

ORDINANCE NO. (O)20-03

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT TO ADD FARMS AND RANCHES AS A CONDITIONAL USE TO THE LOW-DENSITY RESIDENTIAL ZONING DISTRICT; 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 Applicant has requested a text amendment to add farms and ranches as a conditional use to the Rancho Vistoso PAD's Low Density Residential zoning district, attached hereto as Exhibit "A"; and

WHEREAS, the Applicant's request is to allow grazing in a portion of Stone Canyon Neighborhood 7; and

WHEREAS, the existing Rancho Vistoso PAD does not allow grazing activities in any zoning district, including Low-Density Residential and grazing must first be added as a conditional use to a Low-Density Residential zoning district before it can be allowed in Stone Canyon Neighborhood 7; and

WHEREAS, by adding farms and ranches as a conditional use, which is consistent with the Oro Valley Zoning Code, all requests for grazing activities are subject to the conditional use permit criteria and the public review process; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on May 5, 2020, and voted to recommend approval to the Town Council; and

WHEREAS, the Town Council has duly considered the Applicant's proposal for the text amendment to the Rancho Vistoso Planned Area Development (PAD) to add farms and ranches as a conditional use to the Low-Density Residential Zoning District.

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

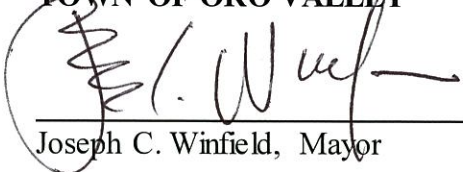
Section 1. The text amendment to that certain document entitled the "Rancho Vistoso Planned Area Development" (PAD) to add farms and ranches as a conditional use to the Low-Density Residential Zoning District, attached hereto as Exhibit "A" is hereby approved and declared a public record on June 3, 2020.

Section 2. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision 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 on this 3rd day of June, 2020.


TOWN OF ORO VALLEY



Joseph C. Winfield, Mayor

ATTEST:

APPROVED AS TO FORM:



Michael Standish, Town Clerk



Tobin Sidles, Legal Services Director

Date: 6/8/2020

Date: 6/8/2020

PUBLISH: DAILY TERRITORIAL
JUNE 9, 10, 11, 12, 2020

POSTED: 6/9/20 - 7/9/20

EXHIBIT "A"

Amend the following section in the Rancho Vistoso Planned Area Development. Additions shown in ALL CAPS, Deletions shown in ~~strikethrough~~.

2. Low Density (1-3 RAC) Residential

- a. Purpose: Similar to very low density residential this designation has been located in areas which have sensitive or rugged terrain and where protection of the natural features is a most important criteria. Low density from one (1) to three (3) units per acre shall also utilize the building envelope concept. The lots are large enough to allow the designation of permanent open space to be recorded on each lot for the area outside of the building envelope.
- b. Permitted Uses:
 - 1) Uses listed under Very Low Density (0-1 RAC) shall apply
 - 2) **FARMS AND RANCHES SUBJECT TO THE PROVISIONS OF THE O.V.Z.C.R AND TOWN COUNCIL APPROVAL**
- c. Property Development Standards
 - 1) Minimum Lot Area: Fourteen thousand five hundred twenty square (14,520) feet.
 - 2) Minimum lot width: Sixty (60) feet
 - 3) Density: There shall be a minimum of 14,520 square feet of lot area for each single family dwelling
 - 4) Maximum Building Height: Thirty (30) feet, two stories
 - 5) Yard Setbacks:
 - a. Front: Twenty-five feet average; 20 feet minimum
 - b. Side: Eight (8) feet
 - c. Rear: Twenty-five (25) feet