

SECTION 413 RCU DISTRICT

RCU DISTRICT (Residential; Single-Family; Rural) Permitted Uses:

This RCU District is intended to provide a zoning classification for all areas of the County not presently characterized by urban uses. Notwithstanding any other provision of this Ordinance, including any density designation, no lot or parcel zoned RCU shall have a density less than two (2) acres.

- A. All Uses allowed in the R1L, RMM and R1 Districts.
- B. Temporary occupancy of one (1) recreational vehicle or travel trailer as defined in Section 301 (Definitions) and subject to Section 571 (RVs and Travel Trailers Temporary Camping).
- C. One (1) steel storage container or one (1) single storage shed that is 400 square feet or less is allowed prior to a primary use being established on a minimum ten (10) acre parcel, subject to Flood Control requirements and Zoning Clearance Permit, prior to the placement of the unit.

Zoning/Density Regulations (in feet unless otherwise noted)

A

Dist.	Min Lot Size in Sq. Ft. per dwelling	Min Lot Width and Depth	Min Yard Setbacks				Max Building Height Stories / feet		Max Lot Coverage Percent
			Min Building Spacing is 3 Feet all classes						
			Front	Rear	Interior	Exterior			
2A	87,120	225	50	50	25	30	2	30	10
175	175,000	300	50	50	30	50	2	30	10
5A	217,800	325	50	50	40	50	2	30	10
10A	435,600	500	50	50	50	50	2	30	5
36A	1,568,160	500	50	50	50	50	2	30	5

YAVAPAI COUNTY PLANNING AND ZONING ORDINANCE

- J. Cleaning and dyeing plants within closed buildings, limited to fifteen thousand (15,000) square feet of floor area.
- K. Frame work, body and fender shops within closed buildings.
- L. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- M. Public auction within closed buildings, livestock sales prohibited.
- N. Bottling plants confined to closed buildings, limited to fifteen thousand (15,000) square feet of floor area.
- O. Custom tire recapping.
- P. Signs: See Section 601 (Sign Code).

Yards Required: Same as for C1 and C2 Districts.

Building Heights: In accordance with Section 516 (Density Districts).

Building Density: No requirements.

Zoning/Density Regulations (in feet unless otherwise noted)

Dist.	Min Lot Size in Sq. Ft.	Min Area per dwelling unit	Min Lot Width and Depth	Min Yard Setbacks				Max Building Height Stories / feet		Max Lot Coverage Percent
				Min Building Spacing is 3 Feet all classes						
				Front	Rear	Interior	Exterior			
1	7,500	1,000	75	20	25	7	10	2	50	50
2	7,500	2,000	75	20	25	7	10	2	40	50
3	7,500	3,000	75	20	25	7	10	2	30	50
4	7,500	4,000	75	20	25	7	10	2	30	50
5	7,500	5,000	75	20	25	7	10	2	30	50

B

SECTION 421 C2 DISTRICT

C2 DISTRICT (Commercial; General Sales and Services) Permitted Uses:

Storage of materials and supplies, displays (other than signs), and other non-residential uses are restricted to buildings closed on sides facing lot perimeter (i.e. no service entries/bays facing street or readily visible from adjacent residential) (except as may otherwise be permitted).

Where no Density District has been combined, then the provisions of Density District 1 shall prevail for dwelling units, hotels and motels. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. All principal and accessory uses permitted in any more restrictive Zoning District; and providing further that unless specifically provided to the contrary the following are waived:
 - 1. Requirements for Use Permits/Administrative Reviews (except for lots contiguous to Residential Districts).
 - 2. Area limitations for uses and buildings.
 - 3. Limitations on hours of operation.
- B. Sales (retail and wholesale) and rentals.
- C. Commercial parking facilities.
- D. Bars, tap rooms and nightclubs.
- E. Theaters, auditoriums, banquet and dance halls.
- F. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- G. Commercial bath and massage.
- H. Frozen food lockers.
- I. Custom craft and service shops, limited to five thousand (5,000) square feet of shop floor area. Cleaning and dyeing limited to closed unit machines with self-contained transmission and using solvents, shampoos, detergents and other agents of chlorinated solvent type and having a rating of five (5) or under by Underwriters Laboratories Inc.
- J. Bowling alleys and poolrooms.
- K. Water distillation and bottling for retail sales only, limited to five thousand (5,000) square feet of shop floor area.
- L. Mortuaries (loading, unloading and automobile stacking for processions confined to mortuary premises).
- M. Vending for on or off-site consumption of foods, confections, non-intoxicating drinks (and other refreshments) through openings in buildings (no such vending allowed within three hundred feet (300') of a public or parochial grade or high school).
- N. General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material