

PRESCOTT VALLEY TOWN CODE CHAPTER 13 (ZONING) REWRITE MAJOR CHANGES

Note: Only some of the substantive changes as are listed here. Not all changes are identified in this table.

#	EXISTING CODE	REVISED CODE	DESCRIPTION
1.	13-02-010	13-01-030	Definitions of unused terms have been deleted, various definitions have been revised, and some definitions have been added
2.	13-03-040 ¹	13-07-120	Sight visibility requirement: Revised for internal consistency. The new requirement is more stringent than in existing 13-03-040 and less stringent than in existing 13-26-040.G.4.
3.	13-03-060	13-07-060	Building across lot lines: Now allowed any time a lot is legally combined. Only allowed in the existing code when lots are consolidated pursuant to a reversionary plat.
4.	13-05-010.B	NA	Density districts: The concept of density districts is no longer used. In residential zoning districts, the former density districts are now converted to a density designation. See “density designation” definition and new 13-04-020 (residential zoning district development standards).
5.	13-06-030.A	NA	Minimum floor area for R1L (now RL) dwellings has been deleted
6.	13-07-030.A	NA	Minimum floor area for R1M (now RM) dwellings has been deleted.
7.	13-07-060	NA	Mixed housing plan provision is deleted. It was incomprehensible.
8.	13-08-020.B.1	13-08-070.H	Towers, antennas, and wireless telecommunications facilities now require a special use permit. In the R1MH zone, they previously required a use permit (now called a conditional use permit).
9.	13-19-050	13-06-040.A	PAD designation now available as either an overlay or a primary zoning designation for land area of five acres or larger (formerly only an overlay and mandatory for developments over 40 acres)
10.	13-19-060	13-14-060	PAD procedures no longer tied to subdivision process; now follow normal rezoning procedure.
11.	13-19-070	13-14-060.J	Reversionary clause revised to conform to state law.
12.	13-19a-030.A	13-06-020.B.1	Required landscaping in PL increased from 10% to 20%, but the definition of “landscaping” now expressly includes “Plazas, patios, decorative courtyards, and other areas reserved for pedestrian use”
13.	13-21-110	13-13-090	Use permits issued by the Board of Adjustment with an appeal to the Council are now CUPs issued by the Zoning Administrator with an appeal to the Council.
14.	13-21-130.A	13-07-130.B	The words “of five (5) acres or less” removed from dedication requirement
15.	13-21-130.B	13-07-130.C	Collector road right-of-way width changed to 60 feet (was 40 to 50 feet)

¹ A conflicting requirement is found in the Landscaping Provisions “Traffic Visibility” requirements, at 13-26-040.G.4.

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16.	13-21-140.B	13-04-010.C.5	Temporary real estate office is now allowed by right in a model home or model home complex (formerly required a CUP), and limitation of transactions to those within the subdivision has been deleted
17.	13-26-040	13-11-040	Landscaping requirements have increased, including a six-foot clear area below tree canopies, no landscape encroachment on sidewalks and pavement, and other specific revisions.
18.	13-26-060	13-11-060	The Prescott AMA plant list as supplemented by a Town staff-maintained Prescott Valley supplemental plant list (no longer in the code, but available on the Development Services Department's website) is now the approved plant list.
19.	13-27-010	13-13-030 & 13-13-040	The "Zoning Inspector" is now replaced by the "Zoning Administrator," who interprets and administers Chapter 13, and the "Code Official," who enforces Chapter 13.
20.	13-29-050	13-13-020.I	Application to the Board of Adjustment must now be filed within a reasonable time instead of within 30 days of a decision appealed from.
21.	13-33	13-17	Protected development rights provisions have been pared down to more closely conform to statutory language.
22.	NA	13-01-010.B.	Objectives of this Chapter have been added
23.	NA	13-04-010	Residential use table amended by adding "factory-built dwelling" and "site-built dwelling," by allowing "manufactured home" in the RU, RL, and RS districts with restrictions if approved by SUP or at the time of rezoning, and by allowing "manufactured home park" in RM and MH districts if approved by SUP or at the time of rezoning.
24.	NA	13-04-010	Solar is now expressly allowed as an accessory use in residential zones
25.	NA	13-04-020.E.2	Interior side yard setback for detached accessory buildings not designed or used for sleeping or living purposes is three feet (formerly unclear, but a three-foot rule was used)
26.	NA	13-05-010	Solar is now expressly allowed as an accessory use in commercial and industrial zones
27.	NA	13-05-010.A	Hotels and motels are now a conditional use in CN. The existing code allows them only in C2 and C3 (see existing 13-14-020.A.4.f & 13-15-020.A.1).
28.	NA	13-05-010.A&C	Single- or multi-family housing is now allowed if approved by SUP or at the time of rezoning
29.	NA	13-05-010.D.20	Catering as an accessory use is now expressly included in the "Restaurant A Uses"
30.	NA	13-05-010.D.6	Recreational vehicle sales are now expressly included in the "Automotive C Uses"
31.	NA	13-08-030	A new electric vehicle charging section has been added.

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32.	NA	13-08-080.D	Solar as a primary use and wind turbines require a special use permit, and are only allowed in the IG, IH, PL, and AG zones.
33.	NA	13-09-040.C	Feather signs now allowed under some circumstances.
34.	NA	13-10-020.H	One electric vehicle charging space now required for every 25 parking spaces on lots with more than 25 parking spaces
35.	NA	13-13-100	New special use permits (SUPs) section, with recommendation by the Planning and Zoning Commission and approval by the Council, has been added for towers, antennas, telecommunications facilities, solar as a primary use, and wind turbines.
36.	NA	13-13-110.G	CUP and SUP uses may be approved via rezoning
37.	NA	13-13-120	New section for conditional uses upon annexation or diminution claim has been added.
38.	NA	13-14-060	Rezoning procedure added (some of the former PAD procedures are found here, but now apply to all rezonings)
39.	NA	13-14-060.G.16	Off-site mitigation added to rezoning considerations
40.	NA	13-14-060.L	Standard engineering requirements and safety standards take precedence over an approved preliminary development plan
41.	NA	13-14-070	Rezoning shot clock added to comply with Section 2 of Laws 2024 Chapter 172 (S.B. 1162)
42.	Various	13-08-010	All regulations pertaining to churches are now combined into a single section.
43.	Various	13-08-020	All regulations pertaining to community residences are now combined into a single section.
44.	Various	13-08-040	All regulations pertaining to marijuana uses are now combined into a single section.
45.	Various	13-08-050	All regulations pertaining to mobile food vendors are now combined into a single section.
46.	Various	13-08-060	All regulations pertaining to sexually oriented businesses are now combined into a single section.
47.	Various	13-08-070	All regulations pertaining to towers, antennas, and wireless telecommunications facilities are now combined into a single section.
48.	Various	13-08-080	All regulations pertaining to utility uses are now combined into a single section, and utility uses are more broadly allowed.
49.	Various	13-08-090	All regulations pertaining to vacation rentals and short term rentals are now combined into a single section.