

2025 Section 404 and 201 Text Amendment Quick Reference Guide

<div>Current Listing</div> <div>Proposed Listing</div>		Subsection Title	Summary of Proposed Changes
SECTION 404: General Provisions			
A.	A.	APPLICATION.	•Formatting (listing) •Syntax
B.	B.	USE RESTRICTIONS.	•Formatting (spacing and numbers) •Syntax
C.	C.	NONCONFORMING LOTS OF RECORD.	•Formatting (spacing and numbers) •Syntax
D.	D.	REDIVIDING OF RECORDED LOTS.	•Formatting (spacing and numbers) •Clarify inference of the Subdivision Ordinance
E.	E.	STREET DEDICATION REQUIREMENTS.	•Syntax
F.	F.	SITE UNSUITABILITY.	•Replace ‘Zoning Administrator’ with ‘Community Development Director/Director’ •Replace ‘Development Review Board’ with ‘Planning and Zoning Commission/Commission’ •Syntax •Formatting (listing)
G.	G.	YARD, LOT, AND AREA REQUIREMENTS.	•Formatting (spacing, numbers, and listing) •Syntax •(G.4.a) Clarify that unroofed projections cannot be within three feet of a lot line. •(G.4.b) Clarify that roofed projections cannot be within five feet of the front lot line or 10 feet of the rear lot line; indicate a provision for projections encroaching on required landscape yards. •(G.4.c) Allow for roofed or unroofed balconies to project over the required landscape yard with a minimum height clearance of 10 feet above grade, along with other standards, for multifamily residential development. •(G.4.d) Indicate building and fire code requirements apply to allowed projections. Indicate that railing required by, and built to, building code standards would be allowed and would not be considered as enclosing. •(G.6.a) Allow for five-foot separation of detached accessory buildings subject to a list of criteria.
H.	H.	HEIGHT REGULATIONS.	•Formatting (numbers) •Syntax •(H.3.c) Create a provision that could allow for buildings, exceeding three stories, to NOT be made entirely of noncombustible materials subject to a list of criteria which prioritizes safety •(H.9) Breakdown of large paragraph for clarification. Create an additional provision for the evaluation of wireless communications structures with regards to public safety within the Verde Valley •(H.9.c) Clarify that towers which exceed 60 feet may not be approved in the R-1 zone, historic districts, or within 50 feet of cultural resources. Clarify/outline the approval process for towers over 60 feet and up to 90 feet. •(H.9.e) Clarify that wireless communication structures, which are 60 feet or less in height, are subject to Certificate of Appropriateness when proposed to be located in a historic district or within 50 feet of a cultural resource.
I.	I.	HEIGHT LIMITATIONS ON CORNER LOTS.	•Formatting (numbers and listing)

J.	J.	WALLS AND FENCES.	<ul style="list-style-type: none"> <li>•Formatting (spacing and numbers)</li> <li>•Syntax</li> <li>•<b>(J.2.b)</b> Establish that fence permits are not required for the repair, replacement, or reconstruction of an existing fence that adheres to a previously approved fence permit.</li> <li>•<b>(J.4)</b> Modify large paragraph for clarity and ease of reading. Indicate that Design Review is the mechanism for approval to accommodate administrative review.</li> </ul>
K.	K.	DUMPING, DISPOSAL, AND EXCAVATION.	<ul style="list-style-type: none"> <li>•<b>(K.2&amp;3)</b> Differentiate between activites allowed via building and grading permits, and activities conducted without a permit</li> <li>•<b>(K.3)</b> For activites being conducted outside of a building permit, establish that these activities may only be done in I-1, I-2, and CF zones with Conditional Use Permit approval.</li> </ul>
L.	L.	OUTDOOR STORAGE AND JUNK VEHICLES.	<ul style="list-style-type: none"> <li>•Formatting (numbers, listing, spacing)</li> <li>•Syntax</li> <li>•<b>(L.1.a &amp;b)</b> Definitions are to be moved to Article II (Section 201) and maintained in this subsection; replace term 'Junk Vehicle' with 'Inoperable Vehicle'</li> <li>•<b>(L.2)</b> Clarify that screening heights and materials are subject to Design Review approval to accommodate administrative review. Remove reiterative indication of Article V as it is indicated in subsection 404.H</li> <li>•<b>(L.3)</b> Establish that tarps and similar materials are prohibited as screening of storage</li> </ul>
M.	M.	STORAGE AND PARKING OF MOBILE HOMES, RECREATIONAL VEHICLES, AND TRAILERS.	<ul style="list-style-type: none"> <li>•Formatting (spacing and numbers)</li> <li>•Syntax</li> <li>• Clarify that exceptions are only applicable to residential uses</li> <li>•<b>(M.1.a &amp;b)</b> Modify exceptions list for clarity and ease of reading and create a provision to allow temporary parking of a trailer attached to a vehicle</li> </ul>
N.	N.	HOME OCCUPATIONS	<ul style="list-style-type: none"> <li>•<b>(N.1)</b> Establish the purpose for regulating home occupations</li> <li>•<b>(N.2.a)</b> Indicate requirement for Zoning Clearance approval; except that the requirement does not apply in remote work circumstances</li> <li>•<b>(N.2.c)</b> Establish that equipment and material for the business operations must be stored within buildings or sheds, which will count towards the 25% allowance for operations</li> <li>•<b>(N.2.e)</b> Indicate a limitation of vehicles labeled and/or use for business operations</li> <li>•<b>(N.2.g)</b> Establish signage allowance that could be considered unimpactful to the character of the residential use</li> </ul>
O.	O.	ANIMALS AND PETS.	<ul style="list-style-type: none"> <li>•Formatting (listing and numbers)</li> <li>•<b>(O.2)</b> Clarify the requirement for Zoning Clearance at the beginning of the subsection</li> </ul>
P.	Removed	CARNIVALS, CIRCUSES, REVIVALS, RODEOS, SWAP MEETS, OUTDOOR RETAIL SALES, AND SIMILAR ACTIVITIES.	<ul style="list-style-type: none"> <li>•Remove this subsection; addressed in Section 307 Temporary Use Permits</li> </ul>
Q.	Removed	EXTERIOR LIGHTING.	<ul style="list-style-type: none"> <li>•Remove this subsection; addressed in Section 408 Outdoor Lighting Code</li> </ul>
R.	P.	PUBLIC SERVICE FACILITIES.	<ul style="list-style-type: none"> <li>•Clarify that this does not include office buildings and vehicle storage that would typically be permitted as an office or industrial use</li> </ul>
S.	Q.	TRASH ENCLOSURES.	<ul style="list-style-type: none"> <li>•<b>(Q.1)</b> Clarify exceptions for trash enclosure requirements</li> <li>•<b>(Q.1.c.)</b> Create provision that could allow for alternatives to trash enclosures</li> <li>•<b>(Q.2)</b> Modify large paragraph for ease of reading and establish sloping requirement for trash enclosure construction</li> <li>•<b>(Q.3)</b> Establish 250-foot proximity rule</li> <li>•<b>(Q.4)</b> Establish requirement for additional trash enclosure based on quantity of multi-family dwellings</li> <li>•<b>(Q.5)</b> Indicate applicability of Section 407 landscaping requirements</li> </ul>
T.	R.	STRUCTURES NEAR AIRPLANE RUNWAY OR LANDING STRIP.	<ul style="list-style-type: none"> <li>•Formatting (listing)</li> <li>•Indicate that FAA regulations will determine what "within the vicinity of" means</li> </ul>

U.	S.	MOVING OF BUILDINGS.	<ul style="list-style-type: none"><li>•Formatting (listing)</li><li>•Replace ‘Zoning Administrator’ with ‘Community Development Department’</li><li>•Clarify additional submittal items required for relocating a building</li><li>•Clarify that other adopted codes, including building codes, are relevant</li><li>•Indicate Community Development processes as the mechanism for approval</li></ul>
V.	V.	PERFORMANCE STANDARDS.	<ul style="list-style-type: none"><li>•Formatting (spacing, numbers, and listing)</li><li>•Syntax</li><li>•Relocation to maintain as subsection 404.V to align with recently approved noise ordinance in Municipal Code</li><li>•(V.1.a) Revised to align with noise ordinance in Municipal Code regarding Land Use and Construction; except that additional modifications to Construction have been made to align with state law</li><li>•(V.1.c) Establish provision to address buildings and structures that may create intense heat or glare</li><li>•(V.1.f) Revised to align with Municipal Code regarding the discharge of liquids and solid wastes</li></ul>
W.	T.	USE OF PUBLIC SIDEWALK.	<ul style="list-style-type: none"><li>•Formatting (spacing, numbers, and listing)</li><li>•Syntax</li><li>•(T.1.g) Clarify that the six-foot height maximum for temporary structures also applies to the merchandise being located on the structure</li><li>•(T.1.h) Clarify that approval of an A-Frame Sign permit submittal is required</li><li>•(T.2.f) Clarify that an encroachment permit modification needs to be pursued when tenancy or ownership is changing</li><li>•(T.3.a, c, &amp; e) Indicate Design Review approval requirement for sidewalk cafes</li></ul>
X.	U.	CAMPING WITHIN THE CITY LIMITS.	<ul style="list-style-type: none"><li>•Establish criteria for identifying when temporary shelter is considered longterm habitation.</li></ul>
Y.	W.	GROUP HOME FOR THE HANDICAPPED.	<ul style="list-style-type: none"><li>•Syntax</li><li>•Replace Zoning Administrator with Community Development Director/Director</li><li>•Remove reiterative language regarding compliance</li><li>•(X.1.c) Remove specific parking requirements as this is already indicated in Section 406</li><li>•Possible future text amendment based on anticipated model ordinances</li></ul>
Z.	X.	BOARDING HOUSE REGULATIONS.	
AA.	Y.	CORRECTIONAL TRANSITIONAL FACILITY.	
BB.	Z.	BED & BREAKFAST ESTABLISHMENTS.	
CC.	AA.	TINY HOUSES.	
DD.	BB.	ACCESSORY DWELLING UNITS.	<ul style="list-style-type: none"><li>•Specify livable floor area of the principal dwelling to clarify that upper floor's square footage to be calculated.</li></ul>
<b>ARTICLE II (SECTION 201): Definitions</b>			
Cultural Resource	(New)	Those resources that are tangible and intangible remnants of past human activity which possess qualities of significance in national, state, or local history, architecture, archaeology, and culture which are present in districts, sites, structures, undisturbed natural sites that have historic or prehistoric associations including those with paleontological (fossil) specimens, and object that possess integrity of location, design, setting, materials, workmanship, feeling, and association.	
Historic Preservation	(New)	A permission granted by the City to bypass participation in a Historic Preservation District, or designation of Historic Landmark.	
Inoperable Vehicle	(Moved to Section 201 and maintained in Section 404) (Term Changed from 'Junk Vehicle' to 'Inoperable Vehicle')	A vehicle or any other major portion thereof which is incapable of movement on its own power and will remain so without major repair, or does not have a valid and current State of Arizona registration certificate and/or which does not conform to the State of Arizone Motor Vehicle Divisions standards for operation of a motor vehicle on public streets or highways.	
Maintenance	(New)	The servicing, repairing, or altering of any premises, appliance, apparatus, or equipment to perpetuate the use or purpose for which such premises, appliance, apparatus, or equipment was originally intended.	
Outdoor Storage	(Moved to Section 201 and maintained in Section 404)	The location of any goods, services, wares, merchandise, commodities, junk, debris, vehicles or any other item outside of a completely enclosed building for a continuous period longer than 24 hours.	
Repair	(Revised in 201)	Any restoration of a structure by replacing or fixing broken or deteriorated elements; which is not considered to be construction, removal, or alteration; and would not require a building permit.	