

ORDINANCE 95 - A108

Regulating Placement of Pre 1976 Mobile Homes

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AMENDING AND REVISING THE PLANNING & ZONING ORDINANCE (87-A23), AS AMENDED, REGULATING THE PLACEMENT OF PRE 1976 MOBILE HOMES IN MOBILE HOMES PARKS, AND PROSCRIBING PENALTIES FOR VIOLATIONS THEREOF.

NOW, THEREFORE, the Town Council of the Town of Camp Verde, Arizona does hereby ordain these Amendments to the Planning and Zoning Ordinances 87-A23, as amended, of the Town of Camp Verde as follows:

SECTION 1.

- A). Page 13, Section 108 D. DWELLING PROHIBITION: ... acting in the capacity of manager, caretaker, or watchman PROVIDED THAT ANY NEW DWELLING UNITS BUILT OR PLACED UPON THE SITE ARE BUILT IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AS ADOPTED, OR BUILT IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, AND BEARING A LABEL CERTIFYING IT COMPLIES WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT.
- B). Page 16, Section 108 H. OUTSIDE STORAGE: e. ...NO MOBILE HOMES SHALL BE PERMITTED ON ANY RESIDENTIAL LOT EXCEPT IN A MOBILE/MANUFACTURED HOME PARK.
- C). Page 30, Section 108 P. MOBILE HOME PARKS
1. PERMITS
a. ... PERMITS SHALL BE ISSUED ONLY FOR THE PLACEMENT OF MOBILE HOMES WITHIN MOBILE/MANUFACTURED HOME PARKS.
- D). Page 34, Section 109 A. R1L DISTRICT
2. PERMITTED USES AND STRUCTURES:
a. ... (except MOBILE HOMES OR MANUFACTURED HOMES AND OTHER pre-fab dwellings).
- E). Page 36, Section 109 B. R1 DISTRICT
2. PERMITTED USES AND STRUCTURES:
b. ... (MOBILE HOMES SHALL NOT BE PERMITTED)
e. ... PROVIDED THAT ANY NEW DWELLING UNITS BUILT OR PLACED UPON THE SITE ARE BUILT IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AS ADOPTED, OR BUILT IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT AND BEARING A LABEL CERTIFYING IT COMPLIES WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT.

F). Page 37, Section 109 C. R2 DISTRICT.

2. PERMITTED USES AND STRUCTURES:

d. PROVIDED THAT ANY NEW DWELLING UNITS BUILT OR PLACED UPON THE SITE ARE BUILT IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AS ADOPTED, OR BUILT IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, AND BEARING A LABEL CERTIFYING IT COMPLIES WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT.

G). Page 38, Section 109 E. RS DISTRICT

2. PERMITTED USES AND STRUCTURES:

d. PROVIDED THAT ANY NEW DWELLING UNITS BUILT OR PLACED UPON THE SITE, OUTSIDE OF MOBILE/MANUFACTURED HOME PARKS, ARE BUILT IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AS ADOPTED, OR BUILT IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, AND BEARING A LABEL CERTIFYING IT COMPLIES WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT.

H). Page 40, Section 109 G. C1 DISTRICT.

2. PERMITTED USES AND STRUCTURES;

m. PROVIDED THAT ANY NEW DWELLING UNITS BUILT OR PLACED UPON THE SITE, OUTSIDE OF MOBILE/MANUFACTURED HOME PARKS ARE BUILT IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AS ADOPTED , OR BUILT IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, AND BEARING A LABEL CERTIFYING IT COMPLIES WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT.

I). Page 41, Section 109 G. C2 DISTRICT.

2. PERMITTED USES AND STRUCTURES;

a. PROVIDED THAT ANY NEW DWELLING UNITS BUILT OR PLACED UPON THE SITE, OUTSIDE OF MOBILE/MANUFACTURED HOME PARKS ARE BUILT IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AS ADOPTED , OR BUILT IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, AND BEARING A LABEL CERTIFYING IT COMPLIES WITH THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT.

SECTION 2. Penalty. Pursuant to Section 115 of the Planning & Zoning Ordinance 87-A23, as amended, any person, firm or corporation violating any provision of the ordinance, or this amendment, is guilty of Class 2 misdemeanor, with each day during which the violation continues constituting a separate offense.

PASSED, APPROVED AND ADOPTED, in open meeting by the Town Council, Town of Camp Verde, Yavapai County, Arizona on this 12th day of July, 1995, to be effective when publication and posting, pursuant to ARS 9-813 is completed.

Approved: A. Carter Rogers A. Carter Rogers, Mayor

ATTEST:

Dane Bullard
Dane Bullard, Town Clerk

APPROVED AS TO FORM:
Ronald C. Ramsey
Ronald C. Ramsey, Town Attorney