

## **ARTICLE 17 - SPECIAL DEVELOPMENT ZONE**

(Amended 3/11/02 via BOS Resolution No. 16-02)

### **Section 1701 - Purpose.**

1. The purpose of the Special Development zone is to provide for the development of subdivisions and other land use projects containing various dwelling types, necessary commercial centers, off street parking areas, open space areas for recreation, and to preserve a rural atmosphere.
2. Deviations from design standards for the specific zone or zones may be permitted provided open spaces are developed and maintained for the use of the residents and provided further that the parcel size, soil conditions, terrain, ground cover and other significant natural features favor this type of development.

### **Section 1702 - Provisions Required Within the SD Zone.**

Planned Unit Development segments are required within the Special Development Zone. A Planned Unit Development or a Special Development project will provide for:

1. Careful application of design which shall be encouraged in order that a more functional, aesthetically pleasing and harmonious living and working environment may be achieved within the County which otherwise may not be possible by strict adherence to the other articles of this ordinance. In all cases a Planned Unit Development design shall together with dwelling types and land use, complement each other and harmonize with existing and proposed land uses in the area.
2. A Planned Unit Development or other Special Development should contain five (5) acres or more, however smaller parcels may be approved by the Commission. Submission of documents detailing the method of title conveyance, type of estate to be granted, method of maintenance of open areas and service areas, conditions of use of the open or recreation areas, as per A.R.S. § 33-1201 et seq. (condominiums), § 32-2181 (subdivisions), or other statutes and regulations applicable to the particular development; shall be made to the Planning Commission for its approval.

### **Section 1703 - Site Plan Review.**

1. Whenever a Planned Unit Development or Special Development is proposed, a master site plan review and public hearings as outlined in Article 29 shall be conducted by the Planning Commission and Board of Supervisors before an SD zoning can be granted. Thereafter, each phase of the development or building proposals shall be submitted to the Planning Director, County Engineer, Health Department and other agencies as may be deemed necessary.
  - a. The purpose of the site plan review is to enable the Director in consultation with the Health Department, County Engineer, and such other agencies as may be designated by the Director, where underlying conditions of compliance come within their area of jurisdiction, to determine whether the proposed development conforms with this or other County ordinances or regulations, and to guide the Building Inspector in the issuance of building permits.
  - b. Application for a site plan review shall be filed with the Planning Director on the

prescribed form accompanied by plans, drawings, records, statements, building elevations, topographic contours and other relevant evidence, prepared and certified by a Registered Civil Engineer, Architect or Licensed Land Surveyor (Registered or licensed by the State of Arizona) as may be required by the Director as necessary to show enough detail of the proposed use/or building(s).

- c. The Planning Director and other designated agencies shall present to the Commission their views on the merits or demerits of the plan at the Commission's next regular or special meeting, together with such conditions as they deem necessary to protect the public health, safety, peace, comfort and general welfare. The Commission will approve or disapprove the site plan.
  - d. In order to grant any site plan approval, the findings of the Commission must be that the establishment, maintenance or operation of the use or building(s) applied for will not, under the circumstances of the particular situation, be detrimental to the public health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
2. A site plan approval pursuant to the provisions of this article shall run with the land and shall continue to be valid upon a change of ownership of the site which was the subject of the site plan approval.
  3. Site plan approval may be revoked if implementation is not begun within one (1) year or other period as set by the Commission, from the date approved, or may be revoked if any of the conditions or items of the permit are violated or if any law or ordinance is violated in connection therewith, and the site plan review fee is not refundable.

The Planning Director shall notify the permittee of a violation or termination of a site plan approval, by mail (return receipt request, or registered) if the permittee has not diligently continued implementation of the permit. If no attempt to change the circumstances of the violation is made within ten (10) days after notification, the permit shall be revoked and considered null and void.

#### **Section 1704 - Types of Planned Unit Development.**

1. Residential Planned Unit Development property uses may be designed to contain mixtures of single-family dwellings, duplexes and multiple-family dwellings, including townhouses, condominiums, apartments or patio houses, either single or two-story. The proposed structures may be arranged individually, in groups, or in clusters, without regard to lot areas or immediate density, providing an appropriate amount of land is set aside under a common ownership of all the property owners for permanent recreation and open space uses.
2. When a Neighborhood Planned Unit Development is granted, the property uses may be designed to contain a range of dwelling types, necessary shopping centers, off-street parking area, parks, playgrounds, school sites and other community facilities.
3. When a Manufactured Home Subdivision Planned Unit Development is granted, the property uses may be designed to contain a mixture of mobile home spaces, pursuant

to the provisions and standards established in this Article and/or the R-3 zone. Provided, however, that the zone shall be used only for mobile home and open space areas.

4. Other types of special development projects will be considered on their own merits in accordance with the provisions of this Article.

#### **Section 1705 - Special Provisions.**

1. All uses shall be subject to the general provisions as prescribed in Article 25, except as herein modified or by Commission review, including but not limited to the following:
  - a. Off-street parking, for Residential Planned Unit Developments shall provide one and one-half (1-1/2) parking spaces for each dwelling unit in a building.
  - b. Signs - as determined appropriate by Commission action.
  - c. No minimum lot size is established for Planned Unit Developments which may be located in subdivisions, other residential and commercial areas, in which open space, recreational area and other facilities are provided.
  - d. No more than seventy percent (70%) of the Planned Unit Development net area shall be covered with buildings or structures.
2. The following development standards shall apply to all Planned Unit Developments, or Special Developments.
  - a. Building heights shall not exceed two (2) stories, unless otherwise approved by the Planning Commission in conjunction with a development plan.
  - b. All trash collection areas shall be enclosed with a fence or wall, as approved by the County Health Department to adequately screen area.
  - c. The minimum distance between one-story main buildings shall not be less than fifteen (15) feet. A two-story main building shall not be erected closer than twenty (20) feet to any other main building. The minimum distance between a building and accessory building shall be ten (10) feet.
  - d. No part of any building shall be closer than five (5) feet from the setback. Where off-street parking is provided, a minimum distance of five (5) feet from this parking area shall be required.
  - e. No individual sewage disposal systems shall be permitted until a report has been received by the Commission from the Navajo County Environmental Resources Agency stating that such a system will be acceptable. All individual and community sewage disposal systems must be approved by the State and the Navajo County Environmental Resources Agency.
  - f. Water system shall be approved by State and Navajo County Environmental Resources Agency and be of such adequacy to support fire hydrants of type and number as recommended by the State Fire Marshall.

- g. All recreation areas shall be of size, based upon the particular use, adequate to meet the needs of the anticipated populations, and shall be arranged so as to be readily accessible to the residents of the development.
- h. Adequate and permanent access to each family dwelling shall be provided for pedestrians and emergency vehicles.
- i. A Development Plan conforming to the requirements of this Article and containing the following minimum information shall be submitted to the Planning Commission:
  - i. Location of each existing and each proposed structure in the development area and uses thereof.
  - ii. Location of all pedestrian walks, malls, driveways, parking areas, recreation and other open areas for the use of occupants and the public.
  - iii. Location and height of all walls, fences, and screen planting including a plan for the landscaping of the development and types of surfacing to be used.
  - iv. Plans and elevations of typical structures to indicate architectural type and construction standards.
  - v. Other information as deemed necessary by the Director or Commission.
- j. Any area shown on the final subdivision plat as a public or private street shall be constructed to County construction standards and shall provide building setbacks as detailed in Section 1705-2d.
- k. Driveways may be constructed in the common ownership areas of the development to serve one or more dwelling units. It is recommended that parking areas be provided close to each dwelling unit and access be provided via driveways.
- l. As part of the review process, the overall road and driveway layout will be checked to ascertain that the public health and safety has been provided for.