

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

Note: Only the changes judged by staff as substantive are listed here. Not all changes are identified in this table.

#	EXISTING CODE	REVISED CODE	DESCRIPTION
1.	13-03-040 ¹	13-07-100	Site 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.
2.	13-03-060	13-07-160	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.
3.	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).
4.	13-06-030.A	NA	Minimum floor area for R1L (now RL) dwellings has been deleted
5.	13-07-030.A	NA	Minimum floor area for R1M (now RM) dwellings has been deleted.
6.	13-07-060	NA	Mixed housing plan provision is deleted. It was incomprehensible.
7.	13-08-020.B.1	13-08-080.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).
8.	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)
9.	13-19-060	13-06-040.E	PAD procedures no longer tied to subdivision process; now follow normal rezoning procedure.
10.	13-19-070	13-06-040.F	PAD reversionary clause revised to conform to state law.
11.	13-21-110	13-13-090	Use permits issued by the Board of Adjustment with an appeal to the Council are now conditional use permits issued by the Zoning Administrator with an appeal to the Council.
12.	13-21-130.B	13-07-090.C	Collector road right-of-way width changed to 60 feet (was 40 to 50 feet)
13.	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.
14.	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

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

			Services Department’s website) is now the approved plant list.
15.	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.
16.	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.
17.	Article 13-33	Article 13-17	Protected development rights provisions have been pared down to more closely conform to statutory language.
18.	NA	13-04-010	Solar is now expressly allowed as an accessory use in residential zones
19.	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).
20.	NA	13-05-010	Solar is now expressly allowed as an accessory use in commercial and industrial zones
21.	NA	13-08-030	A new electric vehicle charging section has been added.
22.	NA	13-08-090.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.
23.	NA	13-13-100	New section for conditional uses upon annexation or diminution claim has been added.
24.	NA	13-13-110	New special use permits 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.
25.	NA	13-23-040.C	Feather signs now allowed under some circumstances.
26.	Various	13-08-010	All regulations pertaining to churches are now combined into a single section.
27.	Various	13-08-020	All regulations pertaining to community residences are now combined into a single section.
28.	Various	13-08-040	All regulations pertaining to marijuana uses are now combined into a single section.
29.	Various	13-08-050	All regulations pertaining to mobile food vendors are now combined into a single section.
30.	Various	13-08-060	All regulations pertaining to sexually oriented businesses are now combined into a single section.
31.	Various	13-08-070	All regulations pertaining to short term rentals and vacation rentals are now combined into a single section.
32.	Various	13-08-080	All regulations pertaining to towers, antennas, and wireless telecommunications facilities are now combined into a single section.
33.	Various	13-08-090	All regulations pertaining to utility uses are now combined into a single section, and utility uses are more broadly allowed.