

ORDINANCE NO. 14-03

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUARTZSITE, ARIZONA, AMENDING THE CODE OF QUARTZSITE, ARIZONA, CHAPTER 15 ZONING, ARTICLE III RULES OF CONSTRUCTION AND DEFINITIONS, SECTION 2 DEFINITIONS TO ADD A DEFINITION OF "DENSITY"; AMENDING ARTICLE IV ESTABLISHMENT OF ZONING DISTRICTS, ZONING MAP AND INTERPRETATION OF DISTRICT BOUNDARIES, SECTION 1 DISTRICT BOUNDARIES, PARAGRAPHS 1 THROUGH 7; AMENDING ARTICLE X CONDITIONAL USE PERMIT, SECTION 2 GENERAL REGULATIONS, TO ELIMINATE MINIMUM LAND AND LOT AREA REQUIREMENTS IN THE RA5 – RURAL AREA FIVE, SR43 – SUBURBAN RESIDENTIAL, SR – SUBURBAN RANCH, MHS – MOBILE HOME SUBDIVISION, R1 – LOW DENSITY RESIDENTIAL, R2-M-R – MEDIUM DENSITY RESIDENTIAL, AND HIGH DENSITY RESIDENTIAL DISTRICTS; AMENDING ARTICLE X CONDITIONAL USE PERMIT, SECTION 2 GENERAL REGULATIONS RELATED TO CONDITIONAL USE PERMITS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED by the Mayor and Common Council of the Town of Quartzsite, Arizona, as follows:

The Code of Quartzsite, Arizona, Chapter 15 Zoning, Article III Rules of Construction and Definitions, Section 2 Definitions is hereby amended by adding the definition of "density" to read as follows (additions in ALL CAPS):

* * *

PARAGRAPH 28 DENSITY: SHALL BE BASED UPON LOT AREA AND SHALL BE DETERMINED BY DIVIDING THE AREA OF A PARCEL, EXCLUSIVE OF STREETS, ALLEYS AND SIMILAR RIGHT-OF-WAY, BY THE REQUIRED LOT AREA PER DWELLING UNIT.

* * *

Renumber paragraphs to conform.

The Code of Quartzsite, Arizona, Chapter 15 Zoning, Article IV Establishment of Zoning Districts, Zoning Map and Interpretation of District Boundaries, Section 1 District

Boundaries, Paragraphs 1 through 7 are hereby amended to read as follows (deletions in ~~strikeout~~):

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, and 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 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 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 recreation, 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.~~

APPROVED this 27th day of MAY, 2014.



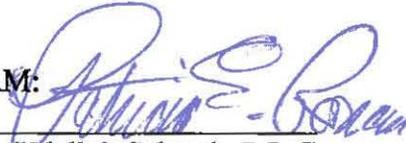
Ed Foster, Mayor

ATTEST:



Tina Abriani, Town Clerk

APPROVED AS TO FORM:



Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.

Town Attorneys

By: Susan D. Goodwin