

Town of Clarkdale Zoning Code Table of Contents

Chapter Number	Topic	Page Number
Chapter 1	Zoning Code of the Town of Clarkdale	1
	Section 1-1 Identity	1
	Section 1-2 Purpose & Interpretations	1
	Section 1-3 Scope	1
	Section 1-4 Zoning Map	2
	Section 1-5 Zoning Districts	2
	Section 1-6 General Provisions of Building & Uses	4
Chapter 2	Definitions	1
Chapter 3	Zoning Table of Contents	1
	Section 3-1 Single Family Residential (R1)	2
	Section 3-2 Single Family Residential (R1A)	3
	Section 3-3 Single Family Residential Limited (R1L)	4
	Section 3-4 Single Family & Limited Multiple Family Residential (R2)	5
	Section 3-5 Multiple Family Residential (R3)	7
	Section 3-6 Manufactured Home Residential (R4)	9
	Section 3-7 Manufactured Home Residential Alternate (R4A)	13
	Section 3-8 Suburban Residential (RS3)	17
	Section 3-9 Central Business District (CB)	19
	Section 3-10 Town Center Commercial (TCC)	23
	Section 3-11 Commercial (C)	27
	Section 3-12 Neighborhood Commercial District (NC)	31
	Section 3-13 Highway Commercial District (HC)	35
	Section 3-14 89A Corridor Commercial Overlay District	40
	Section 3-15 Industrial District (I)	44
	Section 3-16 Open Space (OS)	48
Chapter 4	General Provisions Table of Contents	1
	Section 4-1 Accessory Structures	2
	Section 4-2 Campers and Motor Homes	2
	Section 4-3 Lots in two Districts	2
	Section 4-4 Corner Lots	3
	Section 4-5 Reducing Lot Areas	3

Section 4-6	Swimming	3
Section 4-7	Payment by Owner of Professional Services Necessary by Town Council	3
Section 4-8	Fence Height	4
Section 4-9	Miscellaneous Projections of an Architectural Member	5
Section 4-10	Yard Encroachments	5
Section 4-11	Home Occupation Standards	6
Section 4-12	Off Street Parking & Loading	7
Section 4-13	Parking Lots and Driveways Abutting Residence District	10
Section 4-14	Rear Yards in Business and Commercial Zones	10
Section 4-15	Bed and Breakfast Establishments	11
Chapter 5	Conditional Use Permits Table of Contents	1
Section 5-1	Purpose and Intent	2
Section 5-2 -	Authority	2
Section 5-3	Procedure	2
Section 5-4	Denial by the Commission	4
Section 5-5	Required Findings	4
Section 5-6	Required Conditions for a Use Permitted by CUP	5
Section 5-7	Term of a Conditional Use Permit	6
Section 5-8	Revocation of a Conditional Use Permit	6
Section 5-9	Renewal of a Conditional Use Permit	7
Section 5-10	Abandonment of a Conditional Use Permit	7
Section 5-11	Modification or Expansion of a Conditional Use Permit	7
Chapter 6	Standards for Planned Unit & Planned Area Development Table of Contents	1
Section 6-1	Standards for Planned Unit Development	2
Section 6-2	Standards for Planned Area Development	3
Chapter 7	Sign Code Table of Contents	1
Section 7-1	Purpose	2
Section 7-2	Intent	2
Section 7-3	General Provisions	2
Section 7-4	Exempt Signs	3
Section 7-5	Prohibited Signs	3
Section 7-6	Permitted Signs	4
Section 7-7	Corner Parcels	10
Section 7-8	Computation of Sign Area	12
Section 7-9	Permits	12
Section 7-10	Enforcement	13

Chapter 8	Outdoor Lighting Code Table of Contents	1	
	Section 8-1	Incorporation by Reference	2
	Section 8-2	Mission Statement	2
	Section 8-3	Purpose and Intent	2
	Section 8-4	Conflicting Regulations	3
	Section 8-5	Approved Materials & Methods of Construction or Installation/Operations	3
	Section 8-6	Preferred Source	3
	Section 8-7	Lighting Requirements	3
	Section 8-8	Parking Lot Lighting Standards	7
	Section 8-9	Temporary Lighting Permits	7
	Section 8-10	Nonconforming Uses	7
	Section 8-11	Variances	8
	Section 8-12	Permits and Development Plan Reviews	8
	Section 8-13	Definitions	10
Chapter 9	Landscape Design Standards Table of Contents	1	
	Section 9-1	Intent	2
	Section 9-2	Applicability	2
	Section 9-3	Basic Requirements	2
	Section 9-4	Buffering	3
	Section 9-5	Irrigation and Maintenance	3
	Section 9-6	Restricted Planting Areas	4
	Section 9-7	Parking Areas	4
	Section 9-8	Plant List	4
	Section 9-9	Minimum Landscaping as a Percentage of Lot Area	7
Chapter 10	RESERVED		
Chapter 11	Design Review and Site Plan Review	Table of Contents	1
	Section 11-1	Purpose and Applicability of Design Review	2
	Section 11-2	Application Procedure for Design Review	2
	Section 11-3	Filing Fee for Design Review	3
	Section 11-4	Review Criteria for Design Review	3
	Section 11-5	Expiration of Design Review Approval	4
	Section 11-6	Violations and Enforcement	4
	Section 11-7	Appeals	5
	Section 11-8	Severability	5
	Section 11-9	Purpose & Applicability of Site Plan Review	5
	Section 11-10	Review and Approval Authority	6
	Section 11-11	Site Plan Application Submission and	6

	Review Procedures	
Section 11-12	Site Plan Submission Requirements	9
Section 11-13	Approval Standards and Criteria for Site Plan Review	11
Section 11-14	Post Approval Activities	24
Section 11-15	Appeals	26
Section 11-16	Administration and Enforcement	26
Section 11-17	Interpretation of the Code	27
Section 11-18	Amendments to the Code	27
Section 11-19	Severability	27

Chapter 12 RESERVED

Chapter 13	----Enforcement, Amendments, Penalties Table of Contents	1
Section 13-1	Enforcement	2
Section 13-2	Procedure for Amendments	3
Section 13-3	Penalties	7
Section 13-4	Separability	8
Section 13-5	Repeal	8