

**ORDINANCE 98-A134  
ADOPTION OF 1998 SECTION 102 ZONING AMENDMENTS**

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING THE AMENDMENTS TO SECTION 102 (SCOPE) AND SECTION 111 (ENFORCEMENT) OF THE PLANNING & ZONING ORDINANCE (87-A23), AND PROSCRIBING PENALTIES FOR VIOLATIONS THEREOF.**

**Section 1. Adoption:** The Town hereby adopts for application and enforcement the **1998 AMENDMENTS TO SECTION 102 (SCOPE) AND SECTION 111 (ENFORCEMENT) OF THE PLANNING & ZONING ORDINANCE (87-A23)**, dated June 4, 1998, as stated below:

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**SECTION 102 – SCOPE AND ENFORCEMENT**

In the interpretation and application the provisions of this Ordinance (unless otherwise provided) shall be deemed minimum requirements designed to govern the division and use of land in order to: Secure safety from fire, panic and other dangers; Provide adequate light and air; Prevent overcrowding of land and avoid undue concentration of population in certain areas; Facilitate adequate provision of transportation, water, sewer, schools, parks and other public requirements; Maintain and promote stable values of land and structures. These provisions shall govern whenever they are more stringent than any other statute, ordinance, legal covenant, agreement or contract, but shall not abrogate any other such requirement which is more stringent or restrictive than the provision herein.

**ENFORCEMENT: (Formerly Section 111)**

1. **GENERAL:** The Town shall enforce the provisions of this ordinance by any means stated in ARS 9-462.05B, and filing a criminal complaint, as appropriate.
2. **ZONING INSPECTOR:** For the purpose of enforcement of the provisions of this Ordinance, there is hereby created the position of Zoning Inspector and Deputy Inspectors as may be required, The Zoning Inspector shall administer and enforce this Ordinance as the zoning administrator pursuant to ARS 9-462.05C, up to and including the filing of criminal charges against violators, There are three types of violation notices used:
  - a. **Verbal Warning:** A verbal warning is generally used when initial contact is made between the Zoning Inspector and the party in violation. A verbal warning is usually given in very minor violations, as a courtesy and is not required by law.
  - b. **Written Warning:** A written warning is provided when personal contact cannot be made, because access to property is blocked i.e. (dogs, fences, etc) or occupant is not at home. Normal time frame is ten days; Extensions are usually at the discretion of the Zoning Inspector for compliance. A written warning is a courtesy and not required by law.
  - c. **Criminal Citation:** A criminal citation under ARS 9-462.05A. is used when the offense is serious and requires immediate action, when the parties have ignored previous warnings and refuse to work with the Town, or when this is a repeat of a previous offense.

The method of violation notice used shall be at the discretion of the Zoning Inspector. Conditions and special circumstances will influence the decision of the Inspector.

- 3. **BUILDING INSPECTOR:** For the purpose of enforcement of the provisions of this Ordinance, violations of any adopted building code will be considered violations of this ordinance as well and appropriate enforcement action taken.

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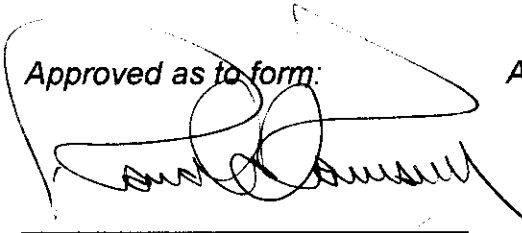
**Section 2. Effective Date:** The effective date of the Section 102 and Section 111 amendments shall be upon completion of publication and posting as a penal ordinance as provided by law.

**Section 3. Repeal:** Upon adoption of these amendments, the general district provisions previously in effect which are inconsistent shall be deemed repealed, with the exception that applications, plan, and properties already having hearings or approvals pending shall continue to be governed by the prior regulations.

**Section 4. Penalty:** Any person who fails to comply with any provision of Ordinance 87-A23, or uses property in violation of any provision of the Ordinance, or a permit issued therein, shall be guilty of a Class 2 misdemeanor, punishable as provided by law, with each day the property or activity is in violation constituting a separate offense. "Person" includes the property owner, occupant, agent, or any person having control over the use of the property. Enforcement of the Ordinance may also be through injunction or abatement as set forth in ARS 9-462.05, as amended.

***PASSED AND ADOPTED in open meeting by the Town Council, Town of Camp Verde, Arizona, on the 24<sup>th</sup> day of June, 1998, to be effective when publication and posting, pursuant to ARS 9-813, is completed.***

Approved:   
A. Carter Rogers, Mayor

Approved as to form:   
Ronald C. Ramsey, Town Attorney

Attest:   
Dane Bullard, Town Clerk

PUBLISH: 7/8/98  
7/15/98