

ORDINANCE NUMBER _____

AN ORDINANCE OF THE TOWN OF TAYLOR, ARIZONA AMENDING THE TOWN CODE BY CREATING AN ADDITIONAL AGRICULTURAL ZONE AG-1 TO DENOTE THE DIFFERENCE BETWEEN THE TWO AGRICULTURAL ZONES. ADDITIONALLY A TEXT AMENDMENT CHANGING SECTION 2-2 FROM AG TO AG-2.

An Ordinance of the Town Council of the Town of Taylor, Arizona, amending the Town Zoning Ordinance as it relates to Agricultural Zoning Districts.

BE IT ORDAINED by the Town Council of the Town of Taylor, Arizona as follows:

Section 1: That the Town Code of the Town of Taylor, Arizona creates an additional Agricultural Zone District called AG-1 with said district to read as follows:

2-2.5 AG-1 (AGRICULTURAL) ZONING DISTRICT

A. Purpose.

The purpose of the AG-1 (Agricultural -1) zoning district is to conserve and protect open land uses, foster orderly growth in rural areas and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than one (1) acre in area, is to discourage the development of small lot or residential subdivisions where governmental services are not available.

B. Permitted Uses.

A building or lot within the AG-1 zoning district shall be used for the following purposes only:

1. Single-family dwelling (with a minimum area of 1,000 square feet per dwelling; one per lot of record) – including conventional site built homes, multi-section manufactured homes, and factory-built modular homes, as defined and regulated in this Ordinance.
2. Churches.
3. Farms.
4. Public and private schools.
5. Public and private forests and wildlife reservations.
6. Utility facilities – facilities for the delivery to the public, by a regulated public utility or a public entity, of water, gas, electricity, steam, hot or cold air, telecommunications and cable television service or sewer service.

It shall not include generating plants, treatment plants, storage yards, business offices or other major utility facilities which may be allowed with a conditional use permit. It likewise shall not include television, radio or telecommunication towers and stations, which shall require a conditional use permit.

7. Publicly owned or operated properties such as fire stations, police stations and post offices.
 8. Libraries, museums, parks, playgrounds, tennis courts and community buildings.
 9. Hospitals and institutions of an educational, religious, charitable or philanthropic nature, homes for the aged, nursing homes, and convalescent homes.
 10. Private clubs and fraternal organizations.
 11. Home occupations, per Chapter 3.
 12. Roadside stands offering for sale only farm products produced on premises.
 13. Public riding stables and boarding stables provided the site contains at least ten (10) acres and the building housing animals is set back from all lot lines a distance of not less than one hundred (100) feet.
 14. Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses including retail sales, open storage, open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith are set back from all lot lines a distance of not less than fifty (50) feet.
 15. Corrals for the keeping of horses.
 16. Feed stores on not less than two and one half (2.5) acres of land.
- C. Accessory Uses.
1. Barns and other structures for the keeping of animals or equipment.
 2. Fences, walls.
 3. Swimming pools.

4. Signs, per Section 4-12.
 5. Temporary uses, per section 7-9.
- D. Conditionally Permitted Uses.
1. Bed and breakfast Inns
 2. Kennels
 3. Restaurants and cafes.
 4. Single-section (single-wide) manufactured homes.
- E. Development Standards.
1. The minimum size of a lot within the AG-1 zoning district shall be one (1) acre.
 2. The minimum lot width in the AG-1 zoning district shall be 150 feet.
 3. The maximum lot coverage in the AG-1 zoning district is 30%.
 4. Maximum building height of any building within the AG-1 zoning district used for residential purposes shall be two stories or 30 feet. The maximum height of any non-residential accessory structure shall be 45 feet.
 5. The minimum distance between buildings on the same lot in the AG-1 zoning district shall be 15 feet.
 6. The front, rear, corner-side, and side setbacks for the principal building and any accessory building or structure (excluding holding pens) shall be 25 feet from any property line or as otherwise stipulated in the above uses.
 7. Parking requirements for the AG-1 zone shall be the same as for the AG-2 zoning district as listed in Section 4-9.
 8. Sign requirements for the AG-1 zone shall be the same as for the AG-2 zoning district as listed in Section 4-12.

Section 2: That the Town Code of the Town of Taylor, Arizona change the AG district title designation from AG to AG-2.

Section 2-2: Changing AG (Agricultural) Zoning District title from AG to an AG-2 designation.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed effective as of the _____ day of _____, 2007.

Section 4: If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decisions of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion thereof.

PASSED AND ADOPTED by the Town Council of the Town of Taylor, Arizona this _____ day of _____, 2007.

J. Whipple, Mayor

ATTEST:

Kelly Jones, Town Clerk

Approved as to Form:

Sterling Solomon, Town Attorney