

ORDINANCE NO. (O)12-08

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE ORO VALLEY ZONING CODE REVISED, CHAPTER 23, ZONING DISTRICTS, SECTION 23.6, PROPERTY DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DISTRICTS; REPEALING ALL RESOLUTIONS, ORDINANCES AND RULES OF THE TOWN OF ORO VALLEY IN CONFLICT THEREWITH; PRESERVING THE RIGHTS AND DUTIES THAT HAVE ALREADY MATURED AND PROCEEDINGS THAT HAVE ALREADY BEGUN THEREUNDER

WHEREAS, the Town of Oro Valley is a political subdivision of the State of Arizona vested with all associated rights, privileges and benefits and is entitled to the immunities and exemptions granted municipalities and political subdivisions under the Constitution and laws of the State of Arizona and the United States; and

WHEREAS, on March 13, 1981, the Mayor and Council approved Ordinance (O)81-58, which adopted that certain document entitled "Oro Valley Zoning Code Revised (OVZCR); and

WHEREAS, the proposed amendments to Chapter 23, Zoning Districts, Section 23.6C., R1-144, Single-Family District modify the setbacks and other development standards for accessory buildings in low density residential zoning districts; and

WHEREAS, the proposed amendments to Chapter 23, Zoning Districts, Section 23.6C., R1-144, Single-Family District will allow for reasonable use of property in very low density residential areas while providing adequate protections for adjacent properties; and

WHEREAS, the Planning and Zoning Commission reviewed the proposed amendments to Chapter 23, Zoning Districts, Section 23.6C. R1-144, Single-Family District at a duly noticed public hearing on April 3, 2012 in accordance with State Statutes and recommended approval to the Town Council; and

WHEREAS, the Oro Valley Town Council has considered the proposed amendments to Chapter 23, Zoning Districts, Section 23.6C. R1-144, Single-Family District and the Planning and Zoning Commission's recommendation and finds that they are consistent with the Town's General Plan and other Town ordinances.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona, that:

SECTION 1. Chapter 23, Zoning Districts, Section 23.6C. R1-144, Single-Family District, attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby amended with additions being shown in ALL CAPS and deletions being shown in ~~strikethrough~~ text.

SECTION 2. All Oro Valley Ordinances, Resolutions, or Motions and parts of Ordinances, Resolutions, or Motions of the Council in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.


PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona this 6th day of June, 2012.

TOWN OF ORO VALLEY



Dr. Satish I. Hiremath, Mayor

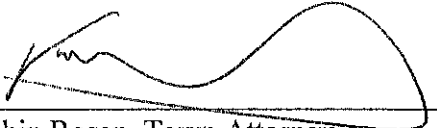
ATTEST:



Julie K. Bower, Town Clerk

Date: 6/8/12

APPROVED AS TO FORM:



Tobin Rosen, Town Attorney

Date: 6/8/12

PUBLISH: DAILY TERRITORIAL
JUNE 12, 13, 14, 15, 2012

POSTED: 6/12/12 - 7/12/12

EXHIBIT "A"

Chapter 23 ZONING DISTRICTS

Section 23.6 Property Development Standards for Single-Family Residential Districts

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C. R1-144 Single-Family District

The provisions of Section 23.6.A shall apply. The following additional requirements shall apply in this district:

1. Detached Accessory Buildings Setbacks.

Twenty (20) feet from side and forty (40) feet from rear if building is not used for poultry or animals; one hundred (100) feet if building is used for poultry or animals, except that it may be reduced to fifty (50) feet if a solid wall a minimum of six (6) feet high is provided to restrict view and sound.

2. ACCESSORY BUILDINGS ARE PERMITTED IN THE FRONT YARD, SUBJECT TO THE FOLLOWING:

- a. FRONT SETBACK: 50 FEET
- b. SIDE SETBACK: 20 FEET
- c. LOT COVERAGE: 20% OF FRONT YARD AREA
- d. BUILDINGS USED FOR LIVESTOCK OR POULTRY SHALL MAINTAIN 100 FOOT SETBACKS FROM ALL PROPERTY LINES, EXCEPT THAT IS MAY BE REDUCED TO FIFTY (50) FEET IF A SOLID WALL A MINIMUM OF SIX (6) FEET HIGH IS PROVIDED TO RESTRICT VIEW AND SOUND.
- e. NO MORE THAN TWO (2) ACCESSORY BUILDINGS ARE PERMITTED IN FRONT YARD.
- f. NO INDIVIDUAL ACCESSORY BUILDING MAY EXCEED 1,500 SQ. FT.
- g. ACCESSORY BUILDINGS SHALL NOT EXCEED 120% OF THE HEIGHT OF THE MAIN BUILDING, OR 18 FEET, WHICHEVER IS LOWER.
- h. SECTION 25.2.A.3. OF THE ZONING CODE SHALL NOT APPLY IN THIS DISTRICT.