

Section 2.1: General, Agricultural Residential, and Rural Residential Zones

Section 2.1.A: Purposes

1. In addition to the objectives outlined in Section 1.1: Purpose and Scope, the General, Agricultural Residential, and Rural Residential Zones are included in the zoning regulations to achieve the following purposes:

- a. To provide zone classifications for all unincorporated remote areas of the County not committed to any specific urban Use.
- b. To reserve areas of the County for light agricultural pursuits in conjunction with very low-density residential Uses and thereby to encourage and promote rural living.
- c. To provide space for people, minimize traffic congestion and preserve the existing rural environment of the County.

2. G - General Zone

This zone is a general rural land-use category intended for application to those unincorporated areas of the County not specifically designated in any other zone classification. Only those Uses are permitted which are complementary and compatible with a rural environment.

3. AR - Agricultural Residential Zone

- a. This zone is intended to designate areas of the County for low-density residential Use on minimum Lot sizes of one (1) acre where those light agricultural activities can be conducted which are related to rural family living and pursuits.

4. RR - Rural Residential Zone

- a. This zone is intended to designate areas of the County for low-density residential Use on minimum Lot sizes of one (1) acre where those light agricultural activities can be conducted which are related to rural family living and pursuits. The zone is similar to AR but prohibits Mobile and Manufactured Homes.

Section 2.1.B: Permitted and Conditional Uses: G, AR, and RR Zones

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears in the column beneath each zone designation. All Uses not listed are prohibited. For Uses similar to those listed, see Section 5.9.

RESIDENTIAL USES		G	AR	RR
<i>Establishment of Residential Uses shall require applicable Building and Environmental Quality Permits, permanent wastewater systems, and connection to appropriate utilities.</i>				
1.	Bed and Breakfast establishments subject to the provisions of Section 3.7	C	C	C
2.	Group Homes for the Disabled subject to the provisions of Section 3.8	P	P	P
3.	Institutional Residential and Other Group Homes	C	C	C
4.	Manufactured Home	P	P	-
5.	Mobile Homes rehabilitated to meet Arizona Office of Manufacture Housing standards	P	P	-
6.	Single Family Dwelling or Modular Home	P	P	P
7.	Travel Trailer or Park Model (8' x 32' minimum size)	C	C	-

AGRICULTURAL AND RELATED USES		G	AR	RR
8.	Animal Keeping subject to the provisions of 3.3			
9.	Agritourism	C	C	-
10.	Animal shelters, Animal Hospitals and Veterinary Facilities	C	C	C
11.	Aviaries and apiaries	P	P	P
12.	Commercial Fertilizer Operation	C	C	C
13.	Feedlot	C	-	-
14.	Feed store	C	C	C
15.	Meat Processing Facilities, Game	C	C	C
16.	Meat Processing Facilities, Small	C	-	-
17.	Riding academies or riding clubs	C	C	C

PUBLIC AND SEMI-PUBLIC USES		G	AR	RR
<i>Public and Semi-Public Uses shall maintain a minimum Setback of 50 feet from all property lines. Interior Side and Rear Setbacks may be used for off-street parking, Landscaping, and recreational purposes.</i>				
<i>Where public or semi-public Uses are established, a masonry wall or alternative rigid, opaque fence, six feet in height as measured from the highest adjacent Grade and screen Landscaping may be required by the Planning and Zoning Commission to be erected and maintained between such Uses and adjacent residential properties.</i>				
18.	Airports, landing fields, heliports and related activities and Uses	C	C	C
19.	Cemeteries, human and animal	C	C	C
20.	Churches, convents, monasteries and other religious institutions	C	C	C
21.	Community Service Agency Camps	C	C	C
22.	Day Care Center	P	P	P
23.	Educational Institutions, public or private	C	C	C
24.	Fire Stations	C	C	C
25.	Hospitals	C	C	C
26.	Landfill operations	C	C	-
27.	Libraries and museums, public or private	C	C	C

PUBLIC AND SEMI-PUBLIC USES		G	AR	RR
28.	Off-Highway Vehicle Facilities	C	-	-
29.	Pre-school	C	C	C
30.	Public parks and Recreational Facilities	C	C	C
31.	Recreational Facilities such as rodeos, hunting/riding clubs, Community Centers, country clubs, tennis and aquatic facilities, golf courses, with incidental limited commercial uses which are commonly associated and directly related to the primary use	C	C	C

OTHER USES		G	AR	RR
-------------------	--	----------	-----------	-----------

Uses shall maintain a minimum Setback of 50 feet from all property lines. Interior Side and Rear Setbacks may be used for off-street parking, Landscaping, and recreational purposes.

32.	Borrow Pits	C	C	-
33.	Firewood storage and sales yards	C	C	-
34.	Meteorological (MET) Tower	C	C	C
35.	Mineral extraction operations, Non-exempt	C	C	-
36.	Parking or storage of no more than two (2) Commercial Vehicles and/or Commercial Equipment	C	C	C
37.	Soil and aggregate material storage	C	C	-
38.	Soil and water resource conservation projects	P	P	P
39.	Utility Installations and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C	C
40.	Wireless Telecommunications Facilities subject to the provisions of Section 3.9	C	C	C
41.	Wood Processing & Lumber mills	C	-	-

HOME OCCUPATIONS		G	AR	RR
-------------------------	--	----------	-----------	-----------

42.	Cottage Industries subject to the provisions of Section 3.6	C	C	C
43.	Home Occupations subject to the provisions of Section 3.5	P	P	P

ACCESSORY USES		G	AR	RR
-----------------------	--	----------	-----------	-----------

44.	Accessory Structures on the same site as a permitted Use	P	P	P
45.	Accessory Structures in excess of 3,000 square feet	C	C	C
46.	Accessory Uses and Structures on the same site as a conditional use	C	C	C
47.	Accessory Wind Energy Systems subject to the provisions of Section 3.11	P	P	P
48.	Apparatus needed for the operation of active and passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping shall be permitted for any Use subject to the applicable provisions of the Zone.	P	P	P
49.	Accessory Dwellings subject to the provisions of Section 3.4	P	P	P
50.	Metal Storage Containers as prescribed in Section 3.10	P	P	P

TEMPORARY USES		G	AR	RR
51.	Temporary Uses as prescribed in Section 3.2	P	P	P
52.	One Recreational Vehicle or Travel Trailer per Lot or parcel may be used for temporary residency not to exceed 100 days per year subject to the Provisions of Section 3.2.B.o	P	P	P
53.	Storage of one (1) unoccupied Mobile or Manufactured home per Lot or parcel for a period not to exceed sixty (60) days through the issuance of a Temporary Use Permit.	P	P	-
54.	Model homes and subdivision sales offices	C	C	C

Section 2.1.C: Interstate Highway Interchanges G, AR, and RR Zones

1. For properties with parcel boundaries within 500 feet of an Interstate highway interchange Right-of-Way the following Uses shall be permitted subject to the granting of a conditional use permit:
 - a. Automobile Service Stations
 - b. Convenience Markets
 - c. Hotels/Motels
 - d. Recreational Vehicle and Travel Trailer parks
 - e. Restaurants
 - f. Truck Stops
2. Uses shall maintain a minimum Setback of 50 feet from all property lines. Interior Side and Rear Setbacks may be used for off-street parking, Landscaping, and recreational purposes.

Section 2.1.D: Property Development Standards: G, AR, and RR Zones

The following property development standards shall apply to all land and Structures, permitted in their respective zones, except that any Lot shown on an official subdivision map that was duly approved and recorded, or any Lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this ordinance may be used as a Building site.

- a. The following requirements are minimum unless otherwise noted:

	PROPERTY DEVELOPMENT STANDARDS	G	AR	RR
1.	Dwelling unit per parcel, maximum, except for permitted accessory units	1	1	1
2.	Minimum parcel size, net area in acres (or subject to the provisions of Section 2.1.D.c)	10	1	1