

ARTICLE 3 - (A-GENERAL) - GENERAL ZONING DISTRICT

(As Amended 9/18/00 via BOS Resolution No. 79-00, 8/6/2001 via BOS Resolution No. 54-01, 12/10/2001 via BOS Resolution 101-01, 3/11/02 via BOS Resolution No. 16-02, 4/18/05 via BOS Resolution 31-05, 12/2/19 via BOS Resolution 29-19)

Section 301 - Purpose.

The main purpose of this A-General Zone is to provide for all the unincorporated area of the County, except land within the boundary of a reservation and outside the authority of Navajo County not otherwise designated for some other specific zone, to be included in the "A-General Zone", by this Ordinance. No subdividing shall be conducted or approved in the "A-General Zone", without prior re-zoning of the land so intended. Uses permitted in the "A-General Zone", include farm and non-farm residential uses, farms, recreational, institutional, commercial and industrial uses as specifically listed in this Article. Other uses may be permitted as Special Uses under Article 20.

Section 302 - Use Regulations.

A building or premises shall be used only for the following purposes:

1. Single-family dwellings - including conventional site-built homes, Manufactured Homes (including rehabilitated Mobile Homes) and Factory-Built Buildings as defined and regulated in Article 21 hereof.
2. Churches.
3. Farms including customary agricultural uses.
4. Public schools, elementary and secondary.
5. Public and private forests and wildlife reservations.
6. Utility Facilities - Facilities for the delivery to the public, by a regulated public utility or a public entity, of water, gas, electricity, steam, hot or cold air, telecommunications and cable television service, or sewer service. This shall include the pipes, lines and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines). It shall not include generating plants, treatment plants, storage yards, business offices or other major utility facilities which may be allowed with a special use permit pursuant to article 20. It likewise shall not include television, radio or telecommunications towers and stations, which shall require a special use permit pursuant to Article 20.
7. Publicly owned or operated properties including but not limited to fire stations, police stations and post offices.

8. Golf courses including club houses located thereon, including miniature courses or practice driving tees operated for commercial purposes.
9. Libraries, museums, parks, playgrounds, tennis courts and community buildings.
10. Hospitals and institutions of an educational, religious, charitable or philanthropic nature may be allowed with a use permit issued by the Board of Adjustment, provided the buildings for such uses are set back from all lot lines a distance of not less than two (2) feet for each foot of building height. Homes for the aged, nursing homes and convalescent homes may be allowed with a Use Permit issued by the Board of Adjustment.
11. Home occupations.
12. Except as otherwise specified, all agricultural uses and the production, harvesting, curing, processing, packaging, shipping and roadside stands offering for sale only farm products produced on the premises.
13. Commercial feed lots, dairy farms, the raising of fur-bearing animals or the raising or feeding of animals that could create noise, odors, dust, or pose a problem of health or sanitation to neighboring properties if within six hundred (600) feet of a property line, will be subject to securing a Use Permit, and periodic inspection to assure compliance.
14. Public riding stables and boarding stables provided the site contains at least ten (10) acres and the building housing the animals is set back from all property lines a distance of not less than one hundred (100) feet.
15. The keeping of horses, providing that:
 - a. Corrals, stables, watering areas and feeding stations are set back from all property lines a distance of not less than that required for building setbacks.
 - b. Corrals contain at least six hundred square feet (600 sq. ft.) per horse.
16. Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises. Open storage shall be limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith are set back from all lot lines a distance of not less than that required for residential building setbacks.
17. Fences or free-standing walls not to exceed a height of six feet (6').
18. Accessory buildings and uses customarily incidental to above uses, including:
 - a. Barns, sheds and stable buildings.
 - b. Guest houses and quarters for servants and caretakers employed on the premises, providing that the lot be a minimum of ten thousand square feet

(10,000 sq. ft.) in area, that all buildings meet all building setbacks, that the guest house or servants and caretakers quarters be no greater than seventy-percent (70%) of the square footage of the principal dwelling and subject to securing a use permit. If kitchen facilities are provided therein, any use permit approved for such quarters shall continue if, upon inspection, satisfactory evidence indicates that such buildings are continuing their function as bona fide guest houses, servant's or caretakers' quarters and not as a rental unit.

19. Feed Stores on not less than two and one half (2.5) acres of land.

20. Group Homes for the Disabled subject to Section 2518.

21. A use similar to any of the foregoing permitted uses may be allowed upon a written determination by the Director of Development Services that the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the zoning district. The Director's determination may be appealed to the Board of Adjustment pursuant to Article 28 hereof. The burden shall be upon the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 303 - Sign Regulations.

The sign regulations are as provided in Article 23 hereof.

Section 304 - Height Regulations.

The height of building shall not exceed either thirty (30) feet or two (2) stories and a basement, as defined in Sections 3002.13 and 3002.83. The height shall be measured from the finished grade to the highest point on the roof structure. For the purpose of this Section, finished grade shall be defined as the average of the finished ground level at the center of all walls of the building. A building height greater than thirty feet (30') may be allowed with a use permit.

Section 305 - Yard Regulations.

1. Front Yard:
 - a. There shall be a front yard having a depth of no less than twenty (20) feet.
 - b. For through lots, a front yard shall be provided along both street lines.
 - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of not less than ten (10) feet.

3. Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet, or, in the case of a legally recorded undersized lot or parcel, fifteen percent (15%) of the total lot depth.

Section 306 - Intensity of Use Regulations.

1. Lot area: Each lot shall have a minimum lot area of one (1) acre. Lots with an area less than one (1) acre will be allowed if the parcel has a certified percolation rate of one-hundred twenty minutes per inch (120 min/in) or a certified soils evaluation of 120 min/in or less or if the parcel has access to an approved sewer system.
2. Lot Coverage: The maximum lot coverage shall be fifty percent (50%) of the lot area.
3. Lot width: The minimum lot width shall be thirty-five feet (35').
4. Distance between buildings: The minimum distance between buildings on the same lot shall be fifteen feet (15').

Section 307 - Parking Regulations.

The parking regulations are as provided in Article 25 hereof.