

Zoning Ordinance **Table of Contents**

TABLE OF CONTENTS

INTRODUCTION – CODE OF THE WEST

CHAPTER 1 – TITLE, PURPOSE AND SCOPE

SECTION 1.0	SHORT TITLE	1
SECTION 1.1	PURPOSE AND SCOPE	1
SECTION 1.2	FILING FEES	2
SECTION 1.3	INTERPRETATION	2
SECTION 1.4	APPLICABILITY	3
SECTION 1.5	ENFORCEMENT	4
SECTION 1.6	LIABILITY	4
SECTION 1.7	VIOLATIONS AND PENALTIES	4
SECTION 1.8	SEVERABILITY	5
SECTION 1.9	TECHNICAL DESIGN GUIDELINES	5

CHAPTER 2 – RESIDENTIAL ZONES

SECTION 2.0	RESIDENTIAL ZONES	1
SECTION 2.1	DESERT RURAL (DR) ZONES	1
SECTION 2.2	SINGLE RESIDENCE (R) ZONES	7
SECTION 2.3	MULTIPLE RESIDENCE (MR) ZONES	10
SECTION 2.4	GENERAL REGULATIONS	13

CHAPTER 3 – COMMERCIAL ZONES

SECTION 3.0	COMMERCIAL ZONING ZONES	1
SECTION 3.1	COMMERCIAL BUFFER (CB) ZONES	1
SECTION 3.2	TOWN CORE COMMERCIAL (TCC) ZONE	3
SECTION 3.3	GENERAL COMMERCIAL (GC) ZONE	5
SECTION 3.4	GENERAL REGULATIONS	5
SECTION 3.5	PERMITTED USES IN COMMERCIAL ZONES	23

CHAPTER 4 – OPEN SPACE ZONES

SECTION 4.0	PURPOSE AND SCOPE	1
SECTION 4.1	GENERAL REGULATIONS	2
SECTION 4.2	PROHIBITED USES IN OPEN SPACE (OSC,OSR & PR) ZONES	3
SECTION 4.3	PERMITTED USES IN OPEN SPACE (OSC, OSR & PR) ZONES	4

Zoning Ordinance **Table of Contents**

CHAPTER 5 – GENERAL DEVELOPMENT STANDARDS

SECTION 5.0	GENERAL	1
SECTION 5.1	ACCESS	1
SECTION 5.2	ROADWAYS	2
SECTION 5.3	UNDERGROUNDING OF UTILITIES	3
SECTION 5.4	ON-SITE WASTE WATER TREATMENT TEST HOLES	4
SECTION 5.5	RETAINING WALL REQUIREMENTS	4
SECTION 5.6	ALLOWABLE PROJECTIONS INTO YARDS	4

CHAPTER 6 - GRADING

SECTION 6.0	GENERAL	1
SECTION 6.1	DESIGN STANDARDS	1
SECTION 6.2	GRADING RESPONSIBILITIES	1
SECTION 6.3	FINANCIAL ASSURANCES	3
SECTION 6.4	INTERNATIONAL BUILDING CODE	3
SECTION 6.5	CONFLICTS BETWEEN CODES AND ORDINANCES	3

CHAPTER 7 - HILLSIDE

SECTION 7.0	GENERAL	1
SECTION 7.1	HILLSIDE PROVISIONS	1
SECTION 7.2	HEIGHT REGULATIONS	2
SECTION 7.3	GRADING AND DRAINAGE REQUIREMENTS	2
SECTION 7.4	DRIVEWAY REQUIREMENTS	4
SECTION 7.5	SLOPE STABILIZATION AND RESTORATION	4
SECTION 7.6	HILLSIDE LOT DISTURBANCE	4
SECTION 7.7	HILLSIDE LOT MECHANICAL EQUIPMENT SCREENING	6
SECTION 7.8	SPECIAL PROCEDURES	6

CHAPTER 8 - LANDSCAPING

SECTION 8.0	GENERAL	1
SECTION 8.1	NATIVE PLANT PRESERVATION & SALVAGE GENERAL REQUIREMENTS	1
SECTION 8.2	REVEGETATION REQUIREMENTS	2
SECTION 8.3	FINANCIAL SECURITY	2
SECTION 8.4	PERMITS AND PENALTIES	2

Zoning Ordinance **Table of Contents**

CHAPTER 9 - SIGNAGE

SECTION 9.0	PURPOSE AND SCOPE	1
SECTION 9.1	GENERAL REGULATIONS	1
SECTION 9.2	RESIDENTIAL ZONES	4
SECTION 9.3	COMMERCIAL ZONES	6
SECTION 9.4	PORTABLE SIGNS	9
SECTION 9.5	SUBMITTAL & PERMIT REQUIREMENTS	10
SECTION 9.6	ADDITIONAL SIGN DESIGNATIONS	11
SECTION 9.7	DEFINITIONS	14

CHAPTER 10 - WASHES

SECTION 10.0	GENERAL	1
SECTION 10.1	DESIGN STANDARDS	1
SECTION 10.2	GRADING AND DRAINAGE	3
SECTION 10.3	DOCUMENTATION REQUIREMENTS & CERTIFICATIONS	4

CHAPTER 11 – NON-CONFORMING USES

SECTION 11.0	GENERAL	1
SECTION 11.1	APPLICATIONS	2
SECTION 11.2	REVIEW CRITERIA	3
SECTION 11.3	EXISTING NON-CONFORMING MANUFACTURED/MOBILE HOME PARKS	3
SECTION 11.4	NON-CONFORMING DESERT RURAL PROPERTIES	4

CHAPTER 12 – SITE PLANS

SECTION 12.0	GENERAL	1
SECTION 12.1	APPLICABILITY	1
SECTION 12.2	PROCEDURES	2
SECTION 12.3	APPLICATIONS – GENERAL PROVISIONS	3
SECTION 12.4	HILLSIDE SITE PLAN REQUIREMENTS	7
SECTION 12.5	REVIEW CRITERIA	8
SECTION 12.6	SCOPE OF ACTION	9
SECTION 12.7	AMENDMENTS AND EXPIRATION	9

Zoning Ordinance **Table of Contents**

CHAPTER 13 – SPECIAL USES

SECTION 13.0	GENERAL	1
SECTION 13.1	APPLICATIONS	1
SECTION 13.2	REVIEW CRITERIA	2
SECTION 13.3	AMENDMENTS AND EXPIRATION	3

CHAPTER 14 – OFFICERS, BOARDS & COMMISSIONS

SECTION 14.0	TOWN COUNCIL	1
SECTION 14.1	PLANNING COMMISSION	1
SECTION 14.2	BOARD OF ADJUSTMENT	3
SECTION 14.3	ZONING ADMINISTRATOR	6

CHAPTER 15 – ZONING PROCEDURES

SECTION 15.0	GENERAL	1
SECTION 15.1	NOTIFICATION FOR PUBLIC HEARINGS	3
SECTION 15.2	NOTIFICATION SIGNAGE	4
SECTION 15.3	VARIANCES AND APPEALS	7
SECTION 15.4	PROCEDURES	9
SECTION 15.5	ZONING TEXT AMENDMENT & ZONING MAP CHANGES	9
SECTION 15.6	CITIZENS REVIEW PROCESS	11
SECTION 15.7	GENERAL PLAN AMENDMENT	13

CHAPTER 16 – ALTERNATIVE ENERGY SYSTEMS

SECTION 16.0	GENERAL	1
SECTION 16.1	SOLAR ENERGY SYSTEMS DEVELOPMENT STANDARDS	4
SECTION 16.2	WIND ENERGY SYSTEMS DEVELOPMENT STANDARDS	5
SECTION 16.3	THERMAL ENERGY SYSTEMS DEVELOPMENT STANDARDS	7
SECTION 16.4	LOT COVERAGE AND LAND DISTURBANCE REGULATIONS	7
SECTION 16.5	DOCUMENTATION REQUIREMENTS	8

Zoning Ordinance **Table of Contents**

APPENDICES

APPENDIX A	GLOSSARY OF TERMS AND DEFINITIONS	A-1
APPENDIX B	ZONING ORDINANCE AMENDMENTS	B-1
APPENDIX C	TOWN OF CAVE CREEK ZONING MAP	C-1
APPENDIX D	DESIGN GUIDELINES	D-1
APPENDIX E	EXHIBITS	E-1
APPENDIX F	TABLES	F-1

SUPPLEMENTS

SUPPLEMENT 1	PLANNING AND ZONING DEPARTMENT LIST OF APPLICATIONS	S1-1
SUPPLEMENT 2	PLANNING AND ZONING DEPARTMENT FEE SCHEDULE	S2-1

EXHIBITS

EXHIBIT 1	ESCROW ACCOUNT AGREEMENT & INSTRUCTIONS - SAMPLE DOCUMENT	Ex-1
EXHIBIT 2	PERFORMANCE BOND – SAMPLE DOCUMENT	Ex-2
EXHIBIT 3	IRREVOCABLE LETTERS OF CREDIT – SAMPLE DOCUMENT	Ex-3