



ORDINANCE 2017A425

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AMENDING THE TOWN OF CAMP VERDE PLANNING & ZONING ORDINANCE BY ADDING A NEW SECTION 312, "SHIPPING CONTAINERS" TO PART 3, GENERAL REGULATIONS/PROVISIONS AND A NEW DEFINITION FOR "SHIPPING CONTAINER" UNDER PART ONE, SECTION 103 (DEFINITION OF TERMS); THIS AMENDMENT WILL ALLOW FOR THE USE OF SHIPPING CONTAINERS FOR STORAGE AS SPECIFIED; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011, and

WHEREAS, Part 6, Section 600,C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning text regulations of the Planning & Zoning Ordinance by the Town Council, and

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning & Zoning Ordinance by including definitions and text amendments.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE AS FOLLOWS:

Section 1. The Town Council hereby finds as follows:

A. Text Amendments may be initiated by the Planning & Zoning Commission, the Town Council itself or by application of a property owner per Part 6, Section 600, C.1 of the Planning and Zoning Ordinance. This Text Amendment was initiated by the Planning & Zoning Commission.

B. The Text Amendment was reviewed by the Planning & Zoning Commission on June 8, 2017 in public hearing that was advertised and posted according to state law. The item was tabled and brought back for review and recommendation for approval to the Town Council by the Planning and Zoning Commission on July 6, 2017.

C. The proposed Text Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

Section 2. The following definition for "Shipping Container" will be added to Part One, Section 103 of the Planning and Zoning Ordinance and requirements for information and procedures for "Shipping Containers" shall be inserted in Part Three, General Regulations/Provisions under a new Section 312, "Shipping Containers", of the Camp Verde Planning & Zoning Ordinance:

PART ONE. SECTION 103 – DEFINITIONS:

SHIPPING CONTAINER: A standardized metal storage container designed and built for intermodal freight transport used to store and transport materials and products using different modes of transport. Also known as cargo container, freight container, ISO container, shipping, sea or ocean container or Conex box.

PART THREE. SECTION 312- SHIPPING CONTAINERS

A. Residential and Commercial Zones: (R1L, R1, R2, RR, RS, C1, C2)

Shipping Containers are permitted in Residential Zones on properties of two (2) acres or more subject to the following standards:

- a. One (1) 320 or two (2) 160 square foot Shipping Container may be established with an approved zoning clearance.
- b. Shipping Containers are required to meet all Zoning District and Building Permit requirements.
- c. There shall be no signage on the Shipping Container.
- d. All containers shall be painted and maintained with either the principal structure color or a solid, subdued color consistent with the surrounding terrain prior to placement.
- e. Use of the unit is for the storage of personal effects owned by the property owner or tenant. There shall be no commercial use or renting of the unit.
- f. The unit shall not be used for residential use or for the keeping of animals.
- g. Nothing shall be stored on top of the unit.

B. Commercial and Industrial Zones: (C3, PM)

Shipping Containers are permitted in Commercial Zones subject to the following standards:

- a. Two (2) 320 or four (4) 160 square foot Shipping Containers may be established with an approved zoning clearance.
- b. Shipping Containers are required to meet all Zoning District and Building Permit requirements.

- c. There shall be no signage on the Shipping Container.
- d. All containers shall be painted and maintained with either the principal structure color or solid, subdued color consistent with the surrounding terrain prior to placement.
- e. The unit shall not be used for residential use or for the keeping of animals.
- f. Nothing shall be stored on top of the unit.

C. Industrial Zones: (M1, M2)

Shipping Containers are permitted in Industrial Zones subject to the following standards:

- a. Shipping Containers may be established with an approved zoning clearance.
- b. Shipping Containers are required to meet all Zoning District and Building Permit requirements.
- c. There shall be no signage on the Shipping Container.
- d. The unit shall not be used for residential use or for the keeping of animals.
- e. Nothing shall be stored on top of the unit but stacking two (2) high is permitted.

Shipping containers existing prior to the adoption of this Ordinance will have until January 1, 2018 to meet these requirements.

Section 3. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. This ordinance is effective upon the expiration of a thirty 30 day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 26TH DAY OF JULY 2017.




Charles German - Mayor

Date: July 27, 2017

Approved as to form:



Bill Sims - Town Attorney

Attest: 
Judith Morgan, Town Clerk