RESOLUTION NO. 2222

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING SECTION 15-02-001 AND ADDING SECTION 15-02-008 TO CHAPTER 154 (THE UNIFIED DEVELOPMENT CODE) OF THE CODE OF THE TOWN OF PAYSON , AND DECLARING SUCH AMENDMENTS TO BE A PUBLIC RECORD. (CREATING A NATIONAL FOREST ZONING DISTRICT)

WHEREAS, the Code of the Town of Payson was declared to be a public record by Resolution Number 1536 of the Town of Payson; and

WHEREAS, the Code of the Town of Payson was adopted as a public record by Ordinance Number 588 of the Town of Payson; and

WHEREAS, it is the intention of the Town of Payson to amend Section 15-02-001and to add new Section 15-02-008 to Chapter 154 (the Unified Development Code) of the Code of the Town of Payson to create a National Forest Zoning District; and

WHEREAS, such amendment may be enacted by reference, pursuant to A.R.S. § 9-802,

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. Section 15-02-001 of Chapter 154 of the Code of the Town of Payson is hereby amended, is declared to be a public record, and as amended shall read as set forth in Exhibit A attached hereto.

Section 2. New Section 15-02-008 of Chapter 154 of the Code of the Town of Payson is hereby added, is declared to be a public record, and shall read as set forth in Exhibit B attached hereto.

Section 3. If any section, subsection, sentence, clause, phrase or portion of Resolution Number 2222 is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Resolution Number 2222. The Town Council of Payson declares that it would have adopted Resolution Number 2222 and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses, phrases, or portions may be declared invalid or unconstitutional.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2006, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

DEC 1 4 2006 G.5.a

F. Robert Edwards, Mayor

ATTEST:

Silvia Smith, Town Clerk

APPROVED AS TO FORM:

Samuel I. Streichman, Town Attorney

Exhibit A

15-02-001 Establishment of Zoning Districts

In conformity with the intent and purpose of this Code and the Payson Master Plan, zoning districts are adopted pursuant to Section 9-400 et seq. of the Arizona Revised Statutes, in order to classify, regulate, restrict and separate uses of land and structures, and to establish minimum standards for lot dimensions and areas, setback widths and depths, percent of lot coverage and open spaces, lot area required for dwelling units and other structures, as follows:

A. SINGLE FAMILY RESIDENCE DISTRICTS

R1-6	6,000 square foot minimum lot size
R1-8	8,000 square foot minimum lot size
R1-10	10,000 square foot minimum lot size
R1-12	12,000 square foot minimum lot size
R1-18	18,000 square foot minimum lot size
R1-35	35,000 square foot minimum lot size
R1-44	44,000 square foot minimum lot size
R1-70	70,000 square foot minimum lot size
R1-90	90,000 square foot minimum lot size
R1-175	175,000 square foot minimum lot size

B. MULTIPLE FAMILY RESIDENCE DISTRICTS

R2	General Multi-Family
R3	Transitional Multi-Family

C. COMMERCIAL DISTRICTS

C-1	Neighborhood Service
C-2	General Commercial
C-3	Roadway Frontage

D. INDUSTRIAL/MANUFACTURING DISTRICTS

M-1	Light Industrial
M-2	General Industrial

E. NATIONAL FOREST DISTRICT (NF)

F. SPECIAL USE AND OVERLAY ZONING DISTRICTS

PAD	Planned Area Development Overlay
AO	Airport Overlay
MH	Manufactured Home District Overlay

MHP	Manufactured Home Park
SPD	Special Plan District
OS	Open Space
GVRA	Green Valley Redevelopment Area
DRO	Design Review Overlay

Exhibit B

15-02-008 National Forest District (NF)

A. Purpose and Intent: The National Forest Service District is intended to prescribe permissible uses for the Tonto National Forest lands currently subject to the jurisdiction of the United States Forest Service ("USFS") that are located within the corporate boundaries of the Town.

B. National Forest District Stipulations and Provisions:

1. Before the construction of any physical improvements, approval of the USFS shall be obtained.
2. In the event that any lands zoned National Forestare transferred into private ownership, only those developments, uses or physical improvements in existence at the time of transfer and approved by the USFS shall be allowed to continue until such time as the property is rezoned. Prior to any such rezoning, minor repairs and routine maintenance of existing structures are permitted, however: (1) An existing structure may not be enlarged or extended; and (2) No use may be enlarged or extended.

C. National Forest District Permitted Uses: All uses are subject to the provisions of the "Tonto National Forest Land Use and Resource Management Plan" and other applicable USFS policies, approvals and/or management provisions.

D. National Forest Development Standards: Property development standards prescribed by the USFS shall apply to all land and buildings.