

**MINUTES
TOWN OF QUARTZSITE
465 NORTH PLYMOUTH AVE, QUARTZSITE AZ 85346
REGULAR MEETING OF
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 15, 2014 AT 2:00 P.M.**

CALL TO ORDER: 2:01 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Chairman: Norm Simpson, present
Commissioner: Jim Murphy, present
Commissioner: Terry Frausto, present
Commissioner: Randall Farish, present

Vice Chairman: Jesse Hearne, present
Commissioner: Dennis Kuehl, absent
Commissioner: Dennis Dole, present

Staff Present:

Tonya Hoogerwerf, Permit Technician, and Amy Daniel, Secretary.

1. **Approve Minutes:** January 17, 2014-originally approved just requires signature. February 18, 2014-Commissioner Dole motioned to approve minutes and Commissioner Murphy seconded and all voted Aye. Motion carried. March 7, 2014-Commissioner Dole motioned to approve the minutes and Commissioner Farish seconded with no discussion and all voted Aye. Motion carried. March 18, 2014-discussion of the minutes considering the wording of paragraph 4. Changes to the minutes should be "the Town" instead of "Planning and Zoning". Commissioner Frausto motioned to table the minutes to the next meeting, all voted Aye. Motion carried.
2. **Review, discussion and possible action to recommend amendments to the Town Council on Zoning Article III, Definitions, Section 2, Additions.** Commissioner Frausto motioned to accept the density definition as follows: "Density: Shall be based upon lot area and shall be determined by dividing the area of a parcel, exclusive of streets, alleys and similar public rights-of-way, by the required lot area per dwelling unit." Commissioner Dole seconded the motion and all voted Aye. Motioned carried.
3. **Review, discussion and possible action to recommend amendments to the Town Council on Zoning Article IV, Zoning Districts, paragraphs 1, 2, 3, 4, 5, 6, and 7, clarifications.** Commissioner Frausto motioned to bring these recommendations as presented in the attachment to the Council for clarification. Commissioner Farish seconded, all voted Aye. Motion carried.

4. **Review, discussion and possible action to recommend amendments to Town Council on Zoning Article VI, Density Schedule, clarification.** Commissioner Dole motioned to accept the change, as presented in the attachment, in Article VI, Commissioner Farish seconded, and all voted Aye. Motion carried.

ADJOURNMENT: 2:29 p.m.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting held on April 15, 2014, of the Planning & Zoning Commission of Quartzsite, Arizona.

Dated this _____ day of _____, 2014.

Tonya Hoogerwerf, Permit Technician

APPROVED:

Norman K. Simpson, Commission Chairman

ARTICLE IV

(Ord. 11-04)

ESTABLISHMENT OF ZONING DISTRICTS, ZONING MAP AND INTERPRETATION OF DISTRICT BOUNDARIES.

SECTION 1 ZONING DISTRICTS

Paragraph 1 RA5-Rural Area Five (~~Minimum Land Area of Five (5) Acres Per Dwelling Unit~~)

~~A.~~ This district is intended for very low-density residential development and limited agricultural usage. This district is further intended to constitute a "holding" district to retain land in less intensive use until the time is appropriate for more intensive development so as to prevent scattered development and the premature and costly extension of utility mains and services, and to regulate development of the Town so that it occurs in stages according to market need and progresses contiguously out ward from the developed urban area. Regulations are designed to preserve the open space characteristic of the district and to insure the compatibility of limited agricultural uses with residential uses. Access to a public roadway will be required but not public water or sewer or other utilities or services.

~~B. Each lot shall be a minimum land area of five acres per dwelling unit.~~

Paragraph 2 SR43-Suburban Residential One Acre (~~Minimum Land Area of One (1) Acre Per Dwelling Unit~~)

~~A.~~ This district is intended to promote and preserve residential development limited to conventional framed homes, site built single-family homes and limited agriculture uses. Access to a public roadway and public water or sewer will be required unless otherwise approved by the Town. Other utilities or services are not required. Regulations are designed to stabilize and protect the single-family residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is composed primarily of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards, which assure their compatibility with the character of the district.

~~B. Each lot shall have a minimum land area of one (1) acre per dwelling unit.~~

Paragraph 3 SR-Suburban Ranch (~~Minimum Land Area of One Third (1/3) Acre Per Dwelling Unit~~)

~~A.~~ This district is intended for low density residential development consisting of all types of residential dwelling units including permanent, temporary, conventional, mobile, modular, manufactured, recreational vehicle, campers and tents and limited agricultural and equestrian usage. Access to a public roadway, public water or sewer, and other utilities or services will be required. Regulations are designed to preserve the safety and open space

characteristic of the district and to insure the compatibility of limited agricultural uses with residential uses. Regulations are designed to stabilize and protect the residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is also composed of recreation, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district.

~~B. Each lot shall have a minimum land area of one third (1/3) an acre per dwelling unit.~~

Paragraph 4 MHS-Mobile Home Subdivision (~~Minimum Land Area of 2,400 Square Feet Lot Area Per Manufactured Home, Park Model or Recreational Vehicle. A Minimum of 4,500 Square Feet Lot Area Per Site-Built Dwelling Unit~~)

~~A.~~ This district is intended to promote and preserve residential development consisting of one (1) single-family residence per parcel; the single family residence shall be limited to a recreational vehicle, manufactured home, park model or site-built home. Regulations are designed to stabilize and protect the single-family residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is composed primarily of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required.

~~B. Each lot shall have a minimum land area of 2,400 Square Feet Lot Area Per Manufactured Home, Park Model or Recreational Vehicle or a minimum of 4,500 square feet lot area per site-built dwelling unit.~~

Paragraph 5 R1-Low Density Residential (~~Minimum 6,000 Square Feet Lot Area Per Dwelling Unit~~).

~~A.~~ This district is intended to promote and preserve residential development consisting of conventional single-family dwelling units. Regulations are designed to stabilize and protect the single-family residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is composed primarily of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required.

~~B. Each lot shall have a minimum of 6,000 square feet lot area per dwelling unit.~~

Paragraph 6 R2-M-R-Medium Density Residential (~~Minimum Under Roof Area Per Dwelling Unit of 3,000 Square Feet On A Minimum Lot Area Of 6,000 Square Feet~~)

~~A.~~ This district is intended for low to medium density residential development consisting of all types of residential dwelling units including permanent, temporary, conventional, mobile, modular, manufactured, park models and recreational vehicles. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required. Regulations are designed to preserve the safety and open space characteristic of the district. Regulations are designed to stabilize and protect the residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is also composed of recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district.

~~B.~~ Each lot shall have a minimum under roof area per dwelling unit of 3,000 square feet on a minimum lot area of 6,000 square feet.

Paragraph 7 High Density Residential (~~Minimum Under Roof Area Per Dwelling Unit of 2,000 Square Feet On A Minimum Lot Area Of 8,000 Square Feet~~)

~~A.~~ This district is intended to promote and preserve residential development consisting of conventional single family, two-family and multi-family dwelling units. Regulations are designed to stabilize and protect the residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is also composed of recreational, religious and educational facilities as the basic element of a balanced neighborhood. Certain essential and complementary uses are permitted under conditions and standards which assure their compatibility with the character of the district. Access to a public roadway will be required and public water and public sewer and other appropriate utilities will be required.

~~B.~~ Each lot shall have a minimum under roof area per dwelling unit of 2,000 square feet on a minimum lot area of 8,000 square feet.

Paragraph 8 C1-Neighborhood Commercial

~~A.~~ This district is intended to promote and preserve a full range of neighborhood commercial uses, generating moderate traffic flows and intended to serve the daily needs of the immediate neighborhood.

SECTION 2: ZONING MAP

Paragraph 1: The zoning districts are shown on the map entitled "The Zoning Map of the Town of Quartzsite, Arizona" and maintained and updated in the office of the Town Department of Planning and Zoning is hereby incorporated into this ordinance by reference. In addition, one original zoning map shall be stored in the office of the Town Clerk.

SECTION 3: INTERPRETATIONS OF DISTRICT BOUNDARIES

Paragraph 1: Where the location of any zoning district boundaries are not clear, the following rules shall apply:

- D. District boundaries follow street lines, alley lines, highway or railroad dedicated right-of-way lines and lot lines.
- E. Dimensions are either shown on the zoning map or shall be determined by the use of the scale shown on the zoning map.
- F. Where the application of the above rules does not clarify the zoning district boundary location, the Zoning Administrator shall determine the location.

SECTION 4: ANNEXATION

Paragraph 1: Territory annexed to the Town shall be zoned as "RA5-Rural Area Five Acres" unless and until such time that the Town Council approves a change of zone request.

SECTION 5: That if any section, subsection, sentence, clause or phase of this ordinance is, for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this ordinance. The Town of Quartzsite Common Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phases be declared unconstitutional.

Paragraph 9 C2-Commercial

- ~~A.~~ This district is intended to promote and preserve a full-range of business and commercial use, generating heavy traffic flows and intended to serve the total shopping and service needs of the entire community.

Paragraph 10 LI-Light Industrial

- ~~A.~~ This district is intended to promote light industrial uses which are compatible with all surrounding districts, generating moderate traffic flows.

Paragraph 11 HI-Heavy Industrial

- ~~A.~~ This district is intended to promote heavy industrial uses which are compatible with all surrounding districts, generating heavy traffic flows.

SECTION 2 **ZONING MAP**

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SECTION 3 INTERPRETATIONS OF DISTRICT BOUNDARIES

Paragraph 1 Where the location of any zoning district boundaries are not clear, the following rules shall apply:

- A. District boundaries follow street lines, alley lines, highway or railroad dedicated right-of-way lines and lot lines.
- B. Dimensions shown on the maps shall take precedence. When dimensions are not shown, dimensions shall be determined by scaling the map using the scale shown on the map.
- C. Where the application of the above rules does not clarify the zoning district boundary location, the Zoning Administrator shall determine the location.

SECTION 4 **ANNEXATION**

Paragraph 1 Territory annexed to the Town shall be zoned as "RA5-Rural Area Five Acres" unless and until such time that the Town Council approves a change of zone request.

**ARTICLE VI.
DENSITY SCHEDULE AND ADDITIONAL REQUIREMENTS**

SECTION 1 DENSITY SCHEDULE (Ord. #97-04/98-03/11-03)

The table on the next page shows which standard (listed in the left column) applies in which zoning district(s) (columns labeled RA5 through HI). If there are dimensions or other requirements listed in the column. If there is a number in the column there are additional provisions and/or clarifications that apply to that use in that zoning district. These provisions and/or clarifications will be found in the appropriately numbered paragraphs listed under Section 2 of this Article.

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	LI	HI
Minimum Lot Area	5 acres	1 acre	1/3 acre	2,400 Sq. ft.	6,000 Sq. ft.	6,000 Sq. ft.	8,000 Sq. ft.	None	None	None	None
Minimum Lot Width	295 ft.	100 ft.	75 ft.	40 ft.	60 ft.	60 ft.	60 ft.	None	None	None	None
Minimum Front Yard											
Principal Use	40 ft.	25 ft.	25 ft.	10 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	25 ft. 2	25 ft. 2
Assesory Use	100 ft	25 ft.	25 ft.	10 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	25 ft. 2	25 ft. 2
Minimum Side Yard											
Principal Use	40 ft.	10 ft.	10 ft.	7 ft. 3	7 ft. 3	5 ft.	5 ft. 4	None 5	None 5	10 ft. 6	10 ft. 6
Assesory Use	50 ft.	10 ft.	10 ft.	7 ft. 3	7 ft. 3	5 ft.	5 ft. 4	None 5	None 5	10 ft. 6	10 ft. 6
Minimum Rear Yard											
Principal Use	40 ft.	25 ft.	25 ft.	10 ft	20 ft. 7	5 ft 8	5 ft. 8	10 ft. 9	None 9	None 9	10 ft. 9
Assesory Use	15 ft.	25 ft.	10 ft.	10ft	10 ft. 7	5 ft. 8	5 ft. 8	10 ft. 9	10 ft. 9	10ft. 9	10 ft. 9
Max. Bld. Height											
Principal Use	35 ft.	35 ft.	35 ft.	20 ft	35 ft. 10	35 ft. 10	45 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Assesory Use	35 ft.	35 ft.	35 ft.	20 ft.	35 ft. 10	35 ft. 10	45 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Min. Open Space				50%	60%	50%	50%	5%	5%		
Min. Land Area Per Dwelling Unit	Lot			2,400 Sq. ft 4,500 Sq. ft Site-Built	6,000 Sq. ft	3,000 Sq. ft.	2,000 Sq. ft.	0	0	0	0
Min. Separation Between Buildings	30 ft.	20 ft.	10 ft.	10 ft.	10 ft	10 ft.	10ft.				