operable condition.

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

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

8-100 Nonconforming Outdoor Lighting

Nonconforming Outdoor Lighting shall follow the same process and enforcement as a Non-Conforming Use.

- A. Mercury vapor lamps in use for outdoor lighting shall not be used.
- B. Bottom or side-mounted outdoor advertising sign lighting shall not be used.
- C. No outdoor lighting fixture or use which was lawfully installed or implemented prior to the enactment of this Ordinance shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a non-conforming fixture unless the fixture thereafter conforms to the provisions of this Ordinance, except that identical lamp replacement is allowed.

D. In the event that an outdoor lighting fixture is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this Ordinance. Commercial light installations that are removed or relocated during a building remodel or expansion will be required to meet the provisions of this Ordinance.

8-110 Outdoor Lighting Variances

Any person desiring to install an outdoor lighting fixture in violation of this Ordinance may apply to the Board of Adjustment for a variance from the regulations in question.

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

B. All lighting applications, except those for single family residences, shall include the following:

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

C. If the Community Development Director determines that the proposed lighting does not comply with this Ordinance, the permit shall not be issued or the plan approved.

8-120 Violations and Enforcement

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

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

9/11/2025 DRAFT



Staff Report

Item Number: 6.C.

<u>Agenda Item:</u>	Zoning Code Revisions - Chapter 9: Lanscaping Design Standards Discussion only regarding Chapter 9: Landscaping Design Standards.
<u>Staff Contact:</u>	Ruth Mayday, Assistant Town Manager/Community Development Director
<u>Meeting Date:</u>	September 18, 2025
<u>Strategic Goal:</u>	Not applicable.
<u>Background:</u>	Review and discussion only regarding Chapter 9: Landscaping Design Standards.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Discussion only. No recommendation.

CHAPTER 9

LANDSCAPE DESIGN STANDARDS

Articles:

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

Section 9-010 Purpose and Intent

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

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

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

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

Landscaping may include a mix of vegetation (trees, shrubs and decorative accent plants) and surface treatments such as permeable surfaces, boulders and hardscape.

Section 9-020 **Applicability**

A. Landscaping is required for all new buildings and uses of land, redevelopment of buildings and land, ~~except for single-family residences or accessory structures for residential use and residential development under a unified development plan.~~

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

~~Per Site Plan Submittal Requirements, aB.~~ A landscape plan shall be provided for all projects subject to design review requirements.

C. Alterations to existing multi-family, commercial and industrial sites and buildings will be required to conform to the standards herein if the value of improvements exceeds 50% of the assessed value of the subject property. ~~require a review regarding compliance with this code. If there are deficiencies, staff will work with the applicant to bring properties into compliance.~~

Section 9-030 **Basic Requirements**

A. Surface areas of a project not used for buildings, drives, parking or permitted outside uses shall be either landscaped, retained in their natural state or revegetated.

- B. Any portions of a site disturbed by site preparation and/or construction, especially cut or fill slopes, shall be landscaped or revegetated. A minimum of four (4) inches of topsoil ~~shallis to~~ be placed on the disturbed area and erosion of the topsoil shall be mitigated.
- C. Landscape areas may include organic and inorganic materials ~~as approved through the design review process (or committee?) and/or Community Development Director.~~
- D. Preservation and reuse of viable native vegetation existing on the site is strongly encouraged.
- E. Plant materials used shall be primarily native or drought tolerant.
- F. The majority of each design plan should incorporate xeriscape concepts, including:
1. Use of mulch or landscape rock;
 2. Installation of a drip system;
 3. Use of drought tolerant plants;
 4. Use of permeable ground cover;
 5. Incorporation of shade.
- G. Landscape must be suitable to the terrain.
- H. The landscape ~~design plan~~ must account for site drainage and retention
- I. The landscape plan dDesign should promote pedestrian/ bicycle traffic where applicable.
- J. The lLandscape ~~design plan~~ must incorporate energy and water conservation concepts.
- K. Landscaping must be installed prior to issuance of a certificate of occupancy or receiving a final inspection from the Town of Clarkdale, or the owner shall provide the Town with financial assurances, or other legal instrument ~~acceptable to the Community Development Director,~~ in an amount sufficient ~~amount~~ to complete 100% of the landscaping, as evidenced by a written estimate from a licensed landscape architect or contractor, to complete one hundred percent (100%) of the landscaping. ~~(should require f~~
- L. Front yard residential landscaping shall be installed prior to C of O. ~~for residential, where is that listed?)~~

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

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

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

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

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

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

Section 9-040 Sustainable Design

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

- A. Good soil preparation;
- B. Use of mulch and ~~/ or~~ landscape rock;
- C. Use of sunken tree basins;
- D. Use of low water-use drought tolerant plants/ trees;
- E. Use of efficient irrigation ~~design~~;
- F. Incorporation of passive water harvesting ~~concepts~~;

- G. Planting of symbiotic groupings of native species;
- H. Incorporation of shade techniques over public areas such as sidewalks, trails, bikeways and parking lots;
- I. Use of shade structures and plants/ trees to mitigate the impact of sun and wind on structures and public areas.

In addition, projects ~~are urged to consider implementing~~ should include active water harvesting and storage as an offset to groundwater pumping. ~~General design information and site-specific design guidelines are available from the Community Development Department at the Town.~~

Section 9-050 Shading Techniques

A. Purpose

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

B. Applicability

This section applies to:

1. Any residential or commercial property within 1,000 feet calculated from a designated public trail, bike path, or multi-use corridor.
2. Any redevelopment or major site improvements exceeding 50% of the property's assessed value.

C. Sidewalk Shading Requirements

1. Shade Coverage Standard

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

2. Shade Elements

Shade may be provided through:

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

3. Building Orientation Incentive

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

D. Trail Access Requirements

1. Connectivity

Residential or commercial developments located within 1,000 feet of an existing or planned trail, multi-use path, or bike corridor should provide:

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

2. Trailhead Enhancements (if applicable)

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

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

E. Maintenance

- a. All shade-providing trees and structures must be maintained to provide effective shading throughout the year.
- b. Dead trees must be replaced within 90 days with species of similar canopy potential.
- c. Structural shading elements must be maintained for safety, usability, and aesthetic quality.

Section 9-060 Buffering

A. Buffering is required ~~between-when~~ nonresidential uses are proposed adjacent to existing and/or proposed zoned residential uses, and between proposed/ or existing multifamily ~~or alternative living facilities~~ and existing single-family uses ~~/ zoning~~, or where there is a transition from one (1) type of land use or density to another land use and for the screening of mechanical equipment, service or storage areas.

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

Perimeter Landscape Borders						
Districts/Land Uses	Adjacent Streets/Zoning Districts/Land Use					
	Residential	Office	Commercial	Industrial	Multi-Family	Mobile Home Park
Residential Subdivision*	X	X	X	X	X	X
Office	X	--	X	X	X	X
Commercial	X	X	--	X	X	X
Industrial	X	X	X	--	X	X
Multifamily	X	X	X	X	--	X
Mobile Home Park	X	X	X	X	X	--

*Four Lots or more.

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

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

2. ~~A development must provide~~ sufficient buffering ~~shall be provided~~ when topographical or other barriers do not provide reasonable screening and where there is a need to:

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

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

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

1. Less than 50 feet: 10 feet wide landscape buffer.

2. Fifty to 74 feet: 15 feet wide landscape buffer.

3. Seventy-five to 99 feet: 20 feet wide landscape buffer.

4. One hundred feet or more: 25 feet wide landscape buffer.

D. ~~Where the buffer cannot be achieved, a low wall, fence, or hedge may be used to create the buffer. averaging~~ Averaging of the buffer area is permitted as long as ~~the~~ the minimum of ~~10 feet~~ one half of the required buffer is ~~achieved~~ maintained.

~~Section 9-070~~ — Irrigation and Maintenance

A. ~~An irrigation system plan shall be submitted as part of a building permit. The plan shall incorporate WaterSense (an EPA program) best management practices, such as including a~~

~~weather-based irrigation controller with rain sensors and automatic shut-off valves during rain events. The plan shall also include an estimated shut-off date after the native landscaping has been established to be inscribed in the irrigation system control panel.~~

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

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

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

Section 9-080070 Minimum Plant Size

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

~~Trees shall be a minimum of a fifteen (15) gallon-size and/or three (3) feet minimum in height and 3" in caliper.—Deciduous trees used to fulfill screening requirements shall be a minimum of six (6) feet in height. Evergreen trees used to fulfill screening requirements shall be a minimum of four (4) feet in height.~~

Section 9-~~090080~~ Restricted Planting Areas

A. *Sight Visibility Triangles.*

1. At the intersection of two (2) arterial and/ or collector streets, or at the intersection of a street, a triangle measuring thirty (30) feet in length along the curb lines or edge of roadway or alley from the point of intersections shall be left unobstructed 36" or above grade.
2. At the intersection of a street and a driveway a triangle measuring twenty (20) feet along the curb line or roadway edge and the edge of the driveway from the point of intersection, and connecting diagonally, shall be left unobstructed 36" or above grade.
3. Specific visibility triangle requirements for the intersections shall be determined by the Town Engineer as per the Town Engineering Standards.
4. Landscape materials shall not exceed a height of ~~thirty-six~~eighteen (3618) inches above the grade of the roadway or driveway within the sight visibility triangle.
5. Trees in the sight visibility triangle shall have a minimum eight (8) feet of clearance between the lowest limbs of the tree and the roadway.

Section 9-~~100090~~ Parking Areas Lots

- A. Parking lot landscaping shall be included as part of the overall landscape design plan.
- B. An area or combination of areas equal to no less than ten percent (10%) of the total parking lot area shall be landscaped.
- C. All applicable development that has five (5) or more Vehicle Parking Spaces shall provide landscaping in its Parking Areas as follows:
 1. Canopy Trees: Within a Parking Area, one Canopy Tree is required for each eight Vehicle Parking Spaces or fraction thereof, as follows:
 - a. Canopy Trees shall be evenly distributed throughout the vehicular use area and have a minimum of 8 feet of vehicle clearance,
 - b. Canopy Trees shall be placed and distributed in a way to encourage the optimum shade level for parking stalls based on the stall alignment.

2. In Development where it is necessary to bring the existing Parking Areas into conformance with these regulations, the tree coverage/distribution requirement may be modified by the Community Development Director's decision.
3. Planter Area: Each Canopy Tree required by this Section shall have a planter area with a minimum unpaved area of 7 feet by 18 feet with 1,000 cubic feet of soil to provide for successful tree growth.
4. Plant Protection: Areas where plants are susceptible to injury by vehicular or pedestrian traffic shall be protected by appropriate means, such as curbs, bollards, or low walls.
 - a. The planter area shall have a raised border four inches high to prohibit the tires of the vehicle from encroaching onto the planter. Raised borders may include cuts that allow stormwater to flow into the planter areas for rainwater harvesting purposes.
 - b. Standard wheel barriers are acceptable but not encouraged, as they can be easily moved and could allow damage to the tree.

B. Exemptions

1. Any Site with six or fewer Vehicle Parking Spaces including ADA required space;
2. Home Occupations;
3. Vehicle Storage;
4. Covered Parking Areas; or
5. For expansion of an existing Development, the existing Parking Areas are exempt from the Canopy Tree standard if the existing Parking Area is subject to an approved Site Plan on or before the Effective Date.

D. A landscape buffer is required around the perimeter of any parking area adjacent to the street or a residentially zoned property.

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



Examples of good use of Parking Area Planter Design

Section 9-~~110~~100 Minimum Landscaping as a Percentage of Lot Area for Multi-Family, Commercial and Industrial New Construction

A. *Multi-Family Projects.*

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

B. *Commercial Projects.*

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

C. *Industrial Projects.*

1. A minimum of fifteen percent (15%) of total lot area or a minimum fifteen (15) foot wide strip of land adjacent to the street right-of-way shall be landscaped. ~~as determined during application review with staff and during design review.~~

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

Section 9-120 — Compliance Regulations

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

Section 9-130110 Director Discretion Variances

1. The Community Development Director may recommend a waiver or modification to the Landscape Design Code that supports sustainable development prior to the application moving forward to the Design Review Board (or process?process). The Director's recommendation may be accepted, rejected, or modified during the Design Review processesign Review Board may accept, reject or modify the Director's recommendation.
2. Modifications to an approved landscape design plan determined to be minor (10% change in area, number of plantings, or type of plantings) may be allowed by the Community Development Director through an administrative process.
3. The Community Development Director has the discretion to waive the application of this chapter upon a finding that application of the requirements would reduce the fair market value or developability of the property.

Section 9-140120 Approved Plant List

Native Shrubs and Bushes

Common Name (Botanical Name)	Size	Water Demand	Notes
Barberry (Algerita) (Berberis haematocarpa)	3-10'	Low	
Catclaw Acacia (Senegalia greggii)	4-10'	Very low	Common shrub or small tree
Beargrass (Nolina microcarpa)	4-6'	Very low	Agave family, high stalks, high slopes
Cliffrose (Purshia subintegra)	3-6'	Very low	Dry, rocky steep slopes
Creosote Bush (Larrea tridentata)	4-8'	Very low	Roots emit repellents
Feather Dalea (Dalea formosa)	1-2'	Very low	Dry, rocky slopes
Graythorn (Ziziphus obtusifolia)	6-10'	Very low	Riparian edge, grasslands, bird habitat
Manzanita (Pointleaf) (Arctostaphylos pungens)	4-6'	Very low	Dry hillsides above 4,000'

Common Name (Botanical Name)	Size	Water Demand	Notes
Mesquite (Velvet) (Prosopis velutina)	10-25'	Low	Washes, riparian edges below 4,000'
Mountain Mahogany (Cercocarpus montanus)	15'	Very low	High slopes
Mormon Tea (Ephedra viridis)	2-6'	Very low	Dry soil
Ocotillo (Fouquieria splendens)	8-15'	Very low	Steep hillsides, needs drainage
Shrub Live Oak (Scrub) (Quercus turbinella)	6-10'	Very low	High slopes, dry washes
Four-Wing Salt Bush (Atriplex canescens)	4-6'	Very low	Common wildlife habitat
Broom Snakeweed (Gutierrezia sarothrae)	2-4'	Very low	Common. Over-grazed areas
Sugar Sumac (Rhus avata)	2-15'	Very low	Part shade, dry slopes
Winter Fat (Krascheninnikovia)	2-3'	Very low	Open rangeland

Adaptive Shrubs and Bushes

Common Name (Botanical Name)	Size	Water Demand	Notes
Angel's Hair (Artemisia schmidtiana)	2"	Very low	Fine silver leaves

Common Name (Botanical Name)	Size	Water Demand	Notes
Arizona Rosewood (Vauquelinia californica)	8'	Low when est.	Evergreen
Australian Laurel (Pittosporum tobira)	6-15'	Low	
Autumn Sage (Salvia greggii)	2x2'	Low-mod	Water demand is dependent on sun exposure
Bird of Paradise Bush (Erythrostemon gilliesii)	4-6'	Low	Tree variant, 12' – aka Caesalpinia gilliesii
Butterfly (Fountain) Bush (Buddleja alternifolia)	8-12'	Low	Long flower clusters
Cotoneaster, Spreading (Cotoneaster)	5-6'	Low	Hardy deciduous – aka Cotoneaster divaricatus
Damianita (Chrysactinia mexicana)	2x2'	Very low	Evergreen, yellow flowers spring and fall
Dusty Miller (Artemisia stelleriana)	2-3'	Low	Evergreen shrub
Flame Honeysuckle (Anisacanthus quadrifidus)	3-4'	Low	Deciduous, orange/red flowers late summer/fall
Heavenly Bamboo (Nandina domestica)	6-8'	Low	Some water, shade
Juniper (Chinese) (Juniperus chinensis)	2-15'	Very low	Evergreen
Juniper (Savin) (Juniperus sabina)	2-4'	Very low	Evergreen

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

Native Trees

Common Name (Botanical Name)	Size	Water Demand	Notes
Arizona Ash (Velvet) (Fraxinus velutina)	30-40'	Mod	Riparian, aggressive root
Arizona Cypress (Cupressus arizonica)	30-40'	Very low	Evergreen, dry soils
Netleaf Hackberry	20-30'	Low	Riparian edge

Common Name (Botanical Name)	Size	Water Demand	Notes
(Celtis reticulara)			
Juniper (One-Seed) (Juniperus monosperma)	15-35'	Very low	Evergreen, dry mesas, hillsides
Juniper (Utah) (Juniperus osteosperma)	15-30'	Very low	Evergreen, one main trunk, dry areas
Mesquite (Velvet) (Prosopis velutina)	10-25'	Low	Washes, riparian edges below 4,000'
Oak (Emory or Live) (Quercus emoryi)	20-50'	Low	Evergreen, lower slopes
Oak (Gambel) (Quercus gambelii)	20-50'	Low	Deciduous, typically above 5,000'
Oak (Sonoran) (Quercus turbinella)	6-10'	Very low	Deciduous, high slopes, dry washes. Aka Shrub Live Oak, others
Willow (Desert) (Chilopsis linearis)	10-25'	Low-mod	Riparian edge, washes
Willow (Goodding) (Salix gooddingii)	30-50'	Mod	Deciduous, riparian, invasive roots
Willow (Globe) (Salix matsudana)	20-30'	Mod	Deciduous

Adaptive Trees

Common Name (Botanical Name)	Size	Water Demand	Notes
Cedar (Deodar) (Cedrus deodara)	60-80'	Very low	Evergreen, check varieties

Common Name (Botanical Name)	Size	Water Demand	Notes
Chaste Tree (Vitex agnus-castus)	3-16'	Low-mod	Purple flower
Chinaberry (Melia azedarach)	30-50'	Low	Grows in poor soil
Crabapple (Flowering) (Malus)	6-30'	Low-mod	Check available local varieties
Honeylocust (Thornless) (Gleditsia triacanthos)	35-70'	Low	Deciduous, good street trees
Little Leaf Ash (Fraxinus greggii)	8-10'	Mod	Semi-evergreen, slow, prune to tree
Locust (Idaho) (Robinia idahoensis)	30-40'	Very low	Deciduous, aggressive roots
Oak (Southern Live) (Quercus virginiana)	40'	Low	Deep rooted
Pine (Aleppo) (Pinus halepensis)	30-60'	Low	Evergreen, hardy to heat, aridity, wind
Pine (Pinion Nut) (Pinus edulis)	10-35'	Very low	Evergreen, hardy in desert mountains
Pine (Afghan) (Pinus eldarica)	30-50'	Low	Evergreen, now " Pinus brutia " – fast growing
Plum (Flowering) (Prunus varieties)	20-30'	Mod	Deciduous, requires maintenance
Raywood Ash (Fraxinus angustifolia)	60-100'	Mod	Fast growing

Cacti and Succulents

Common Name (Botanical Name)	Size	Water Demand	Notes
Century Plant (Agave parryi)	3'	Very low	Tall flower stalk
Cholla (Plateau) (Cylindropuntia whipplei)	2-4'	Very low	Long, branching sections
Claret Cup (Echinocereus triglochidiatus)	1-2'	Very low	Dense mounds of stems
Fendler Hedgehog (Echinocereus fendleri)	6"-1'	Very low	Small clumps, rocky
Prickly Pear (Desert) (Opuntia phaeacantha)	2-5'	Very low	Dry hillsides
Tonto Basin Agave (<i>Agave delamateri</i>)	2-3'	Very low	Extremely rare plant. Flower spikes may reach 20 feet.
Yucca (Banana) (Yucca baccata)	2-3'	Very low	Dense flower clusters
Yucca (Soaptree) (Yucca elata)	2-15'	Very low	Tall single trunk

Recommended Decorative Plants

Common Name (Botanical Name)	Water Demand	Notes
Desert Marigold (Baileya multiradiata)	Low	Biennial
Tufted Evening Primrose	Low	Perennial – maximum height of 4 inches

Common Name (Botanical Name)	Water Demand	Notes
(Oenothera caespitosa)		
Penstemon (Variety of species)	Low	Perennial – may reach 6 feet in height Shades range from light pink to vivid red
Angelita Daisy (Hymenoxys acaulis)	Low	
Blue Flax (Linum lewisii)	Low	
Desert Globe Mallow (Sphaeralcea ambigua)	Low	
Blue Gamma Grass (Bouteloua gracilis)	Low	Limited maintenance
Desert Lavender (Hyptis emoryi)	Low	Favored by honeybees