**From the Pima County Zoning Code, 2018**

\*\*\*\*\*

18.03.020 - Definitions.

18.  Stable, commercial: A stable for horses which are let, hired, used or boarded on a commercial basis or for compensation.

19.  Stable, community: A noncommercial stable for horses, operated by and for the exclusive use of the members of a nonprofit, incorporated community organization.

20.  Stable, private: A stable for horses which are used by the owners of the property and their guests without compensation.

21.

Chapter 18.07 - GENERAL REGULATIONS AND EXCEPTIONS

­

F.  Minor Resort Regulations.

1.  Scope: This subsection shall be applicable to minor resorts in any zone where permitted as a conditional use;

2.  Intent: These regulations are intended to allow for minor resorts which meet the lodging, convention and recreational needs of short-term visitors to Pima County and are not intended to allow for the development of residential units for permanent or long-term residential use;

3.  Accessory uses:

a.  Permitted uses:

1)  Meeting rooms;

2)  Restaurants and drinking establishments;

3)  Retail and service establishments, provided that the total floor area of all such establishments does not exceed five percent of the total floor area of the minor resort;

4)  Swimming pools and spas;

5)  Game courts such as tennis and racquetball;

6)  Fitness and exercise centers; and

7)  Equestrian facilities, provided:

a)  There is not more than one horse for each ten thousand square feet of the site area; and

b)  No stable or corral is within one hundred feet of any property line or within three hundred feet of any existing structure on an adjacent property.

b.  Other provisions:

1)  Accessory uses shall be operated primarily for guests of the minor resort;

2)  No sign identifying an accessory use shall be visible from a public street; and

3)  No entrance to an accessory use shall face a public street.

4)  Development standards:

a)  Minimum site area: ten acres.

b)  Other development standards: In accordance with the zone where located.

 ­

M.  Off-road vehicle facilities:

1.  Purpose:

a.  To maintain residential property values, preserve the comfort, enjoyment, and privacy of residents of the county, and reduce the potential for dust and noise pollution, erosion, and destruction of vegetation caused by off-road vehicle use.

b.  To regulate the construction and use of off-road vehicle facilities, requiring such facilities to meet development standards.

c.  To restrict the zones in which off-road vehicle facilities are permitted.

2.  Scope:

a.  An off-road vehicle facility shall be permitted only in CB-2 or less restrictive zoning classifications subject to the development standards of the zone in which the facility is located and obtaining the proper permit and in the RH, GR-1, and SR zones as Type I conditional uses. The minimum notification area shall be one thousand three hundred and twenty feet from the subject property.

b.  Conditional use permit approval for an off-road vehicle facility shall be valid for a period of three years. A renewal of the off-road vehicle facility permit shall be subject to the same application procedures as a first-use permit. The hearing administrator shall renew the permit if he determines that the off-road vehicle facility is in compliance with the initial permit standard requirements and conditions. The renewal fee shall be the same as the fee for a first-use Type I conditional use permit.

3.  Development Standards for an off-road vehicle facility in the RH, GR-1, and SR zones. The development standards contained in this section constitute the minimum requirements which must be met for off-road vehicle facilities. The hearing administrator may on a case-by-case basis impose additional and/or more stringent conditions than those contained in subsections 3b through 3f if he or she determines such conditions to be warranted given the surrounding environment and neighborhood concerns about a specific facility. The hearing administrator shall, as a component of his or her decision, state the reasons why such conditions are necessary and appropriate. Such additional conditions may include, but are not limited to, the following: restricting the hours of operation, imposing additional setback requirements, limiting the size and location of a facility, limiting the number of off-road vehicles permitted to use a facility at any one time, restricting the time duration of each use of the facility and requiring landscape screening of the facility.

a.  Minimum lot size: Ten acres.

b.  Minimum setbacks: Two hundred feet from any lot line. A setback of less than two hundred feet shall be permitted on the side and rear yards where the adjacent property owners have provided a written, recorded document agreeing to the reduced setback.

c.  Use of the off-road vehicle facility shall be restricted to the hours of ten a.m. to seven p.m. seven days per week March 15th through September 14th, and the hours of ten a.m. to six p.m. seven days per week September 15th through March 14th. However, in no event shall the use exceed a total of three hours per day during the allowable time frames.

d.  There shall be no outdoor lighting or other illumination of the facility.

e.  There shall be no public address or other announcing or broadcast system allowed in conjunction with the off-road vehicle facility.

f.  The off-road vehicle facility shall be for personal, non-commercial use only.

g.  A site plan shall be submitted which clearly depicts how the development standards are being met. The site plan sheet size shall be 24″ × 36″ and shall be drawn at a standard engineering scale that will show all required details. A development plan in accordance with Chapter 18.71 is not required for the Type I conditional use permit.

h.  The applicant for a conditional use permit for an off-road vehicle facility shall contact all property owners and affected neighborhood associations within the notification area and shall hold a meeting, with a specified date, for review of the proposed conditional use request. Notice of the meeting shall be mailed, via first class mail, to all property owners and homeowners associations of record with the development services department within the notification area ten business days before the meeting. At such meeting, the applicant shall review the proposed use and any measures designed to mitigate any adverse consequences of the use. The applicant shall provide written proof of the meeting to the zoning inspector at least thirty days prior to the date of the public hearing by the hearing administrator. The conditional use request shall not be set for public hearing without such written proof.

i.  All standard zoning requirements and special conditions placed on the facility by the hearing administrator shall be posted on the property at a location and in a manner and that is easily visible to facility users.

j.  The permit holder shall comply with all applicable Pima County ordinances regarding noise and dust control.

k.  The holder of an off-road vehicle facility permit shall meet with neighboring property owners on an annual basis. The meeting shall be held within thirty days of the permit anniversary date. Notice of the meeting shall be sent to property owners and homeowners associations of record with the development services department within the notification area. The notice shall be sent by first class mail ten business days before the meeting. The meeting notice shall contain at a minimum the following wording:

1)  This notice is provided pursuant to Section 18.07.030(M)(3)(j) of the Pima County Zoning Code regarding an established off-road vehicle facility on my property located at (property address).

2)  The terms of the conditional use permit require the permit holder to offer to meet annually with property owners within one quarter mile of the facility.

3)  The purpose of the meeting is to gather feedback from neighbors regarding the operation of the facility.

4)  If you feel that the facility is not being operated in compliance with the terms of the conditional use permit, you may file a zoning complaint with the Pima County development services zoning enforcement division.

5)  Copies of the conditional use permit will be available at the meeting or may be obtained from the Pima County development services department. The permit holder shall provide Pima County development services with a written summary of the meeting within ten days of the meeting.

4.  The provisions of this section shall not apply to a vehicle being used for:

a.  Ranching or agricultural purposes;

b.  Access to hunting, fishing, camping, and other similar areas;

c.  Grading, construction or building trade purposes;

d.  Mining purposes;

e.  Licensed business operations which require off-road travel such as land surveying, public utility companies, sand and gravel operations and other similar enterprises;

f.  Authorized emergency purposes including towing services;

g.  Governmental purposes by government employees;

h.  Transportation on a golf course.

­

18.07.040 - Land use exceptions.

­

Chapter 18.17 - SR SUBURBAN RANCH ZONE\*

**Sections:**

18.17.010 - Purpose.

A.  Suburban ranch is intended as a low density zone principally for single-family residences and associated conditional uses on large lots. A wide range of agricultural and ranch uses are permitted. The large minimum lot size requirement of this zone insures a considerable reservation of open space.

(Ord. 1986-66 § 1 (part), 1986)

18.17.020 - Permitted uses.

A.  Permitted Uses:

1.  All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions);

2.  Temporary mobile home: For one year during construction of a residence on the same property.

a.  Upon application this period may be extended for an additional one hundred eighty days, after the property owner provides the zoning inspector with a valid building permit for the construction of a residence on the same property. The zoning inspector shall notify adjoining property owners within one hundred feet of the subject property. If a written protest to the issuance of the one hundred eighty day extension is received within fifteen days of the date of mailing of notice, the board of adjustment shall hear the case in accordance with Section 18.93.040. If no written protests are received at the end of fifteen days, the zoning inspector shall issue the one hundred eighty day extension.

b.  The board of adjustment shall hear any requests for additional time extensions in accordance with Section 18.93.040;

3.  Commercial agricultural uses such as field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards and aviaries; in accordance with Section 18.21.010A3a (CR-1 Single Residence Zone);

4.  Farm products stand, provided:

a.  The stand does not exceed two hundred square feet in area,

b.  The sale of farm products shall be grown or produced on the premises,

c.  There be a minimum of twenty feet to any street line,

d.  There be a minimum of thirty feet to any other lot line,

e.  A designated parking area to be provided that is set back a minimum of twenty feet from any property line,

f.  A designated driveway, no wider than thirty feet be provided, and

g.  All driveways and parking areas shall be properly maintained and approved by the department of transportation and flood control district;

5.  The raising and marketing of poultry, rabbits and small animals, but no slaughtering of other than those raised on the premises: In accordance with Section 18.21.010(A)(3)(a) (CR-1 Single Residence Zone);

6.  The grazing and raising of livestock and ratites, provided there is no more than one head of cattle, horse, sheep, goat, or other animal more than six months of age per ten thousand square feet of lot area;

7.  The raising of hogs, in accordance with Section 18.14.020(A)(8) (GR-1 Rural Residential);

8.  Temporary real estate office on any subdivision of record, provided:

a.  Any real estate broker licensed in the state of Arizona may apply for a temporary and revocable permit for a real estate office from the zoning inspector,

b.  Such use shall be terminated at the end of one year from the date of the issuance of the permit for said office,

c.  The zoning inspector may allow additional twelve-month extensions as long as sales activity is continued and ten percent or more of the lots remain unsold,

d.  It is located on a full size lot and meets all zoning requirements applicable to the lot,

e.  Sale of lots be only for the subdivision not separated by more than one street or alley,

f.  A manufactured or mobile home shall not be permitted for this use,

g.  The zoning inspector may require appropriate deed restrictions to insure that these conditions are complied with,

h.  On or before the date of expiration of the permit period or any extension the real estate office shall be removed from the premises,

i.  This structure may continue to be used for the following purposes:

1)  A water company office servicing that subdivision, provided there is no outside storage of material or equipment,

2)  An office for a functioning nonprofit homeowners' association, or

3)  Community activities center under the homeowners' association.

(Ord. 2017-36 § 12, 2017; Ord. 1994-146 § 4, 1994; Ord. 1991-34 § 1, 1991; Ord. 1986-125 § 1 (part), 1986; Ord. 1986-66 § 1 (part), 1986)

18.17.030 - Conditional uses.

A.  Procedures. In accordance with Chapter 18.97 (Conditional Use Procedures).

B.  Uses Conditionally Permitted (Type I Procedure).

1.  Library:

a.  Minimum site area: Ten acres,

b.  Maximum site coverage: Thirty percent,

c.  All driveways and parking areas shall be properly maintained and approved by the department of transportation and flood control district,

d.  Screening: In accordance with Chapter 18.73 (Landscape, Buffering and Screening Standards), and

e.  All outdoor lighting shall be in accordance with the county outdoor lighting code (Title 15);

2.  Playground or athletic field:

a.  Minimum setback to any property line: One hundred feet,

b.  In accordance with Section 18.17.030(B)(1);

3.  Veterinary hospital:

a.  Minimum site: Five acres,

b.  Minimum setback from adjacent rural or residential zone for any structure: One hundred feet,

c.  In accordance with Section 18.17.030(B)(1) (subsections b, c, d and e only).

4.  Off-road vehicle facility for personal use only:

a.  Subject to the standards of 18.07.030(M).

5.  Swimming school:

a.  Minimum setback to any property line from the edge of the swimming pool: fifty feet,

b.  No more than twelve students shall be in attendance at any one time at the swimming school.

6.  Animal Rescue and Sanctuary Facilities in accordance with Section 18.09.020(N).

C.  Uses Conditionally Permitted (Type II Procedure).

1.  Commercial riding stable or school:

a.  Minimum site area: Twenty acres,

b.  Minimum setback for stables, barns, animal sheds or shelters: One hundred feet,

c.  All outdoor lighting shall be in accordance with the county outdoor lighting code (Title 15),

d.  Minimum setback from adjacent residential zones: Six hundred feet,

e.  No more than one horse be kept for each ten thousand square feet of land area, and

f.  All driveways and parking areas shall be maintained with a dust-proof material which will minimize the generation of dust and shall be approved by the department of transportation and flood control district;

2.  Club or lodge (private, athletic, sport or recreation):

a.  Minimum site area: Ten acres,

b.  Minimum building setback: One hundred feet,

c.  All outdoor lighting shall be in accordance with the county outdoor lighting code (Title 15),

d.  No amplifiers or loud speakers of any kind shall be installed outside any buildings erected on the site

3.  Commercial kennel:

a.  Minimum site area: Ten acres,

b.  Minimum setback from adjacent rural or residential zone for commercial kennel facilities: One hundred feet, and

c.  Dog runs shall be within enclosed buildings;

4.  Community stable:

a.  Minimum site area: Ten acres,

b.  Minimum setback from subdivision boundaries: Five hundred feet,

c.  No more than one horse be kept for each ten thousand square feet of land area,

d.  Minimum setbacks for community stable facilities and fencing: One hundred feet,

e.  All driveways and parking areas shall be maintained with a dust-proof material which will minimize the generation of dust and shall be approved by the department of transportation and flood control district,

f.  No amplifiers or loudspeakers of any kind shall be installed outside any buildings erected on the site,

g.  All outdoor lighting shall be in accordance with the county outdoor lighting code (Title 15),

h.  Such permit may be revoked when the nonprofit community organization ceases to function or when the community stable is not properly maintained, and

i.  Minimum setback from adjacent residential zones: Six hundred feet;

­

18.17.050 - Development standards—Accessory buildings and accessory structures.

A.  Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the site, whichever is greater.

B.  Maximum height: Twenty-four feet.

C.  Minimum distance standards:

1.  To front lot line: One hundred feet;

2.  To side and rear lot lines if building is not used for poultry or animals:

a.  Not adjacent to street: Ten feet;

b.  When adjacent to street: Fifty feet.

3.  To side and rear lot lines if building is used for poultry or animals: One hundred feet.

a.  All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Such fenced-in area shall be set back ten feet from the rear where it abuts an IR, RH, GR-1, SR, SR-2, SH, CR-1, CR-2, or MU zone and forty feet from the rear where it abuts a zone other than IR, RH, GR-1, SR, SR-2, SH, CR-1, CR-2, or MU, and forty feet from a side property line. A setback of ten feet shall be permitted on the side yard upon the submittal of a written recorded agreement to this effect with the adjacent property owner, but, in no event, shall a corral be closer than fifty feet to any residence or living quarters in an abutting property.

(Ord. 2004-59 § 9, 2004; Ord. 1993-79 § 1, 1993; Ord. 1986-66 § 1 (part), 1986)

18.17.060 - Cluster development option.

A.  Purpose: The purpose of this option is to provide a wider latitude of design, additional usable open space, and more economical use of the land.

B.  Refer to Section 18.09.040 (General Residential and Rural Zoning Provisions) for the general provisions of the cluster development option.

C.  Permitted Uses. All uses as permitted in Section 18.09.020(A)(1) (General Residential and Rural Zoning Provisions).

D.  Conditional Uses: Community stable, in accordance with Section 18.17.030(C)(4).

(Ord. 1986-66 § 1 (part), 1986)

Chapter 18.18 - SR-2 SUBURBAN RANCH ESTATE ZONE

**Sections:**

18.18.010 - Purpose.

The Suburban Ranch Estate zone is a low density single-family residential zone in which undisturbed natural areas are preserved. This zone provides a transition between SR zoned properties and more densely zoned neighborhoods. A limited range of agricultural and ranch uses is permitted.

(Ord. 1994-147 § 4 (part), 1994)

18.18.020 - Permitted uses.

A.  The following uses are permitted in the SR-2 zone:

1.  All uses as permitted in Section 18.09.020(A) (General Residential and Rural Zoning Provisions);

2.  A temporary trailer, mobile or manufactured home, located on a lot for no more than one year during the construction of a permanent residence on the same lot. Applications for extensions of the one-year time period are considered in accordance with the procedures established in Section 18.17.020(A)(2)(SR Suburban Ranch Zone).

B.  The following are permitted as accessory uses in addition to those uses that would customarily be permitted as uses under Section 18.09.020(A)(1):

1.  Agricultural and horticultural uses, not for retail sale:

a.  Agricultural uses such as field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards or aviaries;

b.  The raising of poultry, rabbits, and similar small animals, and the raising and grazing of ratites and livestock, including horses, cattle, sheep, and goats, but excluding swine, subject to the following requirements:

(1)  A minimum of ten thousand square feet of lot area is required for each livestock animal or ratite that is more than six months of age,

(2)  A minimum of four hundred square feet of fenced area must be provided for each animal,

(3)  All animals must be confined in corral or pen areas surrounded by stock-tight fences in accordance with Section 18.07.030(B);

(Ord. 2017-36 § 13, 2017; Ord. 1996-59 § 2 (part), 1996; Ord. 1994-147 § 4 (part), 1994)

18.18.030 - Conditional uses.

A.  The following are permitted as conditional uses subject to the procedures set forth in Chapter 18.97 (Conditional Use Procedures).

B.  Permitted uses subject to the Type I conditional use procedure:

1.  Animal Rescue and Sanctuary Facility subject to Section 18.09.020(N).

C.  Permitted uses subject to the Type II conditional use procedure:

1.  Club or lodge (private, athletic, sport, or recreational) subject to all the following requirements:

a.  Minimum lot area: Ten acres;

b.  Minimum building setback from all lot lines: One hundred feet;

c.  All outdoor lighting shall be arranged to eliminate glare towards streets and adjoining properties, in compliance with the Light Pollution Code, Title 15 of the county code;

d.  No amplifiers or loudspeakers of any kind may be installed outside any structures on the lot;

2.  Community stable as defined in Section 18.03.020(S)(7), subject to all the following requirements:

a.  Minimum area for a community stable site: Ten acres;

b.  Minimum community stable area for each horse that is more than six months of age: Ten thousand square feet;

c.  Minimum setback from boundaries of the subdivision in which the community stable is located: Five hundred feet;

d.  Minimum setback from any residence on an abutting property: Fifty feet;

e.  All driveways and parking areas shall be:

(1)  Maintained with a dust-proof material which will minimize the generation of dust, and

(2)  Approved by the department of transportation and the flood control district;

f.  No amplifiers or loudspeakers of any kind may be installed outside any buildings constructed on the site;

g.  All outdoor lighting shall be arranged to eliminate glare towards streets and adjoining properties, in compliance with the Light Pollution Code, Title 15 of the county code;

h.  A conditional use permit for a community stable may be revoked when the stable:

(1)  Is no longer owned by a nonprofit community organization, or

(2)  Is maintained in a manner which violates public health regulations, or which constitutes a public nuisance.

(Ord. 2007-81 § 7, 2007; Ord. 1994-147 § 4 (part), 1994)

18.18.040 - Development standards—General.

A.  Minimum lot area: Seventy-two thousand square feet.

B.  Minimum lot area per dwelling unit: Seventy-two thousand square feet.

C.  Minimum lot width: One hundred twenty feet.

D.  Minimum yard setback requirements:

1.  Front: Thirty feet;

2.  Side: Ten feet each;

3.  Rear: Forty feet;

4.  Minimum setback requirements or distance between structures may be modified by the zoning inspector, pursuant to the procedures and standards set forth in Section 18.07.070.

E.  Minimum distance between main buildings: Seven feet.

F.  Building height limitations:

1.  Maximum building height: Thirty-four feet;

2.  Maximum stories: Two.

(Ord. 1994-147 § 4 (part), 1994)

18.18.050 - Development standards—Open space requirements.

A.  For unsubdivided lots, individual lots that are not part of a residential subdivision platted under SR-2 zoning:

1.  A minimum of thirty percent of the area of a lot, excluding the area occupied by driveways, utility trenches, or perimeter fencing or walls, shall be left as natural area, as that term is defined in Section 18.61.030(A)(10).

2.  The location of the designated natural area on a lot shall be shown on a site plan submitted at the time of building permit application.

B.  For residential subdivisions:

1.  An area which equals a minimum of thirty percent of the combined area of all residential lots in the subdivision shall be left as natural area, as that term is defined in Section 18.61.030(A)(10).

2.  The location of the required amount of natural area, which may be part of the common areas of the subdivision or part of individual lots, shall be shown on the final plat and referenced in a plat note.

C.  Except as permitted by this chapter, no development shall occur in a designated natural area.

D.  Exceptions. The zoning inspector may approve a smaller percentage of natural area than required under this section where the property owner presents evidence that prior to the establishment of SR-2 zoning on the parcel, an area greater than the open space area required under this section was already graded or improved.

(Ord. 1994-147 § 4 (part), 1994)

18.18.060 - Development standards—Accessory buildings and accessory structures.

A.  Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the lot, whichever is greater.

B.  Maximum height: Twenty-four feet.

C.  Minimum distance standards:

1.  To front lot line: Sixty feet;

2.  To side and rear lot lines if building is not used for animals:

a.  Not adjacent to street: Ten feet;

b.  Adjacent to street: Forty feet;

3.  To side and rear lot lines if building is used for poultry and animals:

a.  Abutting a rural, residential or specific plan zone: Fifty feet, and

b.  Abutting a business or industrial zone: Forty feet;

c.  All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Such fenced-in area shall be set back ten feet from the rear where it abuts an IR, RH, GR-1, SR, SR-2, SH, CR-1, CR-2, or MU zone and forty feet from the rear where it abuts a zone other than IR, RH, GR-1, SR, SR-2, SH, CR-1, CR-2, or MU, and forty feet from a side property line. A setback of ten feet shall be permitted on the side yard upon the submittal of a written recorded agreement to this effect with the adjacent property owner, but, in no event, shall a corral be closer than fifty feet to any residence or living quarters in an abutting property.

4.  From any residence on an abutting property: Fifty feet.

(Ord. 2004-59 § 9, 2004; Ord. 1996-59 § 2 (part), 1996; Ord. 1994-147 § 4 (part), 1994)

18.18.070 - Cluster development option.

A.  This option is permitted for subdivided residential lots and the associated natural open space in accordance with Section 18.09.040.

(Ord. 1994-147 § 4 (part), 1994)

Chapter 18.19 - SH SUBURBAN HOMESTEAD ZONE

**Sections:**

18.19.010 - Permitted uses.

A.  Uses permitted:

1.  Any use as permitted in Section 18.17.020 (SR Suburban Ranch Zone);

2.  Duplex dwelling;

3.  Trailers or manufactured or mobile homes; provided no more than two trailers or manufactured or mobile homes be placed on any one lot;

4.  The employment of persons not residing on the premises.

(Ord. 2017-36 § 14, 2017; Ord. 1994-146 § 5, 1994; Ord. 1986-125 § 1 (part), 1986; Ord. 1986-82 § 1 (part), 1986; Ord. 1985-82 (part), 1985)

18.19.020 - Conditional uses.

A.  Uses conditionally permitted:

1.  Any use as conditionally permitted in Section 18.17.030 (SR Suburban Ranch Zone);

2.  Cemetery or crematory, provided:

a.  A site of not less than one acre be provided for a pet cemetery and not less than five acres for a human cemetery,

b.  No crematory be erected closer than five hundred feet from any boundary of the site which adjoins property in a rural or residential zone, and

c.  A type 2 conditional use permit is obtained in accordance with Chapter 18.97;

3.  Manufactured home park:

a.  Type I procedure;

4.  Motion picture studio provided:

a.  The site is not less than forty acres in area,

b.  No building or structure is within one hundred feet of the boundary of the site,

c.  Permanent buildings and structures occupy in total not more than fifty percent of the area of the required minimum site,

d.  All outdoor lighting is controlled so as not to reflect on any adjoining property in residential use, and

e.  A Type 2 conditional use permit with a hearing notification area of one thousand feet is obtained in accordance with Chapter 18.97.

5.  Animal Rescue and Sanctuary Facility:

a.  Type I procedure.

b.  Subject to Section 18.09.020(N).

(Ord. 2007-81 § 8, 2007; Ord. 1998-37 § 4 (part), 1998; Ord. 1997-40 § 5, 1997; Ord. 1994-114 § 3, 1994; Ord. 1986-125 § 1 (part), 1986; Ord. 1985-187 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.19.030 - Development standards—General.

A.  Minimum lot area: Thirty-six thousand square feet.

B.  Minimum area per dwelling unit: Eighteen thousand square feet.

C.  Minimum lot width: One hundred feet.

D.  Minimum yard requirements:

1.  Front: Thirty feet;

2.  Side: Ten feet each;

3.  Rear: Forty feet.

E.  Building height limitations:

1.  Maximum height: Thirty-four feet;

2.  Maximum stories: Two.

F.  Minimum distance between main buildings: Twenty feet.

(Ord. 1985-82 (part), 1985)

18.19.040 - Development standards—Accessory buildings and accessory structures.

A.  Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the lot, whichever is greater.

B.  Maximum height: Twenty-four feet.

C.  Minimum distance standards:

1.  To front lot line: Sixty feet;

2.  To side and rear lot lines:

a.  Four feet if building is not used for poultry or animals,

b.  Fifty feet if building is used for poultry or animals,

c.  All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Such fenced-in area shall be set back ten feet from the rear where it abuts a GR-1, RH, IR, SR, SR-2, SH, CR-1, CR-2, or MU zone and forty feet from the rear where it abuts a zone other than GR-1, RH, IR, SR, SR-2, SH, CR-1, CR-2, or MU, and forty feet from a side property line. A setback of ten feet shall be permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but, in no event, shall a corral be closer than fifty feet to any residence or living quarters in an abutting property.

(Ord. 2004-59 § 10, 2004; Ord. 1998-37 § 4 (part), 1998; Ord. 1994-147 § 5, 1994; Ord. 1985-187 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.19.045 - Development standards—Manufactured home park.

All manufactured home parks shall comply with the following development requirements:

A.  Minimum site area: Seventy-two thousand square feet.

B.  Minimum area per dwelling unit: Eighteen thousand square feet.

C.  Minimum site width: Sixty feet.

D.  Minimum site setbacks:

1.  Front: Thirty feet.

2.  Side: Fifteen feet.

3.  Rear: Forty feet.

E.  Minimum distance between units: Fourteen feet.

F.  Off-street parking: Per Section 18.75 (Off-street Parking and Loading Standards.)

G.  Bufferyard "C" shall be placed around the perimeter of the manufactured home park unless more intensive bufferyards are required per Chapter 18.73 (Landscaping, Buffering, and Screening Standards).

H.  Detached accessory buildings:

1.  Maximum site coverage: Twenty-five percent of the rear yard setback area for the site.

2.  Maximum height: Twenty-four feet.

3.  Minimum distances required:

a.  To dwelling units or other buildings: Seven feet.

b.  To front site setback: Thirty feet for an entryway building used to control access and for all other buildings.

c.  To side site setback: Ten feet.

d.  To rear site setback: Fifteen feet.

I.  Storage area:

A manufactured home park may include a detached, accessory open storage area for the storage of a travel trailer, boat, automobile recreational vehicle, noncommercial truck, motorcycle, or similar vehicle owned by residents of the park.

1.  Only residents of the park may use or have access to the open storage area.

2.  All vehicles must be operable. Storage of junk or inoperable vehicles is not permitted.

3.  A minimum five-foot wide buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall at a minimum include all of the following:

a.  A minimum six-foot high opaque screen wall or fence.

b.  A fifteen-gallon canopy tree for each twenty linear feet of buffer length.

c.  A five-gallon desert shrub for each twenty linear feet of buffer length.

d.  Two one-gallon accents, flowers or vines for each twenty linear feet of buffer length.

e.  Decomposed granite or other acceptable groundcover over the entire buffer surface.

f.  Plant materials within the buffer shall be selected from the official regulatory plant list, Section 18.73.030(A) (Landscape Design Manual).

J.  Paving: All driveways and parking areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface consistent with pavement design standards and principles and engineered according to soil conditions and anticipated wheel loads.

K.  Exception: The requirements of this section do not apply to a manufactured home park which was permitted prior to May 26, 1998. Such a manufactured home park must comply with the zoning standards in place at the time the manufactured home park was permitted.

(Ord. 1998-37 § 4 (part), 1998)

18.19.050 - Cluster development option.

A.  This option shall be permitted only for subdivided residential lots as allowed in this chapter, and their associated open space, in accordance with Section 18.09.040 (General Residential and Rural Zoning Provisions).

(Ord. 1985-111 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

Chapter 18.21 - CR-1 SINGLE RESIDENCE ZONE

**Sections:**

18.21.010 - Permitted uses.

A.  Uses permitted:

1.  All uses as permitted in Section 18.09.020(A) (General Residential and Rural Zoning Provisions);

2.  Temporary trailer or manufactured home: In accordance with Section 18.17.020(A)(2) (SR Suburban Ranch Zone);

3.  Agriculture or horticulture:

a.  Used only for the purpose of propagation and culture and not for retail sales, including any number of poultry, rabbits, and similar small animals,

b.  On lots of not less than thirty-six thousand square feet not more than one head of cattle, horses, sheep, or goats, rattie, or other similar animals more than six months of age per ten thousand square feet of lot area, excluding swine;

4.  College or governmental structure: In accordance with Section 18.17.030(C)(6) (SR Suburban Ranch Zone);

5.  Community service agency: In accordance with Section 18.17.030(C)(7) (SR Suburban Ranch Zone);

6.  Library: In accordance with Section 18.17.030(B)(1) (SR Suburban Ranch Zone);

7.  Playground or athletic field: In accordance with Section 18.17.030(B)(2) (SR Suburban Ranch Zone);

8.  Temporary real estate office: In accordance with Section 18.17.020(A)(8) (SR Suburban Ranch Zone);

9.  Museum: In accordance with Section 18.17.030(D)(2) (SR Suburban Ranch Zone).

(Ord. 2017-36 § 15 (part), 2017; Ord. 1998-36 § 8, 1998; Ord. 1986-125 § 1 (part), 1986; Ord. 1985-153 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.21.020 - Conditional uses.

A.  Uses conditionally permitted:

1.  Club or lodge: In accordance with Section 18.17.030(C)(2) (SR Suburban Ranch Zone);

2.  Community stable: In accordance with Section 18.17.030(C)(4) (SR Suburban Ranch Zone).

3.  Animal Rescue and Sanctuary Facility:

a.  Type I procedure.

b.  Subject to Section 18.09.020(N).

(Ord. 2017-36 § 15 (part), 2017; Ord. 2007-81 § 9, 2007; Ord. 1994-146 § 6, 1994; Ord. 1986-125 § 1 (part), 1986; Ord. 1985-82 (part), 1985)

18.21.030 - Development standards—General.

A.  Minimum lot area: Thirty-six thousand square feet.

B.  Minimum area per dwelling unit: Thirty-six thousand square feet.

C.  Minimum lot width: One hundred feet.

D.  Minimum yard requirements:

1.  Front: Thirty feet;

2.  Side: Ten feet each;

3.  Rear: Forty feet.

E.  Building height limitations:

1.  Maximum height: Thirty-four feet;

2.  Maximum stories: Two.

F.  Minimum distance between main buildings: Twenty feet, except as required in Section 18.09.020(D) (General Residential and Rural Zoning Provisions) for a rear dwelling.

(Ord. 1985-82 (part), 1985)

18.21.040 - Development standards—Accessory buildings and accessory structures.

A.  Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the lot, whichever is greater.

B.  Maximum height: Twenty-four feet.

C.  Minimum distance standards:

1.  To front lot line: Sixty feet;

2.  To side and rear lot lines:

a.  Four feet if building is not used for poultry or animals,

b.  Fifty feet if building is used for poultry or animals,

c.  All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Such fenced-in area shall be set back ten feet from the rear where it abuts an IR, RH, GR-1, SR, SR-2, SH, CR-1, CR-2, or MU zone and forty feet from the rear where it abuts a zone other than GR-1, RH, IR, SR, SR-2, SH, CR-1, CR-2, or MU, and forty feet from a side property line. A setback of ten feet shall be permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but, in no event, shall a corral be closer than fifty feet to any residence or living quarters in an abutting property.

(Ord. 2004-59 § 11, 2004; Ord. 1994-147 § 6, 1994; Ord. 1985-187 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.21.050 - Cluster development option.

A.  This option shall be permitted only for subdivided residential lots as allowed in this chapter, and their associated open space, in accordance with Section 18.09.040 (General Residential and Rural Zoning Provisions).

(Ord. 1985-111 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.21.060 - Lot reduction option.

A.  Refer also to Section 18.09.050 (General Residential and Rural Zoning Provisions) for the general provisions of the lot reduction option.

B.  Minimum lot size requirements for lots in a CR-1 subdivision may be approved by the board of supervisors for reduction from thirty-six thousand square feet to twenty-four thousand square feet in accordance with Section 18.09.050; provided, that in total there are no more individual one-family lots than one lot per gross acre of the area of the subdivision zoned CR-1.

(Ord. 1985-82 (part), 1985)

Chapter 18.23 - CR-2 SINGLE RESIDENCE ZONE

**Sections:**

18.23.010 - Permitted uses.

A.  Uses permitted:

1.  Any use as permitted in Section 18.21.010 (CR-1 Single Residence Zone), but horses, cattle, sheep, goats, or ratites shall not be kept on less than one commercial acre and not more than one such animal for each ten thousand square feet of lot area.

(Ord. 2017-36 § 16 (part), 2017; Ord. 1985-82 (part), 1985)

18.23.020 - Conditional uses.

A.  Uses conditionally permitted:

1.  Any use as conditionally permitted in Section 18.21.020 (CR-1 Single Residence Zone).

(Ord. 2017-36 § 16 (part), 2017; Ord. 1994-146 § 7, 1994: Ord. 1985-82 (part), 1985)

18.23.030 - Development standards—General.

A.  Minimum lot area: Sixteen thousand square feet.

B.  Minimum area per dwelling unit: Sixteen thousand square feet.

C.  Minimum lot width: Eighty feet.

D.  Minimum yard requirements:

1.  Front: Thirty feet;

2.  Side: Ten feet each;

3.  Rear: Forty feet.

E.  Building height limitations:

1.  Maximum height: Thirty-four feet;

2.  Maximum stories: Two.

F.  Minimum distance between main buildings: Twenty feet except as required in Section 18.09.020(D) (General Residential and Rural Zoning Provisions) for a rear dwelling.

(Ord. 1985-82 (part), 1985)

18.23.040 - Development standards—Accessory buildings and accessory structures.

A.  Permitted coverage: Five percent of the lot area.

B.  Maximum height: Twenty-four feet.

C.  Minimum distance standards:

1.  To front lot line: Sixty feet;

2.  To side and rear lot lines:

a.  Four feet if building is not used for poultry or animals,

b.  Fifty feet if building is used for poultry or animals,

c.  All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Such fenced-in area shall be set back ten feet from the rear where it abuts an IR, RH, GR-1, SR, SH, CR-1, CR-2, or MU zone and forty feet from the rear where it abuts a zone other than GR-1, RH, IR, SR, SH, CR-1, CR-2, or MU, and forty feet from a side property line. A setback of ten feet shall be permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but, in no event, shall a corral be closer than fifty feet to any residence or living quarters in an abutting property.

(Ord. 2004-59 § 12, 2004; Ord. 1985-187 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.23.050 - Cluster development option.

A.  This option shall be permitted only for subdivided residential lots as allowed in this chapter, and their associated open space, in accordance with Section 18.09.040 (General Residential and Rural Zoning Provisions).

(Ord. 1985-111 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.23.060 - Lot reduction option.

A.  Refer to Section 18.09.050 (General Residential and Rural Zoning Provisions) for the general provisions of the lot reduction option.

B.  Minimum lot size requirements for lots in a CR-2 subdivision for reduction may be approved by the board of supervisors for reduction from sixteen thousand square feet to twelve thousand square feet in accordance with Section 18.09.050, provided that in total there are no more individual one-family lots than two lots per gross acre of the area of the subdivision zoned CR-2.

(Ord. 1985-82 (part), 1985)

18.23.070 - Lot development option.

A.  Refer to Section 18.09.060 (General Residential and Rural Zoning Provisions) for the provisions of the lot development option.

(Ord. 1985-82 (part), 1985)

Chapter 18.40 - MR MAJOR RESORT ZONE

**Sections:**

18.40.010 - Purpose and intent.

A.  Purpose. The purpose of this zone is to provide for the development and operation of major resorts and their associated commercial guest facilities while protecting adjacent land uses from adverse impacts.

B.  Intent. This zone is intended to meet the lodging, convention and recreational needs of short-term visitors to Pima County and is not intended for the development of residential units for permanent or long-term residential use.

(Ord. 1985-153 § 1 (part), 1985)

18.40.020 - Permitted uses.

A.  Primary Use. Major resort.

B.  Accessory Uses.

1.  Permitted uses:

a.  Convention facilities, such as conference and banquet rooms;

b.  Restaurants and drinking establishments;

c.  Retail and service establishments;

d.  Swimming pools and spas;

e.  Game courts such as tennis and racquetball;

f.  Fitness and exercise centers;

g.  Equestrian facilities, provided:

1)  There is not more than one horse for each ten thousand square feet of resort zone area; and

2)  No stable or corral is within one hundred feet of any property line or within three hundred feet of any existing structure on an adjacent property.

2.  Other provisions:

a.  Accessory uses shall be operated primarily for guests of the major resort;

b.  No sign identifying an accessory use shall be visible from a public street; and

c.  No entrance to an accessory use shall face a public street.

(Ord. 1985-153 § 1 (part), 1985)

18.40.030 - Development standards.

A.  Minimum Site Area. Twenty acres.

B.  Maximum Density. One guest room per four thousand three hundred fifty-six square feet of site area.

C.  Maximum Height. Thirty-four feet.

D.  Maximum Site Coverage. Thirty-three percent of the site.

E.  Minimum Site Setbacks. Fifty feet.

F.  Landscaping, Buffering and Screening. Refer to Chapter 18.73 (Landscaping Standards).

G.  Off-Street Parking. Refer to Chapter 18.75 (Off-Street Parking and Loading Standards).

H.  Exterior Lighting. In accordance with the County Light Pollution Code (Title 15).

I.  Signs. Refer to Section 18.79.050 O (Signs).

(Ord. 1985-153 § 1 (part), 1985)

18.40.040 - Development review.

A.  Design Review. In accordance with Section 18.99.030 (Design Review Committee). Following the procedures of Section 18.71.060 (RVC Zoning).

B.  Development Plan. In accordance with Chapter 18.71 (Development Plan).

(Ord. 1985-153 § 1 (part), 1985)

Chapter 18.67 - BUFFER OVERLAY ZONE

**Sections:**

18.67.010 - Purpose.

A.  The purpose of this chapter is to:

1.  Preserve and protect the open space characteristics of those lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands;

2.  Protect and enhance existing public preserves in Pima County as a limited and valuable resource;

3.  Establish mechanisms that will protect the public preserves and result in an ecologically sound transition between the preserves and more urbanized development;

4.  Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves;

5.  Provide for an aesthetic visual appearance from and to Pima County's public preserves;

6.  Promote a continued economic benefit to the region by protecting the public preserves for the enjoyment of residents and visitors alike; and

7.  Neither promote nor discourage changes in underlying zoning, but rather provide continuing performance standards for the unique lands within the buffer overlay zone.

(Ord. 1998-51 § 3, 1998; Ord. 1988-16 § 1 (part), 1988)

18.67.020 - Definitions.

A.  Certain terms used in this chapter shall be defined, for the purpose of this chapter only, as follows:

1.  Class I habitat. The areas identified on the Critical and Sensitive Biological Communities Maps as Class I habitat.

2.  Class II habitat. The areas identified on the Critical and Sensitive Biological Communities Maps as Class II habitat.

3.  Fence or wall: A structure intended for confinement, prevention of intrusion, boundary identification or screening of an activity or land use—includes fences and walls of four feet or less.

4.  Land parcel: An area of land with boundaries recorded in the Pima County Recorder's Office.

5.  Master plan development: An area consisting of one or more land parcels or a portion of a land parcel for which a master subdivision plat is to be recorded with the general intent that, in a phased manner, individual lots are to be resubdivided or be subject to a development plan.

6.  Native: Growing in the Arizona portion of the Sonoran Desert, without cultivation, and not introduced after 1920. A plant which occurs within the range of Sonoran Desert plants, but only in Mexico, is not native.

7.  Private area: A land area adjacent to a residential structure, enclosed by a fence, wall or native vegetative screening, and not exceeding one-half acre.

8.  Public preserve: An area under public ownership and management that is designated at the federal, state, or county level as a special status recreation or conservation area.

9.  Riparian habitat: An association of plant and animal communities containing a high density and diversity of species, occurring in, on or immediately adjacent to a watercourse. It is typically composed of mesquite, catclaw acacia, desert broom, whitehorn acacia and blue palo verde, providing uninterrupted vegetative cover.

(Ord. 1998-51 § 3, 1998; Ord. 1998-38 § 1 (part), 1998; Ord. 1988-116 § 1 (part), 1988)

18.67.030 - Applicability.

A.  Public Preserves.

1.  The following lands are designated as public preserves for the purpose of this chapter:

a.  Saguaro National Park (Rincon Mountain and Tucson Mountain districts);

b.  Tucson Mountain County Park;

c.  Coronado National Forest (Santa Catalina Mountains unit);

d.  Coronado National Forest (Santa Rita Mountains unit);

e.  Catalina State Park;

f.  Tortolita Mountain Park;

g.  Coronado National Forest (Whetstone Mountains unit) (rural);

h.  Coronado National Forest (Tumacacori Mountains unit) (rural);

i.  Coronado National Forest (San Luis Mountains unit) (rural);

j.  Cienega Creek Preservation Area;

k.  Colossal Cave Mountain Park;

l.  Empire/Cienega Resource Conservation Area;

m.  Santa Rita Experimental Range and Wildlife Area;

n.  Buenos Aires National Wildlife Refuge (rural);

o.  Organ Pipe Cactus National Monument (rural);

p.  Cabeza Prieta National Wildlife Refuge (rural);

q.  Coyote Mountains Wilderness Area (rural);

r.  Baboquivari Peak Wilderness Area (rural).

2.  The boundaries of the above designated public preserves, for the purposes of this chapter, are the administrative boundaries of the public preserves as they existed on August 11, 1998.

3.  Public preserves listed above that are noted "rural" are designated as rural public preserves.

B.  Applicable Lands. The buffer overlay zone applies to:

1.  That portion of a land parcel of 25 acres or more on August 11, 1998, which is located within one mile of a public preserve, except as noted in Subsection 18.67.030.C;

2.  That portion of a land parcel of 25 acres or more on August 11, 1998, that is classified as either resource conservation (RC) or resource transition (RT) in the area adjacent to the Tucson Mountain section of Saguaro National Park and Tucson Mountain Park, lying within special area 5-01 Tucson Mountains North, as described in the document entitled Comprehensive Plan Regional and "Special Area" Plan Policies and as designated on the comprehensive plan land use plan;

3.  Land parcels of 25 acres or more on August 11, 1998, located within the administrative boundary of a designated public preserve;

4.  A rezoning request or a specific plan request, any portion of which is subject to the buffer overlay zone.

C.  Excluded lands:

The buffer overlay zone does not apply to:

1.  Any portion of a land parcel that is located more than one mile from a designated public preserve, except as noted in Subsection 18.67.030.B;

2.  That area within the Mount Lemmon community plan as adopted by the board of supervisors on April 7, 1980;

3.  Any portion of a land parcel that is located more than one-quarter mile from the Cienega Creek Preservation Area as shown on Exhibit 1 to Ordinance 1998-51 and county zoning maps.

D.  Allowed uses: All uses of the underlying zone are allowed in the buffer overlay zone, except as may be restricted by a condition of rezoning or specific plan. The development standards of the underlying zone apply except when in conflict with this chapter, in which case, this chapter applies.

E.  Map notation: Land subject to the buffer overlay zone shall be shown on county zoning maps by its underlying zone designation plus the suffix "BZ," except that subject land adjacent to a rural public preserve shall be shown on county zoning maps by its underlying zone designation plus the suffix "RBZ."

(Ord. 1998-51 § 3, 1998; Ord. 1998-38 § 1 (part), 1998; Ord. 1992-96 § 1 (part), 1992; Ord. 1988-116 § 1 (part), 1988)

18.67.040 - Critical and sensitive biological communities maps.

A.  The board of supervisors shall by resolution adopt three critical and sensitive biological communities maps. They are:

1.  Critical and Sensitive Biological Communities Map—Northeast Sector;

2.  Critical and Sensitive Biological Communities Map—Southeast Sector;

3.  Critical and Sensitive Biological Communities Map—Western Sector.

B.  The maps may be amended by resolution of the board of supervisors after review by the planning and zoning commission.

C.  Procedure for an amendment of a critical and sensitive biological communities map requested by an applicant for rezoning or specific plan:

1.  If a site analysis is not required, the applicant shall submit a report containing, at a minimum, responses to all vegetation and wildlife sections in the site analysis guidelines.

2.  The site analysis or report shall establish that the natural conditions of the site differ from that depicted on the map.

D.  Class I habitat: Areas identified on the critical and sensitive biological communities maps as Class I habitat include:

1.  Deciduous riparian woodlands: Vegetative communities associated with perennial stream flows and generally composed of cottonwood, willow, ash, walnut, sycamore, and mesquite species;

2.  Mesquite bosques. Nearly continuous forest canopies of mesquite trees growing in association with water tables near the surface of annual or perennial streams: Blue palo verde and catclaw acacia also commonly occur in mesquite bosques;

3.  Lakes, ponds, and wetlands with adjacent plant cover;

4.  Important wildlife movement corridors: Desert or riparian habitats providing uninterrupted vegetative cover extending from a public preserve; and

5.  Major extensions of riparian habitat from public preserves: Riparian habitats are typically composed of mesquite, catclaw acacia, desert broom, whitehorn acacia and blue palo verde.

E.  Class II habitat: Areas identified on the critical and sensitive biological communities maps as Class II habitat include:

1.  Major segments of riparian habitat not extending from a public preserve, containing a high density and diversity of plant and animal species;

2.  Palo verde-saguaro vegetation community: The upland habitat which is the dominant plant association in most of the foothills regions of the Tucson basin; and

3.  Ironwood plant community: A community in which ironwoods are the dominant species in association with saguaros and palo verde trees:

(Ord: 1998-51 § 3, 1998; Ord: 1998-38 § 1 (part), 1998; Ord: 1988-116 § 1 (part), 1988)

18.67.050 - Performance standards for issuance of permit.

A.  Applicability.

1.  The performance standards of this section shall apply to new building construction of one thousand square feet or greater, except as specifically exempted in this section.

2.  Requests for rezonings and specific plans that include land subject to this chapter shall be evaluated for conformance to the performance standards of this chapter as part of the rezoning staff report to the planning and zoning commission.

B.  Reserved.

C.  Building color, reflective finish: All exposed exterior walls and roofs of buildings (unless a roof is screened by a parapet wall extending at least three feet above the building), retaining walls, and accessory structures that are visible from outside the land parcel boundary, shall be earthtone in color and shall blend in with the natural setting: Colors shall not exceed a light-reflective value of sixty percent: Mechanical equipment shall be screened and painted to reduce visibility.

D.  Fences and walls:

1.  Height: A fence or wall shall not exceed four feet in height unless it encloses an area of less than one-half acre, or a horse corral, dog kennel, swimming pool or spa.

2.  Location: A fence or wall shall not be constructed:

a.  To delineate property boundaries unless the fence or wall is four feet or less in height; or

b.  In a location or manner that impedes wildlife movement through natural open space from and to off-site locations.

3.  Barbed wire: If barbed wire fences are used, the fence shall contain no more than four strands of wire: The bottom and top wires shall be barbless and the middle wires may be barbed: The top wire shall be no more than forty-eight inches from the ground surface, and the bottom wire shall be no lower than sixteen inches from the ground.

4.  Barbed wire fences not to exceed five feet in height are allowed for ranching or agricultural activities in areas adjacent to a rural public preserve: The fence shall not be structural.

E.  Lighting.

1.  External lighting shall be limited to that necessary to provide the functional requirements of safety, security and identification, and shall be in accordance with the county outdoor lighting code (Title 15).

2.  Except for lighting that is attached to a building, light standards for roads, parking lots, driveways and all other outdoor areas shall not exceed forty-two inches in height and shall be in accordance the county outdoor lighting code (Title 15).

3.  Tennis court and horse corral exception: Lighting for tennis courts and horse corrals shall be exempt from the restrictions of subdivision 1 of this subsection, but shall be in accordance with the county outdoor lighting code (Title 15).

­