

SECTION 423. “CF” ZONE, COMMUNITY FACILITY.

A. PURPOSE.

CF Districts are intended for a variety of public and quasi-public institutions and facilities which generally benefit a community.

B. PERMITTED USES.

The following uses are permitted, subject to the provisions of Section 423.C.3.

1. All permitted uses in the NF District, Section 426.B.
2. Cemeteries.
3. Public Schools.
4. Government Offices.
5. Low-intensity Park Facilities, such as playgrounds, benches, and picnic tables.
6. New construction or expansion of the following, subject to a City Council public hearing, for which notification shall be sent to owners of all parcels within 300 feet of the parcel(s) on which the use is proposed:
 - a. Hospitals
 - b. Fairgrounds
 - c. Airports
 - d. Water or wastewater utility facilities
 - e. Maintenance facilities
 - f. High-intensity park facilities such as dog parks or sports fields
 - g. New facilities supporting day-use passive recreational activities such as trailheads and river access points, including parking areas, kiosks, and restrooms.
 - h. Uninhabited public utility structures.
 - i. Extension of public utility lines or roadways.

C. CONDITIONAL USES.

1. Recreational Vehicle Parks, subject to the provisions of Section 409.
2. Any use determined by the Zoning Administrator to be similar to those listed above and not detrimental to the public health, safety and general welfare.

3. Any existing use in a Community Facility District shall not be converted to another permitted use, except by Conditional Use Permit.

D. PROPERTY DEVELOPMENT STANDARDS.

Due to the uniqueness of this zoning district rigid property development standards are not applicable. This zoning district will be applied to the appropriate existing land uses and any new development in areas which are zoned CF will be subject to review and specific development standards will be applied by the Code Review Board on an individual basis.

E. GENERAL PROVISIONS.

The general provisions of Section 404 shall apply to all uses with the following conditions:

1. Section 404.M.1 (Storage and parking of Manufactured Homes, House Trailers), shall not apply in reference to activities related to the Verde Valley Fair Grounds.
2. Section 404.V.1 (Noise), due to the type of uses which are conducted at Community Facilities a Temporary Use Permit will be obtained from the Zoning Administrator to exceed the allowable noise levels in Section 404.V.1 in accordance with the following:

The Zoning Administrator shall obtain approval from the City Police Department, Fire Department, and County Health Department. A time limit shall be established for each use conducted under the Temporary Use Permit and Public Announcements shall be made to inform the General Public.

F. SIGNS.

Signs for development in the Community Facility Zoning Districts shall be subject to review by the Code Review Board. The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

Plans for Parking and Loading areas for uses in CF Zoning Districts shall be subject to review and approval by the Code Review Board. The provisions of Section 406 shall apply.

H. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

I. DESIGN REVIEW.

The provisions of Section 304 shall apply to all uses other than single family residences and individual manufactured homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Sections 407 shall apply to all uses other than single family residences.