

**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**

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.

**Paragraph 2            SR43 - Suburban Residential**

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.

**Paragraph 3            SR - Suburban Ranch**

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.

**Paragraph 4** MHS – Mobile Home Subdivision

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.

**Paragraph 5** R1 - Low Density Residential

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.

**Paragraph 6** R2-M-R - Medium Density Residential

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.

**Paragraph 7** High Density Residential

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.

**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.

**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**

**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:

- A.     District boundaries follow street lines, alley lines, highway or railroad dedicated right-of-way lines and lot lines.
  
- B.     Dimensions are either shown on the zoning map or shall be determined by the use of the scale shown on the zoning 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.

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 passes 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.