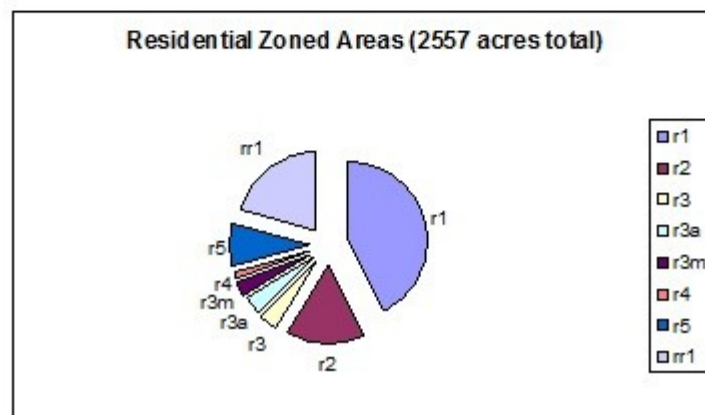
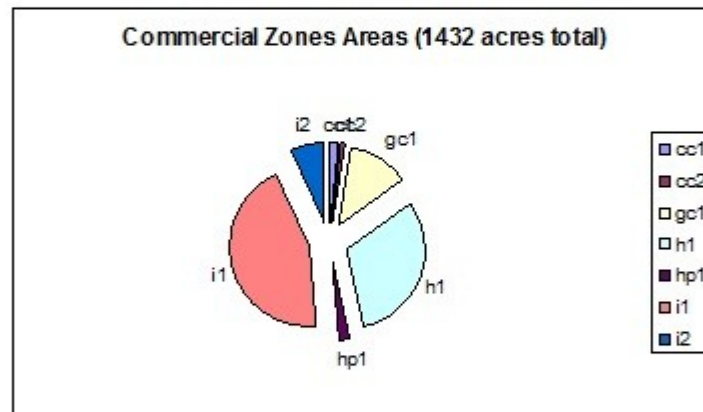
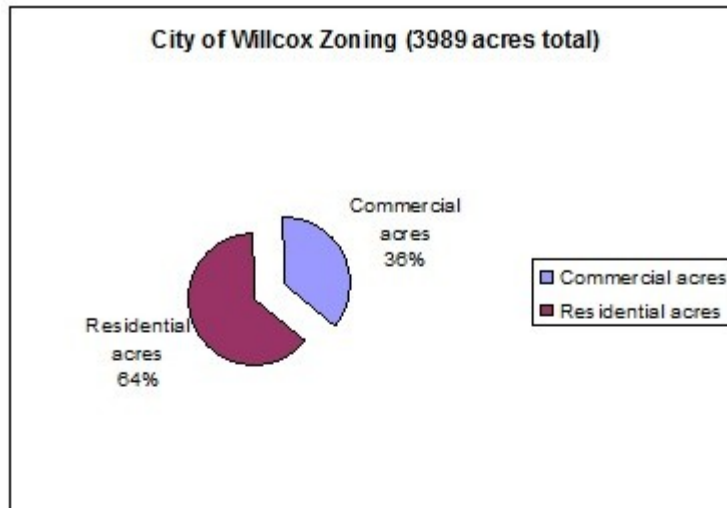


ZONE ESTABLISHMENT	
R-1 RESIDENTIAL ZONE	MINIMUM LOT SIZE = 7500 SQ. FT. ONE FAMILY DWELLINGS
R-2 RESIDENTIAL ZONE	MINIMUM LOT SIZE = 7000 SQ. FT. 1 & 2 FAMILY DWELLINGS
R-3 RESIDENTIAL ZONE	MINIMUM LOT SIZE = 5600 SQ. FT. 1,2, & MULTI-FAMILY DWELLINGS
R-3-A RESIDENTIAL ZONE	MINIMUM LOT SIZE = 5600 SQ. FT. 1,2, & MULTI-FAMILY DWELLINGS
R-3-M RESIDENTIAL ZONE	MINIMUM LOT SIZE = 5100 SQ. FT. MOBILE HOMES
R-4 RESIDENTIAL ZONE	MINIMUM LOT SIZE = 5100 SQ. FT. OFFICE BLDG. & SEMI-COMMERCIAL
R-5 LARGE SCALE DEVELOPMENT ZONE	MOBILE HOME PARKS, TRAILER HOUSE PARKS, MOBILE HOME SUBDIVISIONS, TRAVEL TRAILER PARKS, GROUP DW., FARM LABOR CAMPS, & 1 & 2 FAMILY DWELLINGS
HP-1 HISTORICAL PRESERVATION ZONE	SIGNIFICANT HISTORICAL IMPORTANCE
H-1 HIGHWAY SERVICE ZONE	COMMERCIAL & SERVICE USES TO SERVE TRAVELERS
CC-1 CENTRAL COMMERCIAL ZONE	RETAIL & SERVICE ESTABLISHMENTS & ALLIED USES IN THE CENTRAL CITY AREA
GC-1 GENERAL COMMERCIAL ZONE	HEAVY COMMERCIAL, WHOLESALE, NONNUISANCE INDUSTRY & LIGHT INDUSTRY
I-1 INDUSTRIAL ZONE	NON-HAZARDOUS INDUSTRY
I-2 INDUSTRIAL ZONE	INDUSTRIAL
RR-1 RECREATIONAL RESIDENTIAL ZONE	DOMESTIC ANIMALS FOR FAMILY FOOD 1 DWELLING ON FRONT OF LOT
CC-2 CENTRAL COMMERCIAL	RETAIL & OFFICE BLDG'S FOR SERVICE ESTABLISHMENTS & CERTAIN SEMICOMMERCIAL USES IN A PORTION OF THE CENTRAL COMMERCIAL AND FINANCIAL AREA.

City of Willcox Zoning

January 2010



Chapter 17.24

R-1 RESIDENTIAL ZONING

Sections:

- 17.24.010 Minimum lot size.
- 17.24.020 Objectives and characteristics of zone.
- 17.24.030 Use requirements.
- 17.24.040 Other requirements.

17.24.010 Minimum lot size.

The R-1 residential zone minimum lot size area is seventy five hundred square feet. (Prior code §17.24.010)

17.24.020 Objectives and characteristics of zone.

A. The R-1 residential zone covers the portion of the city which is primarily suited for one-family dwellings plus certain complimentary uses such as parks, churches, and schools. The primary objective in establishing this zone is to create and maintain a living environment within the city which is characterized by spacious landscaped lots, uncrowded buildings, and quiet residential conditions. Accordingly, apartment houses, boarding houses, and other multiple dwellings, as well as commercial and industrial uses, are not permitted in this zone.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the R-1 residential zone. (Prior code §17.24.020)

17.24.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the R-1 residential zone upon compliance with requirements as set forth in this title:

- A. One-family dwellings and accessory buildings, including a private garage for the storage of vehicles owned by persons residing on the premises, greenhouses for private use only, private swimming pools, pergolas, and arbors;
- B. Home occupations when approved by the board of adjustment;
- C. Public parks, public recreation grounds, but not including privately owned amusement parks or recreation grounds;
- D. Agriculture;
- E. A signboard not exceeding eight square feet in area, appertaining to the lease or sale of the property, also nameplates in connection with dwellings or offices of professional persons not exceeding two hundred twenty six square inches in area, provided such signs are constructed and maintained in harmony with the residential character of the zone;
- F. Fences, walls, and hedges which do not exceed six feet in height;
- G. Schools and churches and public cemeteries;
- H. Customary household pets. (Prior code §17.24.030)

17.24.040 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-1 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.24.040).

Chapter 17.28

R-2 RESIDENTIAL ZONE

Sections:

- 17.28.010 Minimum lot size.
- 17.28.020 Objectives and characteristics of zone.
- 17.28.030 Use requirements.
- 17.28.040 Other requirements.

17.28.010 Minimum lot size.*

The R-2 residential zone minimum lot size area is seven thousand square feet. (Prior code §17.28.010)

17.28.020 Objectives and characteristics of zone.

- A. The R-2 residential zone covers the portion of the city which is primarily suited for residential development, represented by a commingling of one-family dwellings plus parks, playgrounds, schools, churches, and other community facilities designed to serve the residents of the zone. This zone is characterized by a more compact and somewhat denser residential development than is the R-1 zone.
- B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the R-2 residential zone. (Prior code §17.28.020)

17.28.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with requirements set forth in this title:

- A. Any use permitted in the R-1 residential zone;
- B. Day care nurseries and rest homes when approved by the board of adjustment;
- C. Two-family dwellings. (Prior code §17.28.030)

17.28.040 Other requirements.

- A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-2 zone.
- B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.28.040).

* For minimum lot size for two-family dwelling, see Section 17.84.010.

Chapter 17.32

R-3 RESIDENTIAL ZONE

Sections:

- 17.32.010 Minimum lot size.
- 17.32.020 Objectives and characteristics of zone.
- 17.32.030 Use requirements.
- 17.32.040 Other requirements.

17.32.010 Minimum lot size.*

The R-3 residential zone minimum lot size area is five thousand, six hundred square feet. (Prior code §17.32.010)

17.32.020 Objectives and characteristics of zone.

A. The R-3 residential zone covers the portion of the city which is primarily suited for residential development represented by a commingling of one-family, two-family, and multiple-family dwellings, plus parks, playgrounds, schools, churches, and other community facilities designed to serve the residents of the zone. This zone is characterized by a more compact and somewhat denser residential development than is the R-2 residential zone.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the R-3 residential zone. (Prior code §17.32.020)

17.32.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

- A. Any use permitted in the R-2 residential zone;
- B. Apartment houses, lodging houses, and other multiple dwellings;
- C. Group dwellings subject to requirements set forth in Sections 17.88.010 through 17.88.210 of this title, which pertain to group dwellings. (Prior code §17.32.030)

17.32.040 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-3 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.32.040).

*See also Section 17.84.010.

Chapter 17.36

R-3-A RESIDENTIAL ZONE

Sections:

17.36.010	Minimum lot size.
17.36.020	Objectives and characteristics of zone.
17.36.030	Use requirements.
17.36.040	Special provisions.
17.36.050	Other requirements.

17.36.010 Minimum lot size.*

The R-3-A residential zone minimum lot size area is five thousand, six hundred square feet. (Prior code §17.36.010)

17.36.020 Objectives and characteristics of zone.

A. The R-3-A residential zone covers the portion of the city which is primarily suited for residential development represented by one-family, two-family, and multiple-family dwellings and trailer houses, plus parks, playgrounds, schools, churches, and other community facilities. This zone is characterized by a mixture of conventional forms of residential development and trailer houses.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the R-3-A residential zone. (Prior code §17.36.020)

17.36.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

A. Any use permitted in the R-3 residential zone;

B. Mobile homes subject to regulations and conditions set forth in Section 17.12.290 (D) of this title. (Prior code §17.36.030)

17.36.040 Special provisions.

Mobile homes shall be permitted in this zone only when they replace an existing substandard dwelling. Mobile homes shall not be placed on vacant lots. (Prior code §17.36.040)

17.36.050 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-3-A zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.36.050).

*See also Section 17.84.010

Chapter 17.40

R-3-M RESIDENTIAL ZONE

Sections:

17.40.010	Minimum lot size.
17.40.020	Objectives and characteristics of zone.
17.40.030	Use requirements
17.40.040	Special provisions
17.40.050	Other requirements

17.40.010 Minimum lot size.

The R-3-M residential zone minimum lot size area is five thousand, one hundred square feet. (Prior code §17.40.010)

17.40.020 Objectives and characteristics of zone.

The R-3-M residential zone covers the portion of the city which is primarily suited for residential development represented by mobile homes, parks, playgrounds, and other community facilities. This zone is characterized by mobile homes placed on individual lots which have been included within an approved subdivision. (prior code §17.40.020)

17.40.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the R-3-M residential zone upon compliance with the requirements set forth in this title:

- A. Mobile homes subject to regulations and conditions set forth in Section 17.12.290 (D) of this title;
- B. Public parks, public recreation grounds but not including privately owned amusement parks or recreation grounds;
- C. Agriculture;
- D. A signboard not exceeding eight square feet in area appertaining to the lease or sale of the property. Also, nameplates in connection with mobile homes not exceeding two hundred twenty six inches;
- E. Fences, walls, and hedges which do not exceed six feet in height;
- F. Customary household pets. (Prior code §17.40.030)

17.40.040 Special provisions.

All mobile homes, except recreational vehicles as defined in the Arizona Rules and Regulations for the Division of Mobile and Manufactured Housing Standards, shall be skirted with materials that will harmonize with the design and materials used in the mobile home, as approved by the zoning administrator. Skirting of the mobile home shall be completed within ninety (90) days from the date the mobile home is parked on the premises. Failure to comply with this provision within 90 days shall result in the City Inspector personally or by certified mail, return receipt requested, presenting written notice to the occupants and/or owner of the premises that the provisions of this code have not been complied with. Failure to comply within thirty (30) days of the Building Inspector's written notice shall be a violation of the code in accordance with Section 1.04.010. Each day that this code is not complied with will constitute a separate offense. The City Magistrate shall punish violators of this code section in accordance with Section 1.04.010. (Amended by Ordinance No. NS116, dated January 22, 1986)

17.40.050 Other requirements.

- A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-3-M zone.
- B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.40.050).

Chapter 17.44

R-4 RESIDENTIAL ZONE

Sections:

- 17.44.010 Minimum lot size.
- 17.44.020 Objectives and characteristics of zone.
- 17.44.030 Use requirements.
- 17.44.040 Other requirements.

17.44.010 Minimum lot size.*

The R-4 residential zone minimum lot size area is five thousand, one hundred square feet. (Prior code §17.44.010)

17.44.020 Objectives and characteristics of zone.

A. The R-4 residential zone covers the portion of the city which is primarily suited for residential development but in which office buildings and certain other uses of a semi-commercial nature may be located. In general, this zone serves as a transitional zone between the central commercial zone and the residential zones surrounding the central commercial zone. Since this zone is essentially residential in character, office buildings, rest homes, mortuaries, parking lots, and other transitional uses permitted in the zone must be developed and maintained in harmony with residential uses. While a greater amount of automobile traffic and automobile parking is characteristic of this zone, attractive lawns, shrubs, trees, both on the street and around buildings, are also characteristic of this zone.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the R-4 residential zone. (Prior code §17.44.020)

17.44.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

- A. Any use permitted in the R-3 residential zone;
- B. Office buildings or a group of office buildings on one lot but not including office buildings that involve the exchange of goods or money on the premises;
- C. Hospitals, clinics, clubs;
- D. Parking lots for public use;
- E. Non-flashing signs advertising the services performed within the building and signs designating the name of the building, provided such signs shall be attached to and placed flat against the wall of the building and provided no part of such sign shall extend more than two feet above the building wall and provided that any lights used to illuminate such signs shall be shielded or diffused;
- F. Mortuaries, wedding chapels;
- G. Other uses ruled by the board of adjustment to be similar to the uses specifically permitted in the zone and which will harmonize with the objectives and characteristics of the R-4 residential zone. (Prior code §17.44.030)

17.44.040 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-4 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.44.040).

*See also Section 17.84.010

Chapter 17.48

R-5 LARGE SCALE DEVELOPMENT ZONE

Sections:

- | | |
|-----------|---|
| 17.48.010 | Objectives and characteristics of zone. |
| 17.48.020 | Use requirements. |
| 17.48.030 | Other requirements. |

17.48.010 Objectives and characteristics of zone.

A. The R-5 large scale development zone covers the portion of the city which is represented by planned unit developments, mobile home parks, mobile home subdivisions, travel trailer courts, group dwellings, and one or two-family dwellings. This zone is characterized by a more compact and somewhat denser residential development than is the R-1 or R-2 residential zone.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the R-5 large scale development zone. (Prior code §17.48.010)

17.48.020 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with requirements set forth in this title:

A. Any use permitted in the R-2 residential zone;

B. Planned unit developments, mobile home parks, mobile home subdivisions, group dwellings, subject to the regulations and conditions set forth in Section 17.88.010 through 17.88.210 of this title provided, however, that a mobile home may be located in the Nordus Subdivision on any lot which was of record at the time of the passage of the ordinance codified in this title. (Prior code §17.48.020)

17.48.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open spaces, the height and size of buildings and the percentage of lot that may be occupied for buildings and structures which are not included in a large scale development shall be the same as in the R-2 residential zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.48.030)

Chapter 17.52

HP-1 HISTORICAL PRESERVATION ZONE

Sections:

- 17.52.010 Purpose
- 17.52.020 Definitions
- 17.52.030
- 17.52.040 Establishment of Historic Districts or Additions to Existing Historic Districts and Landmarks

17.52.010 PURPOSE

The purpose of the zone is to promote the educational, cultural, economic and general welfare of the community, and to ensure the harmonious growth and development of the municipality, by encouraging the preservation and rehabilitation of historic districts as well as historic sites and historic sites and structures therein and of historic landmarks. The existing zone is to be designated where there is a group or surviving related structures in their original setting or an individual historically important structure which give an historic dimension to the city. This zone is intended to encourage the retention of early structures, keep them in active use and in their original appearance, setting and placement rather than to modify uses in the underlying zones. It is also intended that new or remodeled structures, located within historic districts be designed and constructed to harmonize with structures located within the immediate vicinity, in future development and to promote an awareness of the heritage of Willcox among both residents and visitors to the community.

17.52.020 DEFINITIONS

~~Within historic districts or landmarks, unless the context otherwise requires, the following words and phrases shall have the following meanings:~~

A. ALTERATION means any esthetic, architectural, mechanical or structural change to the exterior surface of any part of an existing structure. Applicants are advised to refer to the Secretary of the Interior's Standards for Rehabilitation when tax certification for rehabilitation is being contemplated.

B. DEVELOPMENT ZONE means a certain designated area in the vicinity of the lot to be developed in which certain historic and architectural features have been identified and shall be maintained for the enhancement of the historic district. The area encompassed by the HP1 zone shall constitute the development zone.

C. HEIGHT means the vertical distance measured between the highest part of a structure and the finished grade at the midpoint of the front façade of the principal structure, excluding chimneys, mechanical equipment and other miscellaneous additions.

D. HISTORIC SITE, HISTORIC STRUCTURE, or HISTORIC LANDMARK, means a site or structure, including signs affixed thereto, which:

1. Is documented as dating from a particular significant period in Willcox history, i.e., Territorial (1854-1912) or Post Territorial (After 1912).
2. Is associated with the lives of outstanding historical personages; or
3. Is associated with significant historic events or occurrences; or
4. Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction; or
5. Contributes information of archaeological, historical, cultural or social importance relating to the heritage of the community.
6. Relates to events, personages or architectural styles which are at least fifty years old. However, outstanding examples less than fifty years old should be evaluated on their own merits.
7. Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

E. INTRUSION means a structure which detracts from the districts sense of time and place.

F. PREVAILING SETBACK means the most frequently occurring distances from the front facades of all structures in the development zone or historic district to the front property line.

G. PROPORTION means the relationship between the width and height of a buildings front façade, windows, doors, etc.

H. Rhythm means the ordered recurrent alteration of solids to voids in the front facade, streetscape, etc.

I. SITE UTILIZATION means the spacing between the sides of buildings.

17.52.030 INITIATION OR AMENDMENT OF HISTORIC DISTRICTS AND LANDMARKS

An historic district or landmark may be initiated by the owners of the proposed site, or by the Willcox Historic Preservation Commission.

17.52.040 ESTABLISHMENT OF HISTORIC DISTRICTS OR ADDITIONS TO EXISTING HISTORIC DISTRICTS AND LANDSCAPES

Prior to the establishment or amendment of an historic district or the designation of landmarks a public hearing shall be held before the Historic Preservation Commission, notice of which shall be provided to owners of real property located within the proposed historic district of landmark.

At the hearing, the Commission shall: 1) designate the boundaries of the historic district and identify intrusions: or 2) designate the historic landmarks.

Within thirty days after the close of the public hearing, the Commission shall render its decision concerning the establishment of the historic district or landmarks by written recommendation to the Planning and Zoning Commission. The Planning and Zoning Commission shall review the recommendation and forward the decision to Mayor and Council for final designation.

(Added by Addendum of Ordinance No. NS121, dated June 11, 1985)

ORDINANCE NO. NS121

ADDENDUM NUMBER TWO

17.52.050 CRITERIA FOR ESTABLISHING HISTORIC DISTRICTS

In determining if an area, neighborhood or district shall be established as an historic district the following criteria shall be examined:

- A. An historic district shall include historic sites or structures , as defined above.
- B. An historic district should include a group of related sites, buildings and structures in their original setting which contribute to an understanding of the heritage of the community.
- C. The group of structures, buildings or sites should provide the area with a sense of uniqueness, and it should be readily distinguishable from other areas of the community.
- D. There should be a sufficient number of structures of related or similar characteristics to make a recognizable entity.

17.52.060 PERMITTED USES

- A. Use requirements in the HP-1 historical preservation zone shall be as follows: any use permitted in the H-1 highway service zone, CC-1 central commercial zone, and GC-1 general commercial zone except for automobile filling stations, gasoline, oil, and L.P. gas storage and sales, automobile sales yards, non-accessory advertising signs and similar uses which were not in popular usage prior to 1900 (Prior code § 17.52.120)
- B. Landmarks shall retain their previous zoning use. An H shall be added to the zoning designation.

17.52.070 SEPARATE APPROVAL FOR SIGNS WITHIN AN HISTORIC DISTRICT OR LANDMARK PROTECTION AREA.

The appearance, color, size, position, method of attachment, texture of materials and design of such signs shall be in keeping with the collective characteristics of the structure located within the appropriate development zone shall be further limited as follows:

- A. The Zoning Administrator may recommend exceptions to these requirements where it can be shown that the proposed sign is consistent with the purpose and intent of the historic district and is historically authentic. The Historical Preservation Commission will decide.
- B. Off-site signs shall not be permitted. Directional signs may be permitted upon approval of the Historical Commission.
- C. Business signs shall be limited to one sign only for each street frontage per premises. Businesses having frontage on more than two streets will be allowed a total of three signs.
- D. Maximum area of any sign shall be eight square feet unless approved by the Historical Commission.

- E. No sign may extend above the top of the nearest façade, eaves or firewall of a building or structure.
- F. Design and materials of signs. Visible bulbs, not exceeding 10 watts per bulb are allowed. Neon tubing is not allowed without permission. Plastics are not allowed. Luminous paints are not allowed. Flashing lights are not allowed.

17.52.080 HISTORIC DISTRICT DEVELOPMENT REVIEW

The Zoning Administrator shall not issue a building, grading or demolition permit for the erection or construction of a new building or structure; or any alteration involving the modification, addition, moving or demolition of any part of an existing structure which would affect the exterior appearance of any existing building or the installation of a sign or the construction or enlargement of a parking lot within an historic district or on a property containing an historic landmark, or within an historic landmark protection area without written recommendation from the Historic Preservation Commission. An Historic Preservation Consultant shall be retained to review all development plans. No changes to facades of historic buildings may be made without review and approval.

17.52.090 APPROVAL BY ZONING ADMINISTRATOR

The Zoning Administrator shall authorize the issuance of a building permit for improvements only upon approval of a development plan in accordance with the following procedures. (Prior to the submittal of a development plan the applicant should consult with the Zoning Administrator concerning submission requirements.) It is also recommended that the applicant review the proposed development with the Historic Preservation Commission at the concept stage.

- A. APPLICATION. Application for historic district development review shall be accompanied by three copies of the development plan. Applicants are advised to refer to the Secretary of the Interior's Standards for Rehabilitation when tax certification for rehabilitation is being contemplated before submitting an application for review.
- B. DEVELOPMENT PLAN REQUIREMENTS. The development plan shall be drawn to scale and shall provide the following information where applicable:
 - 1. Property lines, easements, driveways and parking areas, existing and proposed landscaping, fences and walls;
 - 2. Location of all existing and proposed structures on the property;
 - 3. Drawings ("elevations") showing views of the existing structure as well as all proposed structures on the property;
 - 4. Specific graphic information regarding exterior materials, colors and architectural details (trim, hardware, etc.);

5. A sign plan, drawn to scale, showing the location, size, design, material, color, lettering and methods of attachment and illumination of all exterior signs;
 6. Any additional information deemed necessary by the Zoning Administrator to properly review the development plan.
- C. DEVELOPMENT PLAN FILING. The Zoning Administrator shall review each development plan for compliance with established application requirements and shall formally accept or reject the application within two working days.
 - D. REVIEW BY HISTORIC PRESERVATION COMMISSION. The Zoning Administrator shall, within one working day after acceptance of the application, transmit one copy of the accepted development plan to the Commission for their review and recommendation.
 - E. REVIEW BY HISTORIC PRESERVATION CONSULTANT. The Zoning Administrator shall, within one working day after acceptance of the application, transmit one copy of the accepted development plan to the Historic Preservation consultant for review and recommendation.
 - F. DECISION BY ZONING ADMINISTRATOR. The Zoning Administrator shall review the proposed development plan for its compliance with the purpose of this ordinance, applicable standards and criteria and shall approve, subject to conditions or disapprove the development plan within twenty (20) working days of the filing of an acceptable application unless the applicant requests an extension. In no event shall the Zoning Administrator act on the proposed development prior to the expiration of fifteen (15) working days without having considered the recommendations of the Historic Preservation Commission and the Historic Preservation Consultant.

The Zoning Administrator shall provide the applicant, the Commission, the Historic Preservation Consultant and any other interested person(s) with a written statement setting forth the reasons for his decision.

All work performed pursuant to the issuance of a building permit shall conform to the requirements of the permit and to the development plan. It shall be the duty of the Zoning Administrator and Commission members to inspect from time to time any work performed pursuant to the permit to assure such compliance. In the event work is not performed in accordance with the permit the Zoning Administrator shall issue a stop work order and all work shall cease. No person, firm or corporation shall undertake any work on such project as long as such stop work order shall continue in effect.

- G. APPEAL. The Zoning Administrator's decision may be appealed to the Board of Adjustments by the property owner, the Historic Preservation Commission or any citizen within fifteen (15) days after the decision is rendered by the Planning Director.

17.52.100 CRITERIA FOR THE ALTERATION OF EXISTING STRUCTURES AND LANDMARKS OR THE CONSTRUCTION OF NEW STRUCTURES WITHIN HISTORIC DISTRICTS

The alteration or moving of existing structures in historic districts or landmark protection areas; or the alteration or moving of designated historic sites or landmarks; or the construction of new structures within historic districts or landmark protection areas, shall comply with the following provisions:

- A. Alterations to an existing designated historic structure or landmark shall properly preserve the historical and architectural characteristics which make it unique, and any changes or additions shall conform to the intrinsic and unique character of other buildings or the structure itself. The applicant should refer to the Secretary of the Interior's Standards for Rehabilitation and be aware of current tax incentives when rehabilitation work is contemplated.
- B. New construction within an historic district shall require no specific architectural style; however, the following criteria shall be considered in determining whether the proposed design of a new structure is compatible with the collective characteristics of the structures located within the historic district or landmark protection area:

The following criteria shall be considered:

1. Height. Alterations to a designated historic structure may be no higher than the tallest comparable feature of the existing structure.,
2. Setback. Alterations to a designated historic structure must maintain the original front setback of the existing structure or the prevailing setback existing within its historic district or landmark protection area, providing that such a setback is compatible with the historic character of the existing structure.
3. Proportion. Alterations to a designated historic structure shall reflect the proportions of the existing structure.
4. Roof types. Alterations to a designated historic structure shall have roofs compatible in configuration, mass and materials to that of the style of the existing structure.
5. Surface texture of alterations to a designated historic structure shall be appropriate to the historical style of the existing structure and the period in which it was constructed.
6. Site utilization shall be appropriate to the historical period in which the existing structure was built.
7. Projections and recessions such as porches, steps, awnings, overhangs, entrances, windows, etc. shall be appropriate to the style of the existing structure and the historical period in which it was built.
8. Architectural details such as cornices, lintels, arches, grill work, shutters, window and door trim, canals, etc., shall be appropriate to the historical style of the existing structure and the historical period in which it was built.
9. Building form. Size, mass and scale of alterations to a designated historic structure shall be compatible with that of the existing structure.

10. Color. Color of a building or structure, including trim, roof, etc., shall be appropriate to the architectural style of the subject structure and its historical period.
 11. Landscaping. Planting and other ornamental features shall reflect the historical period of the subject structure.
 12. Enclosures. Fences, walls or other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and compatible with other historic structures within the historic district or landmark protection area and reflect the historical period of the historical district or landmark protection area.
 13. Utilities. New above-ground power, telephone line and cable television installation shall be reviewed for appropriateness and compatibility. No electric utility boxes shall be used in front facades.
- C. Alterations to an intrusion within an historic district shall reflect the architectural style and characteristics of the existing structure. In addition, such alterations shall generally conform to the height, mass, scale, color, etc., of the structures within the historic district.

17.52.110 DEMOLITION OF STRUCTURES WITHIN DISTRICTS OR LANDMARKS.

No demolition permit shall be issued by the Zoning Administrator for demolition of all or any significant part of a structure, building or landmark which has been designated as historic before review by the Historic Preservation Commission and the Historic Preservation Consultant.

The Historic Preservation Commission may deny a demolition permit.

In making its decision, the Commission shall hold a public hearing to determine if the applicant has shown that the preservation of the structure is physically and/or economically feasible.

The Commission shall also take into consideration post-demolition plans for the site.

- A. If preservation is found to be physically and/or economically infeasible, the Zoning Administrator shall notify the applicant that the issuance of the demolition permit is approved by the Historic Preservation Commission.
- B. If the preservation of the structure is found to be feasible, the Commission shall attempt to convince the owner to preserve the building or structure, if he does not so agree within 30 days, the Commission shall have 6 months to advertise to have the property purchased at fair market value by someone who will agree to preserve the building or structure for 10 years. If no purchaser is found within the 6 month period the demolition permit shall be issued.

17.52.120 POST-DEMOLITION CONSIDERATIONS

- A. If demolished and the area left vacant, the area shall be maintained in a clean and unoffensive manner.
- B. If demolished and the area converted to another use not requiring buildings (such as a parking lot), the area shall be buffered by landscaping and walls or fences that generally conform to the character of the other buildings and structures located within its historic district or landmark protection area.
- C. If demolished and a new structure erected, the structure shall generally conform to the character of the buildings located within its historic district or landmark protection area as determined by using the historic district criteria as identified in Section 17.52.110

17.52/130 MAINTENANCE

Historic district structures, sites, and landmarks shall be kept in good repair by the property owner so as not to detract from their exterior appearance. Deterioration caused by deliberate neglect of maintenance or repairs shall not be considered valid grounds for the approval of a demolition permit application.

The Zoning Administrator shall advise the Historic Preservation Commission of cases of deliberate neglect or failure to meet minimum building code standards. The Historical Commission and the Historic Preservation Consultant shall review such cases and make recommendations to the Zoning Administrator.

The Zoning Administrator shall decide if maintenance is necessary. The owner shall be notified and a public hearing will be held by the Historic Preservation Commission.

If the Commission finds that deliberate neglect is occurring, the owner shall be cited and shall have 90 days to make the specific repairs necessary to correct the neglect.

If the repairs are not completed within 90 days the City of Willcox may make the repairs and place a lien for the expenses against the property owner.

Chapter 17.56

H-1 HIGHWAY SERVICE ZONE

Sections:

- 17.56.010 Objectives and characteristics of zone.
- 17.56.020 Use requirements
- 17.56.030 Other requirements

17.56.010 Objectives and characteristics of the zone

A. The H-1 highway service zone covers a portion of the city which is primarily suited for commercial and service uses to serve the traveling public. The objectives in establishing this zone are to promote the economic well being of the people of Willcox through increased employment in retail services, to increase the tax base, and to provide services to travelers and truckers who use the freeway, as well as to residents of the area.

B. This zone is characterized by restful surroundings in which the buildings and structures are situated among lawns, trees, and other plantings, and where the traveling public can find rest, comfort, and necessary services.

C. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the H-1 highway service zone. (Prior code §17.56.010)

17.56.020 Use requirements

The following buildings, structures, and uses of land shall be permitted in the H-1 highway service zone upon compliance with requirements as set forth in this title:

- A. Automobile filling stations, cafes, motels, drive-ins (food service), garages, and any other uses permitted in the CC-1 central commercial zone;
- B. Accessory signs and bulletin boards;
- C. Billboards;
- D. Art and curio shops, public and private museums;
- E. Fences, walls, reservoirs, and dams;
- F. Public parks and playgrounds;
- G. Caretakers' dwellings;
- H. Gas, oil, and water wells;
- I. Dental and medical offices, hospitals;
- J. Travel trailer courts subject to regulations and conditions set forth in Sections 17.88.010 through 17.88.020 of this title;
- K. Other uses ruled by the board of adjustments to be similar to uses specifically permitted in the zone and which will harmonize with the objectives and characteristics of the H-1 highway service zone. (Prior code §17.56.020)

17.56.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, and the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as set forth in Section 17.84.010 of this title pertaining to the H-1 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.56.030)

Chapter 17.60

CC-1 CENTRAL COMMERCIAL ZONE

Sections:

- 17.60.010 Objectives and characteristics of zone.
- 17.60.020 Use requirements.
- 17.60.030 Other requirements.

17.60.010 Objectives and characteristics of zone.

A. This zone covers the central commercial and financial part of the city and is primarily suited for retail and service establishments. The regulations have been made with a view to preserving and encouraging the use of the land for retail establishments, plus certain other uses of an allied nature. Fabrication and processing activities in connection with, and incidental to, the primary function of retailing are also permitted along with motels, and other tourist accommodations. Since the area within this zone comprises the principal retailing and financial center of all of Sulphur Springs Valley, certain restrictions have been placed upon the use of land. Storage of merchandise, products, or materials must be enclosed within buildings or a sight-obscuring fence. No dust, smoke, odor, or vibration shall be emitted which is discernible beyond the zone boundary. Dwellings and other uses which tend to thwart the use of land for the primary function of retailing, personal service, tourist accommodations, and business establishments, have also been excluded.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the CC-1 central commercial zone. (Prior code §17.60.010)

17.60.020 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the CC-1 central commercial zone upon compliance with the requirements set forth in this title:

- A. Retail, financial, and personal service establishments, provided there is no storage of merchandise, materials, equipment, or junk outside of enclosing buildings, or enclosing fences, except automobiles, trucks, and other vehicles in running order.
- B. The fabrication or processing of goods done in connection with, and incidental to, the sale of goods on the premises, provided such activities do not give rise to dust, odor, noise, smoke, vibration, or intermittent light or glare discernible beyond the zone boundary lines and do not involve the storage of merchandise, materials, products, equipment, or junk outside of enclosed buildings except automobiles, trucks, and other vehicles in running order;
- C. Parking lots;
- D. Private and public office buildings, clinics, clubs, churches, and public and parochial schools;
- E. Amusement enterprises, pool halls, bowling alleys, public dance halls, night clubs, and alcoholic and beer dispensing establishments;
- F. Cleaning and pressing shops which use nonflammable cleaning agents only;
- G. Fine art studios, museums;
- H. Egg, poultry, and meat stores (not including slaughtering, eviscerating, plucking, or dressing);
- I. Interior decorating;
- J. Launderette (self-service);
- K. Locksmith, metal sharpening;
- L. Motels, hotels, and day-care nurseries which comply with the State Board of Health requirements;
- M. Newsstands;
- N. Optical shops;
- O. Photostatting and blueprinting;

- P. Printing and publishing;
 - Q. Radio and television stations;
 - R. Radio, television, and electrical appliance repair shops;
 - S. Shoe repair shops;
 - T. Telephone exchange;
 - U. Tailor, millinery, and dressmaking establishments;
 - V. Bus stations;
 - W. Theaters;
 - X. Accessory signs;
 - Y. Dwellings, when located above the ground floor, provide the ground floor is designed and used exclusively for a commercial purpose permitted in the zone;
 - Z. Other uses ruled by the board of adjustment to be similar to uses specifically permitted in the zone.
- (Prior code §17.60.020)

17.60.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the CC-1 zone.

See also supplementary requirements and procedures applicable within zones. (Prior code §17.60.030)

Chapter 17.68

GC-1 GENERAL COMMERCIAL ZONE

Sections:

- | | |
|-----------|---|
| 17.68.010 | Objectives and characteristics of zone. |
| 17.68.020 | Use requirements |
| 17.68.030 | Other requirements |

17.68.010 Objectives and characteristics of zone.

A. The GC-1 general commercial zone covers the portion of the city which is primarily suited for heavy commercial establishments and for non-nuisance industries. The objectives in establishing this zone are:

1. To designate the most appropriate land within the city for light industrial and wholesale establishments and to prevent the scattering of such uses into surrounding zones; and
2. To encourage the construction of and continued use of the land for commercial and industrial buildings; and
3. To discourage the use of the land for both dwellings and for nuisance industries or any other use which would thwart or substantially interfere with the use of the land for its primary purpose.

B. This zone is characterized by a mixture of businesses, warehouses, craft shops, and manufacturing and industrial enterprises which are incidental to retail and wholesale establishments.

C. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the GC-1 general commercial zone. (Prior code §17.64.010).

17.68.020 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the GC-1 general commercial zone upon compliance with requirements as set forth in this title:

- A. Any use permitted in the CC-1 central commercial zone;
- B. Wholesale distributing houses and warehouses;
- C. Service establishments such as dyeing, cleaning, or laundry plants, printing plants, machine shops, blacksmith shops;
- D. Food preparation plants, the operation of which is not obnoxious by reason of emission of odors, smoke, or noise;
- E. Milk distribution stations, creameries, bottling works and similar businesses;
- F. Assembling and the sale of farm equipment, mining machinery, vehicles and similar articles, but excluding junkyards and auto wrecking yards;
- G. Public garages and public parking lots;
- H. Veterinary hospitals;
- I. Carting, express hauling and storage;
- J. Building materials storage yards, plant nurseries;
- K. Stone cutting and monument works;
- L. Hay, grain, and feed establishments;
- M. Wholesale and bulk gasoline;
- N. Oil and L.P. gas storage and sales;
- O. Non-accessory signs and billboards;
- P. Bona fide caretakers' dwellings;
- Q. Other uses ruled by the board of adjustment to be similar to the foregoing uses provided that such other uses are not inconsistent with the objectives and characteristics of this zone. (Prior code §17.64.020).

17.68.030 Other requirements.

Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the GC-1 zone. See also supplementary requirements and procedures applicable within zones. (Prior code §17.64.030).

Chapter 17.72

I-1 INDUSTRIAL ZONE

Sections:

- 17.72.010 Objectives and characteristics of zone.
- 17.72.020 Use requirements
- 17.72.030 Other requirements

17.72.010 Objectives and characteristics of zone.

A. The I-1 zone covers the portion of the city which is primarily suited for industrial development. The primary objectives in establishing this zone are to separate industrial uses from residential and related uses and to promote the economic well being of the people. In an effort to protect the surrounding residential and commercial uses, certain types of industrial uses have been excluded, such as industries which are hazardous or which are offensive due to excessive odors, vibration, dust, or other emissions. Hotels, schools, churches, dance halls, liquor dispensing establishments and certain other uses have been excluded from the I-1 industrial zone because of the adverse effects upon such uses when they are allowed to commingle.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the I-1 industrial zone. (Prior code §17.68.010)

17.72.020 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

- A. Any use permitted in the CC-1 central commercial zone and GC-1 general commercial zone except motels, hotels, churches, public hospitals, public and parochial schools, day-care nurseries, public dance halls, night clubs, beer and alcohol dispensing establishments;
- B. Kennels, excluding outside runs;
- C. All industrial, manufacturing, and processing establishments, and buildings and structures to accommodate the same, except the following: animal by-products and manufacture of fertilizer from animal by-products; manufacture of explosives, acetylene, acid, alcohol, ammonia, celluloid, and other explosive products and hog farms;
- D. Storage of merchandise, materials, equipment, and junk either inside or outside of buildings. Junkyard shall be surrounded by a sight-obscuring fence or wall at least eight feet in height and no material or junk shall be stored to a height exceeding the height of the enclosing fence;
- E. Waste disposal sites when operated by a public agency in accordance with State Board of Health standards. (Prior code §17.68.020)

17.72.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied, shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the I-1 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.68.030)

Chapter 17.76

I-2 INDUSTRIAL ZONE

Sections:

- 17.76.010 Objectives and characteristics.
- 17.76.020 Use requirements.
- 17.76.030 Other requirements.

17.76.010 Objectives and characteristics.

The objectives and characteristics of the I-2 zone shall be the same as in the I-1 zone. (Prior code §17.72.010)

17.76.020 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with requirements set forth in this title:

- A. Any use permitted in the CC-1, GC-1, and I-1 zone;
- B. Livestock feed yards and livestock corrals. (Prior code §17.72.020)

17.76.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied, shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the I-2 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.72.030)

Chapter 17.80

RR-1 RECREATIONAL RESIDENTIAL ZONE

Sections:

- 17.80.010 Objectives and characteristics of zone.
- 17.80.020 Use requirements.
- 17.80.030 Other requirements.

17.80.010 Objectives and characteristics of zone.

A. The RR-1 recreational residential zone covers the portion of the city which is best suited for residential development associated with certain domestic animals for family food production and for the enjoyment of families residing on the premises. This zone is characterized by one-family dwellings located on the front part of the lots with pens and stables for the care and keeping of domestic animals located on the rear part of the lots. In an effort to protect the health of the inhabitants and to prevent the emission of excessive odor and dust, limitations as to the number of domestic animals and proximity of such pens and stables to dwellings have been imposed. Even so, it can be expected that a certain amount of odor and dust will be present in the zone, and people who construct dwellings or live therein should bear this in mind.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the RR-1 recreational residential zone. (Prior code §17.76.010).

17.80.020 Use requirements.

The following buildings, structures and uses of land shall be permitted in the zone upon compliance with the requirements set forth in this title:

- A. Any use of land or buildings permitted in the R-1 zone;
- B. The raising, care, and keeping of domestic animals and chickens in numbers not to exceed four animal units for each thirty five thousand square feet of lot area, not including easements. One animal unit shall be one horse, or one cow, or two sheep and/or dairy goats, or twenty five chickens, or twenty five rabbits. No animal or fowl (except household pets) may be kept on a lot containing less than thirty five thousand square feet. Other domestic animals not otherwise mentioned may be kept subject to limitations of numbers and conditions as may be determined by the board of adjustment to be in harmony with the objectives and characteristics of this zone;
- C. Barns, pens, coops, and feed storage facilities for the care and keeping of permitted animals. (Prior code §17.76.020)

17.80.030 Other restrictions.

A. Requirements and restrictions pertaining to width of lots, the location of buildings and structures, the size of yards and open spaces, the height and size of buildings and the percentage of lots that may be occupied shall be the same as in the R-1 zone, except that no lot for use as a dwelling, barn, or corral or combination thereof, shall contain less than thirty five thousand square feet or have a width of less than one hundred feet.

B. All barns, coops, and feeding facilities for the care and keeping of animals and fowl shall be located on the back one third of the lot. All corrals, pens or other fences shall be located on the back one half of the lot. All animals and fowl and facilities for their care and keeping shall be subject to the rules and regulations of the city health officer.

Chapter 17.64

CC-2 CENTRAL COMMERCIAL ZONE

Sections:

- 17.64.010 Objectives and characteristics of zone.
- 17.64.020 Use requirements.
- 17.64.030 Other requirements.
- 17.64.040 Prohibited uses.
- 17.64.050 Conditional uses.

17.64.010 Objectives and characteristics of zone.

This zone covers a portion of the central commercial and financial part of the city and is primarily suited for retail and office buildings for professional, financial, administrative and personal services and certain other uses of a semi-commercial nature may be permitted. The regulations have been made with a view to preserving and encouraging the use of land for office buildings and retail establishments, plus certain other uses of an allied nature. Since the area within this zone comprises a part of the principal retailing and financial center of all of Sulphur Springs Valley, certain restrictions have been placed upon the use of land. Storage of merchandise, products, or materials must be enclosed within the buildings. No dust, smoke, litter, odor or vibration shall be emitted which is discernible beyond the zone boundary. Dwellings and other uses which tend to thwart the use of land for the primary function of office buildings and other uses of a semi-commercial nature of retailing and personal services and business establishments shall be excluded.

In order to accomplish the objectives and purposes of this zone and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the CC-2 central commercial zone:

- A. Primary purpose for the zone is professional, financial, administrative and personal services, plus limited retailing as set forth in this chapter.
- B. This zone is primarily a transitional zone between the existing zones of R-4, CC-1 and H-1.
- C. This zone is characterized by small businesses and specialty shops on small parcels which transact most of their business during the daylight hours.
- D. Single-family dwellings are expressly prohibited from this zone.
- E. There shall not be any retail establishments of any nature where a display and sale of secondhand, surplus and salvage merchandise is made available to the public for sale, lease or rent or exchange.
- F. This zone shall be characterized with landscaping and sufficient parking to ensure compatibility with neighboring residential zones.
- G. This zone shall prohibit manufacture, fabrication or processing of goods and merchandise, except those of a bakery, tailor and arts and crafts.
- H. Any construction sites over two thousand five hundred square feet in net area require site plan approval by the Willcox planning and zoning commission. (Ord. NS-56 (part) , 1978: Prior code §17.62.010)

17.64.020 Use requirements

The following buildings, structures and uses of land shall be permitted in the CC-2 central commercial zone upon compliance with the requirements set forth in this title:

- A. Private and public office buildings;
- B. Clinics;
- C. Fine arts studios;
- D. Museums;
- E. Interior decorating;
- F. Locksmiths and metal sharpening;
- G. Optical shops;

- H. Photostat offices;
- I. Blueprinting;
- J. Printing;
- K. TV and appliance repair and sales;
- L. Dress shops;
- M. Financial institutions;
- N. Personal service establishments;
- O. Professional services;
- P. Bakery;
- Q. Specialty shops, i.e., jewelry, arts and crafts, gifts, bookstore, photography;
- R. Other uses ruled by the board of adjustment to be similar to the foregoing uses, provided such other uses are not inconsistent with the objectives and characteristics of this zone. (Ord. NS-56 (part), 1978: prior code §17.62.020)

17.64.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the CC-2 zone.

See also supplementary requirements and procedures applicable within zones. (Prior code §17.62.030)