

2012-14394

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Requested By: Board Of Supervisors  
 Navajo County Recorder - Loretta Justman  
 08-29-2012 04:41 PM Recording Fee \$0.00

**ORDINANCE NO. 02 - 12**

**AN ORDINANCE OF THE NAVAJO COUNTY BOARD OF SUPERVISORS,  
 AMENDING ARTICLE 20, SECTION 2001 AND  
 ARTICLE 15, SECTION 1509 OF THE NAVAJO COUNTY ZONING  
 ORDINANCE**

**WHEREAS**, the Public Works staff and the Planning and Zoning Commission have recommended that Zoning Ordinance Article 20, Section 2001 - Special Uses, be amended to remove certain required minimum lot sizes; and

**WHEREAS**, the Public Works staff and the Planning and Zoning Commission have further recommended that Article 15 (C-R) Commercial-Residential, Section 1509 be amended to clarify the nature of dwellings that are regulated by this Article; and

**WHEREAS**, following published notice as required by law and a duly noticed public hearing held this date, the Navajo County Board of Supervisors finds that these recommended amendments to the Zoning Ordinance are in the public interest and should be approved,

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Supervisors that Article 20, Section 2001 and Article 15, Section 1509, of the Zoning Ordinance, Ordinance No. Z90-1, are hereby amended to include the following provisions:

**ZONING DISTRICTS:**

Article 20 – Special Uses and Planned Unit Developments – Section 2001– Special Uses

9. Crushing facilities in the Rural (RU), A-General and Commercial-Residential Zoning Districts, subject to the submission of a performance bond for clean-up with a time limit not to exceed two (2) years.
17. Guest ranches, providing the guest ranch is under unified ownership and management.
20. Manufactured Home Parks, subject to all the regulations applicable to Manufactured Home Parks as specified in the use regulations for the "R-3" zoning district.
21. Manufactured Home Subdivisions, provided that the individual lots in the subdivision shall be subject to the height, yard, intensity of use and parking regulations for the zoning district in which such lots are located, except that the number of Manufactured Homes (including rehabilitated Mobile Homes) or Recreational Vehicles in such subdivision shall be limited to one (1) on each individual lot.
22. Medical/Dental Offices with four (4) or less employees.

25. Public riding stables and boarding stables provided that the buildings housing animals be set back from all lot lines a distance of not less than one hundred (100) feet.
28. Recreational Vehicle parks, subject to all the regulations applicable to RV parks, specified in the use regulations for the "R-3" zoning district.
29. Recycling facilities, in the Rural (RU), A-General and Commercial-Residential zoning districts.
30. Resort hotels, provided that there are no outside entrances for business purposes.
32. Storage of manufactured homes, travel trailers, boats and aircraft.

Article 15 – (C-R) Commercial-Residential Zoning District–Section 1509 –Additional Regulations

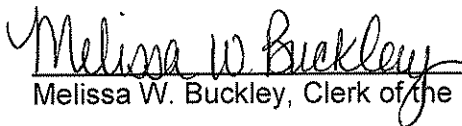
1. Any use including incidental or accessory storage, not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence or wall at least six (6) feet in height.
2. Any lighting shall be placed so as to reflect the light away from adjoining Rural or Residential zoning districts.

**SO ORDAINED** by the Navajo County Board of Supervisors at Holbrook, Arizona, on August 28, 2012, by a vote of 5 ayes and 0 nays.

**NAVAJO COUNTY BOARD OF SUPERVISORS**

By   
JR DeSpain  
Chairman of the Board

Attest:

  
Melissa W. Buckley, Clerk of the Board