

Exhibit A

Bed and Breakfast Lodging: - Any individually or collectively owned Single Family or one to four family dwelling house, dwelling unit, or portion thereof, or any units or group of units in a condominium, cooperative, or timeshare, offered for transient lodging. No permit is required for these uses.

Bed and Breakfast Homestay— A single household dwelling unit occupied by an owner or a full time resident residing in the dwelling, accommodating no more than two (2) guest bedrooms that are rented to no more than six (6) transient guest lodgers at any one time who may be furnished meals. Detached accessory guest rooms or structures for house guests are not permitted.

Bed and Breakfast Inn— A single household dwelling unit occupied by an owner or a full time resident residing in the dwelling, accommodating no more than four (4) guest bedrooms that are rented to no more than twelve (12) transient guest lodgers at any one time who may be furnished meals. Detached accessory guest rooms or structures for house guests are not permitted. Also, a single household dwelling unit not occupied by an owner or a full time resident residing in the dwelling, which is rented as a single unit to transient guest lodgers.

Bed and Breakfast Establishment— A single household dwelling site that is occupied by an owner or a full time resident residing on the site, accommodating no more than twelve (12) guest rooms that are rented to no more than thirty (30) transient guest lodgers at any one time who may be furnished meals. Detached accessory guest rooms or structures for house guests may be permitted.

Guest rooms in Bed and Breakfast lodging shall not have kitchens.

1719 Criteria for Issuing Permits for a Bed and Breakfast Homestay and Inn Reserved for Future Use

Comment [p1]: We cannot require permits for these uses. Will hold the Section for future use to avoid renumbering

1719.01 Site Development Standards

With the exception of the off-street parking requirements for Bed and Breakfast Lodging listed in Article 18, this use shall be considered a single household dwelling for the purposes of all Community Development Department ordinances and shall not be subject to non-residential site development standards.

1719.02 Exterior Residential Appearance

There shall be no alteration to the exterior residential appearance of the dwelling.

1719.03 New Residential Construction

A Bed and Breakfast dwelling may include new residential construction, constructed for this purpose, provided that the exterior appearance of the dwelling is residential in character.

1719.04 Public Participation Process for Issuing Permits for a Bed and Breakfast Inn

An application shall comply with the following procedures to obtain permits for a Bed and Breakfast Inn in all residential and Rural (RU) Zoning Districts:

A.—Applications

Applications for a Bed and Breakfast Inn shall be made on forms supplied by the Community Development Department and shall include all information required for processing a building or use permit, accompanied by the appropriate fee.

B.—Notification of Surrounding Property Owners

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Prior to issuance of a permit for the Bed and Breakfast Inn, property owners within 1,000 feet of the subject property in Category A, B, or C Growth Areas, or 1,500 feet of the subject property in a Category D, Rural Area shall be notified by first class mail and given 15-calendar days from the date of the mailing of notice to file written protest with the County Zoning Inspector. Notification shall include the site plan and the procedure and requirements for submitting an appeal. The written protest shall include the name and address of the person submitting the protest and the reasons why the application should not be approved. The protested application shall be presented to the Planning Commission for a decision in the same manner as is used for a Special Use Authorization application and all further actions on this application shall proceed in the manner applicable to a Special Use Authorization application.

C. Action by the County Zoning Inspector

A permit for a Bed and Breakfast Inn may be issued by the County Zoning Inspector if no written protest is received or if the application has been approved by the Planning Commission and/or Board of Supervisors.

Guest Lodging – A building or group of buildings furnishing rooms or an area for accommodation for overnight or short term lodging such as a hotel or motel, resorts, guest ranches, group camps, and campgrounds and may include recreational facilities, restaurants, meeting rooms or similar facilities. This definition does not include Recreational Vehicle Parks or Bed and Breakfast land uses.

[Remove all B&B Land Uses from Articles 6-15 Permitted & Special Uses](#)

Comment [p2]: This existing language covers everything not called out under the definition of B&B above

Winery Tasting Room – A building or portion thereof, subordinate in size, accessory to, and located on the same site as, a Farm Vineyard, Farm Winery, Small Production Winery or Large Production Winery operation, in which wine may be sampled and/or purchased. If the principal winery [use, including vineyards, is exempt as Agricultural Processing Services, On-Site](#) then the tasting room shall be exempt as well. A Winery Tasting Room may also include incidental retail sales of wine and related products.

Comment [p3]: To match interpretation of previous intent

1709 Final Inspection Requirements and Time Limits

1709.01 Prior to occupancy or use pursuant to an issued building/use permit, all conditions of the permit must be satisfied. It is the Applicant's responsibility to call for the final inspection and to call for septic system inspections prior to construction of the system. It is a violation to use/operate prior to passing final inspection.

1709.02 Any building/use permit issued shall be valid without renewal, for a period of 24- months; however, the County Zoning Inspector may, upon written request of the permittee prior to the expiration of the permit, extend the time limit for the permit once for an additional 12-months provided [substantial progress](#) has been made. (Note: On-site septic/sewage treatment disposal systems permits are only valid for 2-years and cannot be extended per the Arizona Administrative Code.) The request for the extension must be in writing and include the parcel number, reason for the request, construction completion schedule, and applicable extension fees. [Further extensions](#)

Comment [p4]: How is this defined or checked?

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shall be granted in accordance with the adopted Building Code. After three years from the date of initial permit issuance, the permit will be closed. Any work done after that time will require a new permit with all associated fees and requirements.

1709.03 Any building permit issued under the Owner-Builder Rural Residential amendment shall be valid, without renewal, for a maximum period of 36-months; however, the County Zoning Inspector may, upon written request of the permittee, extend the time limit for the permit once for an additional 12-months provided substantial progress has been made.

Comment [p5]: How is this defined or checked?

1712 Permits – Manufactured Homes & Rehabilitated Mobile Homes

A building permit shall be required for the establishment of any individual manufactured home or rehabilitated mobile home on a site, with the exception of unoccupied manufactured or rehabilitated mobile homes used for display purposes on a manufactured/mobile home sales lot. Occupancy of a manufactured or rehabilitated mobile home shall not occur until completion of the final inspection. If the individual manufactured or rehabilitated mobile home is proposed for occupancy, the permit shall include associated installation fees. Permits for such installations shall be valid for a period of 6-months after issuance. If, after this time, the manufactured home or rehabilitated mobile home has not received a favorable, final installation inspection from the County Zoning Inspector, the permit will be null and void. One extension for an additional 6-month period may be granted upon review and approval by the County Zoning Inspector if the Applicant applies for such an extension in writing prior to permit expiration. All extension requests must be in writing and include the parcel number, reason for the request, completion schedule, and applicable extension fee. After one year from the date of initial permit issuance, the permit will be closed. Any work done after that time will require a new permit with all associated fees and requirements. Permit applications for individual manufactured or rehabilitated homes in a manufactured/mobile home park do not require submission of a site plan.

Manufactured or mobile homes proposed for accessory storage purposes only, and not for use as a dwelling unit, shall only be permitted in RU Zoning Districts on a minimum site of four-acres and shall not require associated installation fees and inspections as described above provided that they are intended to be used for accessory storage purposes only and they comply with Article 6 and all applicable standards for accessory structures.

No new building permits will be issued for the installation of a "mobile home," unless rehabilitated as defined in Article 2, "mobile home, rehabilitated". This restriction on the installation of "mobile homes" does not prohibit the continued lawful use and reasonable repair of a "mobile home" provided that the standards under these Zoning Regulations for the continuation of a nonconforming use are met, see Article 20.

Comment [p6]: For reference only. Six months with the possibility of one six month extension is state law.

Article 19, Signs

1903.06 No sign shall have moving or swinging parts, except that:

- A. The rotation of barber poles, permissible changing signs and/or multi-prism signs is permitted, provided that rotations shall not exceed six-revolutions per minute; and
- B. Banners, pennants, or devices set in motion by the wind may be permitted as temporary signs for grand openings, open houses, and model home demonstrations for a period not to exceed ~~14-calendar days each quarter (See Section 1908.34)~~ 30-calendar days.

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1908.34 Banners, pennants, and devices set in motion by the wind; no permit required

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A specific type of sign which provides a message to the general public, typically advertising a business.

Zoning Districts: RU, MR-1, MR-2, NB, GB, LI, and HI

Structural Type: Wall or Ground Sign

Maximum Area: 32-square feet

Maximum Height: 15 feet

Illumination: None

Maximum Number: 2 per tenant up to 20,000 square feet, 4 per tenant over 20,000 square feet

Setback: The height of the sign, or 10 feet whichever is greater

Separation: Signs shall be separated from other signs by a minimum of 50 feet

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Sight Distance Triangles/Required Clear Zones

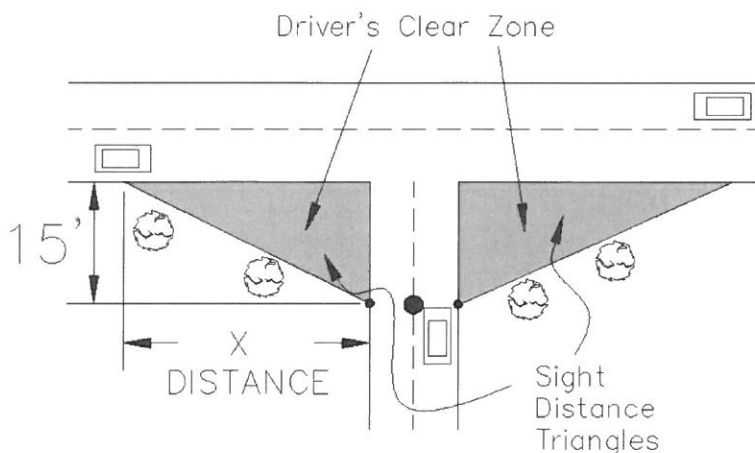
A. Purpose

To define the area adjacent to intersections that must be clear of visual obstruction in order to assure safe turning movements and clear line of sight for drivers.

B. Calculation of Sight Distance Triangle

The sight distance triangle shall be determined for each controlled street or driveway that intersects a through or uncontrolled street. The determination of this sight distance triangle shall be made according to the minimum sight distance at intersections chart and diagram below or as designated by a traffic or civil engineer.

POSTED THROUGH SPEED	X DISTANCE
25 MPH	280 FEET
35 MPH	390 FEET
45 MPH	500 FEET
55 MPH	550 FEET
65 MPH	650 FEET



Step 1. On your scaled site plan, show your driveway or street intersection to the through street. Indicate a point center of your driveway or street located 15 feet back from the edge of the curb line, edge of pavement or edge of travelway.

Step 2. Identify the speed limit of the through street. Connect the driveway centerpoint to the curb, line, edge of pavement or edge of travelway for a scaled distance noted in the table above in both directions.

Step 3. Shade that triangle area in. Make sure that no visual obstructions are placed in that area.

C: Preservation of Sight Distance Triangle Area

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No screening, landscaping, vegetation, structures, parking areas or other obstruction to visibility between the heights of 3 and 10 feet above the top of curb or centerline grade of the street shall be permitted within the clear zone, as defined by the sight distance triangular area. Development shall be set back or restricted in order to provide a clear sight distance.