

SECTION 10: RESIDENTIAL ZONES

Section 10.0: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the Residential Zones are included in the zoning regulations to achieve the following purposes:

- A. To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare.
- B. To ensure adequate light, air, privacy, and open space for each dwelling.
- C. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive number in relation to the land area around them.
- D. To protect residential properties from noise, direct illumination, unsightliness, odors, smoke and other objectionable influences.
- E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

RS-6,000 - Residential Single Family Zone

This zone is intended for single family, urban residential development on minimum lot sizes of 6,000 square feet and maximum densities of 6.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood.

RS-10,000 - Residential Single Family Zone

This zone is intended for low-urban density single family residential development on minimum lot sizes of 10,000 square feet and maximum densities of 4.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood.

RS-18,000 - Residential Single Family Zone

This zone is intended for low density single family residential development on minimum lot sizes of 18,000 square feet and at maximum densities of 2.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, a suburban residential neighborhood.

RS-36,000 - Residential Single Family Zone

This zone is intended for very low density single family residential development on minimum lot sizes of 36,000 square feet and at maximum densities of 1.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, a suburban residential neighborhood.

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RM-10/A - Multiple Family Residential Zone

This zone is intended for the development of apartments, condominiums, townhouses or other group dwellings with provisions for adequate light, air, open space and landscaped areas at maximum densities of 10.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, such residential developments.

RM-20/A - Multiple Family Residential Zone

This zone is intended for the development of high density apartments, condominiums, townhouses or other group dwellings with provisions for adequate light, air, open space and landscaped areas at maximum densities of 20.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, such residential developments.

Section 10.1: Permitted and Conditional Uses: R Zones

The following uses shall be permitted uses where the symbol “P” appears and shall be permitted uses subject to a conditional use permit where the symbol “C” appears in the column beneath each zone designation. All uses not listed are prohibited. For uses similar to those listed, see Section 20.1.

I. RESIDENTIAL SINGLE FAMILY ZONES

A. Residential Uses

RS-6000 RS-10000 RS-18000 RS-36000

1. Single family dwelling or modular home	P	P	P	P
2. Group homes for the handicapped, subject to the provisions in Section 14.6	P	P	P	P
3. Other group homes	C	C	C	C

B. Agricultural and Related Uses

1. All types of agriculture and horticulture	P	P	P	P
2. Sale of products raised on the premises	P	P	P	P
3. Keeping of horses and other farm-type animals (not including swine) subject to the following conditions:	-	-	P	P
a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.				
b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one-half acre.				
c. No such animal may be sheltered, fed or watered closer than 100 feet to a residence occupied by other persons.				
d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health Department and Animal Control Division.				

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B. <u>Agricultural and Related Uses (Continued)</u>	<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
4. Keeping of poultry or rabbits for noncommercial purposes at least 100 feet from a residence occupied by other persons	-	-	-	P
5. Riding academies or riding clubs	-	-	C	C
6. Soil and water conservation projects (not including stock watering tanks)	C	C	C	C
C. <u>Public and Semi-Public Uses</u>	<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
1. Day Care Center	P	P	P	P
2. Pre School	C	C	C	C
3. Hospitals	C	C	C	C
4. Churches, convents, monasteries and other religious institutions	C	C	C	C
5. Educational institutions, public or private	C	C	C	C
6. Libraries and museums	C	C	C	C
7. Public parks and recreational facilities	C	C	C	C
8. Public utility and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C	C	C
9. Recreational facilities such as rodeos, country clubs, tennis and swim clubs, golf courses, with incidental, limited commercial uses which are commonly associated with and directly related to the primary use	C	C	C	C
D. <u>Home Occupations</u>	<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
1. Home occupations subject to the provisions of Section 14.2	P	P	P	P
2. Cottage industries subject to the provisions of Section 14.3.	-	-	-	C
E. <u>Accessory Uses</u>	<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
1. Accessory uses and structures located on the same site as a permitted use	P	P	P	P
2. Accessory uses and structures located on the same site as a conditional use	C	C	C	C
3. Guest house or accessory living quarters subject to the following conditions:	P	P	P	P
a. Attached living quarters are permitted regardless of parcel size. Detached guest houses are permitted only on parcels of 2 acres or larger.				

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E. Accessory Uses (Continued) RS-6000 RS-10000 RS-18000 RS-36000

- b. Accessory living quarters and guest houses are limited to 50% of the livable square footage of the main dwelling up to a maximum of 800 square feet for a detached guest house, or 1000 square feet for attached accessory living quarters.
- c. Kitchens are allowed.
- d. Travel trailers and mobile homes are not allowed as guest houses.
- e. All utilities must be on the same meters as the principal dwelling.
- f. Maximum separation between the main dwelling and guest house shall be 60'.
- g. A deed restriction shall be recorded prior to issuance of a building permit indicating that the accessory unit is for family or guests and not for rental.
- h. Application for a conditional use permit can be requested for a modification to existing structures that may not be in compliance with the limits of these provisions.

4. Metal Storage Containers See Section 14.7

F. Temporary Uses RS-6000 RS-10000 RS-18000 RS-36000

- | | | | | |
|---|---|---|---|---|
| 1. Temporary uses as prescribed in Section 14.1 | P | P | P | P |
| 2. Model homes and subdivision sales offices | C | C | C | C |

G. Bed and Breakfast Establishments RS-6000 RS-10000 RS-18000 RS-36000

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|---|---|---|---|---|
| 1. Bed and Breakfast Establishments subject to the provisions of Section 14.4 | - | - | - | C |
|---|---|---|---|---|

II. RESIDENTIAL MULTIPLE FAMILY ZONES

A. Residential Uses RM-10/A RM-20/A

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|---|---|---|
| 1. Single family dwellings | P | P |
| 2. Guest dwellings | P | P |
| 3. Group homes for the disabled as defined by the Fair Housing Amendments Act of 1988 | P | P |
| 4. Apartments containing not more than 4 units | P | P |
| 5. Apartments containing 5 or more units | C | C |
| 6. Condominiums and condominium conversions | C | C |
| 7. Dormitories | C | C |

B. Agricultural and Related Uses RM-10/A RM-20/A

Not permitted

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<u>C. Public and Semi-Public Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Day Care	P	P
2. Pre School	C	C
3. Hospitals	C	C
4. Churches, convents, monasteries and other religious institutions	C	C
5. Educational institutions, public or private	C	C
6. Libraries and museums	C	C
7. Public parks and recreational facilities	C	C
8. Public utility and public service sub-stations, reservoirs, pumping plants and similar installations, not including public utility offices	C	C
9. Recreational facilities such as rodeos, hunting/riding clubs, country clubs, tennis and swim clubs, golf courses, with incidental, limited commercial uses which are commonly associated with and directly related to the primary use	C	C
<u>D. Home Occupations</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Home occupations subject to the provisions of Section 14.2	P	P
<u>E. Accessory Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Accessory uses and structures located on the same site as a permitted use	P	P
2. Accessory uses and structures located on the same site as a conditional use	C	C
<u>F. Temporary Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Temporary uses as prescribed in Section 14.1	P	P
2. Model homes and subdivision sales or rental offices	C	C
<u>G. Bed and Breakfast Establishments</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Bed and Breakfast Establishments subject to the provisions of Section 14.4	C	C

Section 10.2 - Property Development Standards: R Zones

The following property development standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential zones, except that, any lot shown on an official subdivision map that was duly approved and recorded; or any lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this Ordinance, may be used as a building site; excepting therefrom any lot having an area of less than 4,000 square feet. For access purposes each building site shall have a minimum 30 foot wide easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each easement over 150 feet in length. No fences or other obstructions shall be placed in the easement area except with written

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permission of all other property owners served by the easement. For any parcel of land created after January 3, 1995, an access road to the parcel must be provided prior to the delivery of any combustible building materials. Said access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

A. Special Requirements

1. In the RS Zone, other lot sizes larger than 6,000 square feet may be specified and designated on the Official Zoning Map by attaching a number designation following the zone classification. For example, RS-15,000, RS-40,000, or RS-5 (5 acre minimum lot size). Permitted and conditional uses, property development standards, performance standards and all other requirements and regulations for these alternate zone classifications with the exception of the minimum parcel size, shall be the same as those specified in this Ordinance for the zoning classification with the next lower minimum parcel size. E.g. RS-15,000 would have RS-10,000 requirements and RS-40,000 and RS-5 would have RS-36,000 requirements.
2. Use of a travel trailer or recreational vehicle as a temporary or permanent residence is prohibited.
3. In any residential zone, a building used for public or semi-public uses shall maintain a minimum setback of 50 feet from any single family use.
4. In any multiple family residential zone, a mobile, manufactured, or modular home may not be used as a main or guest dwelling or accessory living quarters, except in remote areas on parcels larger than 2 acres where one mobile, manufactured or modular home may be allowed with the granting of a conditional use permit. If the property is later developed with multiple family residential housing, the mobile, manufactured or modular home shall be removed.
5. In the RS Zone, on lots of one acre or larger, horses or other domestic farm-type animals shall not be kept in the front yard or street side yard areas. Keeping animals shall also be subject to Coconino County Health Department regulations.
6. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration or change in use of any building or other structure.

B. General Requirements

I. RESIDENTIAL SINGLE FAMILY ZONES: The following requirements are minimum unless otherwise noted:

<u>General Requirements</u>	<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
1. Density, maximum dwelling units per acre	6.0	4.0	2.0	1.0
2. Dwelling unit per parcel, maximum	1	1	1	1
3. Building site, net area in square feet	6000	10000	18000	36000
4. Lot width, in feet	60	80	100	120
5. Lot depth, in feet	100	100	100	150
6. Front yard, in feet	20	20	25	25

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<u>General Requirements (Continued)</u>	<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
7. Side yard-interior, in feet	5	10	10	20
8. Side yard-street side, in feet	10	10	15	20
9. Rear yard, in feet	20	20	25	25
10. Lot coverage, maximum	40%	40%	35%	35%
11. Building height, in feet	35	35	35	35
12. Off-street parking spaces - per dwelling unit	2	2	2	2
13. Distance between buildings, in feet	10	10	10	10

II. RESIDENTIAL MULTIPLE FAMILY ZONES: The following requirements are minimum unless otherwise noted:

<u>General Requirements</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Density, maximum dwelling units per acre	10	20
2. Building site, net area, in acres	0.5	2.0
3. Lot width, in feet	100	150
4. Lot depth, in feet	100	200
5. Front yard, in feet	20	25
6. Side yard-interior, in feet	10	15
7. Side yard-street side, in feet	15	20
8. Rear yard, in feet	20	25
9. Lot coverage, maximum	45%	50%
10. Building height, in feet	35	40
11. Covered off-street parking spaces per dwelling unit	2	1 + 1 open
Open guest parking spaces	Additional 10% of total spaces	
12. Distance between buildings, in feet	10	10

All setbacks shall be measured from property lines. In situations where an access easement is located along a property line, the setback shall be measured from the interior edge of the access easement line. Where an access easement bisects any parcel of land, said easement shall be considered a street for setback purposes and street side yard setbacks shall apply.

Section 10.3: Performance Standards: R Zones

A. In all residential zones, air conditioners, heating, cooling, ventilating equipment, swimming pool pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets and shall be so operated that they do not disturb the peace, quiet, and comfort of neighboring residents. Facilities for the operation of alternate energy systems shall be exempted from the screening requirements when such screening will clearly restrict the efficient operation of such systems.

Revised: 8/90, 7/91

Section 10.3 - Performance Standards: R Zones (Continued)

- B. In all residential zones, required front and street side yards shall be landscaped except for necessary walks, drives and fences. In the RM Zones, the undeveloped site area shall be landscaped. Such required landscaping may include outdoor recreation areas. All required landscaping shall be permanently maintained in a neat and orderly condition.
- C. In all RS and RM Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, secondhand building materials, pipe, drums, appliances, household furniture, household refuse, unlicensed travel trailers or utility trailers, etc. shall be subject to the following conditions:
1. For any lot or parcel of land, the area permitted for the above described outdoor storage shall be 200 square feet. An additional 100 square feet of outdoor storage per acre for properties larger than one acre, shall be permitted up to a maximum of 2000 square feet.
 2. On any lot or parcel of land, all outdoor storage shall be located to the rear of the property and screened from neighboring properties and roadways by a wall, non-transparent fencing, landscaping, or other structure. Any wall or fencing shall not exceed six (6) feet in height. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.
 3. All permitted screened outdoor storage areas shall meet the minimum required building setbacks as prescribed by this Section.

Outdoor storage shall not be permitted on any RS or RM zoned lot unless there is a dwelling on the lot.

- D. Required front and street side yards shall not be used for parking or storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory or convenience, except that operable motor vehicles may be parked upon the driveway or access way to the garage or carport. One motor vehicle or travel trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the front or street side setback areas.
- E. Commercial vehicles exceeding 26,000 pounds gross vehicle weight and associated commercial equipment shall not be parked, stored, or serviced in any residential zone.
- F. Where a multiple-family dwelling or structure, containing 5 or more units, including incidental or required accessory uses, abuts property in an agricultural residential, rural residential, general or single family zone, a masonry wall or solid wood fence six feet in height and/or screen landscaping shall be established and maintained between such uses and adjacent residential zones.
- G. Where public or semi-public uses are established, a masonry wall or solid wood fence six feet in height as measured from the highest adjacent grade and screen landscaping shall be erected and maintained between such uses and adjacent residential uses on properties.

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Section 10.3 - Performance Standards: R Zones (Continued)

- H. Apparatus needed for the operation of active or passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping shall be permitted for any use subject to the approval and specifications of the Director of Community Development.

Section 10.4: Signs: R Zones

No sign or outdoor advertising structure shall be permitted in any R Zone except as provided in Section 16.

Section 10.5: Accessory Structures: Residential Zones

- A. Attached Structures. An accessory structure that is attached to a main structure shall meet all of the requirements for location of the main structure except as provided in "D" of this Section.
- B. Canopies. Canopies, or roofs attached to the main building or connecting the main building with a detached accessory building, may extend into a required rear or interior side yard provided that portions of such structure extending into the yard:
1. Shall not exceed 15 feet in height nor project closer than five feet to an interior side or rear lot line;
 2. Shall be entirely open on at least three sides except for necessary supporting columns; except that a roof connecting a main building and an accessory building shall be open on at least two sides.
- C. Detached Structures
1. A detached structure shall meet the setback requirements of the main building for the front and street side yard areas.
 2. A detached accessory structure which does not exceed 15 feet in height and 600 square feet in area may be located within an interior side yard or rear yard; provided, however, that such structure shall not be closer than five feet to an interior side or rear lot line.
 3. A detached accessory structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum side and rear setbacks as required for the main building.
 4. A detached structure shall maintain a minimum 10 foot separation from the main structure.
 5. Although not requiring a building permit, accessory structures with less than 120 square feet of roof area must meet the above minimum setbacks.
 6. For the purpose of this Section, swimming pools shall be considered to be a detached structure.
 7. Detached structures shall not be permitted prior to the dwelling except in RS Zones with minimum lot sizes of 1 acre or more.
 8. Plumbing in detached structures shall be limited to one (1) sink and one (1) toilet.
 9. Use of accessory structures shall be consistent with Section 10.0.
 10. The use of mobile homes, semi trailers, railroad cars, shipping containers, travel trailers, camper shells, or similar units as accessory structures is prohibited. Metal storage containers may be permitted, refer to Section 14.7.

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D. Other Structures

1. Steps, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required front, street side or rear yard area, nor into any required side yard area more than one-half ($\frac{1}{2}$) of said required side yard. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.
2. Balconies, porches or decks shall not encroach or project into any required setback area.
3. Swimming pools including all accessory or appurtenant structures and equipment shall maintain a minimum setback of five feet from all property lines and buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.
4. Amateur (HAM) Radio Towers shall be permitted for the personal use of the property owner/resident and subject to the following provisions:
 - a. Towers shall not project more than 65 feet above grade; establishment of towers above this limit but less than 100 feet in height may be permitted only through the variance procedure set forth in Section 20. The height of extension antennas shall be determined in their cranked-down position and shall remain in said position except during use.
 - b. Towers shall meet the minimum setback requirements for the zone in which they are located; no portion of any antenna array shall extend beyond the property lines.
 - c. It shall be the responsibility of the property owner to demonstrate that the site is adequate in size to contain debris resulting from tower failure and that such failure will not present a safety hazard to adjoining properties.
5. Satellite dishes up to 10 feet in diameter shall be permitted subject to the following conditions:
 - a. Ground mounted dishes shall be located outside of any front and side setback area.
 - b. All installations must comply with accessory use height requirements.

Section 10.6: Walls and Fences: R Zones

- A. In any required front or street side yard, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required front or street side yard to a maximum height of six feet.
- B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines provided that such wall or fence does not extend into a required front or street side yard. Extensions of walls or solid fences into required front or street side yards may not exceed three (3) feet in height. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.
- C. Walls or fences exceeding six feet in height may be permitted only through the variance procedure set forth in Section 20 and subject to the granting of a building permit.
- D. A wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the street right-of-way so as not to obstruct visibility.

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Section 10.6: Walls and Fences: R Zones (Continued)

- E. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.
- F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

Section 10.7: Condominiums and Condominium Conversions: R Zones

A. Pre-Application Procedure

Prior to formal application for a condominium conversion or construction of a condominium development, the applicant shall meet with the Director of Community Development or his designee to review and discuss the feasibility of the proposed project.

B. Application Procedure

A conditional use permit application shall be completed and returned to the Director of Community Development with the following documents:

1. If the application is for a condominium conversion, a report to the County setting forth all repairs and replacements necessary, if any, to immediately place the buildings in substantial compliance with current Building and Safety Codes and the probable cost of such work. Said report shall include a report prepared by a licensed mechanical engineer verifying the condition of the mechanical elements in the project, including but not limited to furnaces, air conditioners, pumps, water heaters and plumbing fixtures.
2. If the application is for a condominium conversion, a pest inspection and written report by a certified inspector.
3. If the application is for a condominium conversion, a comprehensive building report which includes age, material and condition where applicable of the following:
 - a. Type and age of construction.
 - b. Walls, interior and exterior.
 - c. Roof.
 - d. Garaging.
 - e. Trash disposal.
 - f. Drainage.
 - g. Laundry facilities.
 - h. Current maintenance activities and programs.
 - i. Estimated number of visiting tenants.
 - j. Length of existing leases and average rents.
 - k. Average length of tenancy for existing tenants.
 - l. Estimated schedule for conversion.
 - m. Estimated price range of converted units.

Revised: 8/90, 6/00

B. Application Procedure (Continued)

- n. List of improvements contemplated.
 - o. Estimate of available similar housing in areas.
4. For condominium and condominium conversion projects, plot plans shall be submitted indicating the following minimum information:
 - a. Location, height, the gross floor area and proposed uses of each existing structure and for each proposed structure.
 - b. Location, use and type of surfacing of all open storage areas.
 - c. Location and type of surfacing of all driveways, pedestrian ways, vehicle parking areas and curb cuts.
 - d. Location, height and type of materials for all walls and fences.
 - e. Location of all landscaped areas, type of landscaping, irrigation plans and a statement specifying the method by which landscaping areas shall be maintained.
 - f. Location of all recreational facilities and a statement specifying the method of maintenance thereof.
 - g. Location of parking facilities to be used in conjunction with each dwelling unit.
 - h. Location, elevation, and type and color of materials to be employed and methods of illumination for signs.
 5. Structural elevations shall be required at the discretion of the Director of Community Development. Elevations shall indicate type of materials used in construction, as well as the method used to provide sound insulation/attenuation in all common walls.
 6. Such other information as may be determined by the Director of Community Development.

C. Standards of Development

1. A Tentative Tract Map for a condominium development shall be prepared and submitted to the County, in accordance with the Subdivision Ordinance of Coconino County.
2. All condominiums and condominium conversions shall be developed in accordance with dwelling unit requirements as set forth by the Uniform Plumbing and Electrical Code adopted by the County of Coconino.
3. All existing buildings and structures shall be made to comply with all applicable building regulations of the County in effect at the time of filing a conditional use permit.
4. Utility systems shall exist or shall be constructed to adequately provide for utility services to all condominium units.
5. Each existing tenant of the project shall be given a 120 day notification on the intended condominium conversion and the right to purchase his converted multiple dwelling unit prior to the unit being placed for sale.

Revised: 6/00

D. Special Conditions

1. Copies of the required Covenants, Conditions and Restrictions, Articles of Incorporation and By-Laws or other documents of the owner's association or other entity which controls the common facilities shall be submitted to the County for approval and shall set forth the occupancy and management policies for the project, as well as contain adequate and satisfactory provisions for maintenance, repair and general upkeep.
2. A minimum of two covered parking spaces shall be provided for each dwelling unit. An additional parking space for guests shall be provided for each two dwelling units. Guest parking spaces may be open. For new developments, off-street parking spaces shall be located on the same lot as the condominium unit or shall be constructed as an integral part of the condominium unit.
3. A minimum area of 400 square feet per unit shall be provided in all condominium projects for recreational purposes. Patios of individual units may be included in the satisfaction of this condition.
4. The County may vary from any or all of these conditions in order to ensure compatibility of the use with surrounding developments and uses and in order to preserve the public health, safety and welfare.

E. Findings

The Planning and Zoning Commission shall make the findings contained in Section 20.2-7 hereof prior to the granting of a conditional use permit for a condominium or condominium conversion project.

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