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## **2. LAND USE ELEMENT**

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### **2.a INTRODUCTION**

The Land Use Element establishes the primary framework for shaping the Town's development pattern. This element is the long range planning tool used to balance the interests of preserving and enhancing the qualities of life which people appreciate with the need to guide growth as it may occur. The Land Use Element seeks to integrate land use development with both transportation planning and natural area preservation in a manner that respects the interests of both property owners and the community at large.

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### **2.b LEGISLATIVE REQUIREMENTS**

Arizona Revised Statutes § 9-461.05 requires that the Land Use Element include the following:

- (a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.
- (b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.
- (c) Identifies specific programs and policies that the municipality may use to promote infill or compact development activity and locations where those development patterns should be encouraged.
- (d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.
- (e) Includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

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### **2.c DEMOGRAPHICS**

Although the overall numbers were relatively small, Clarkdale had one of the highest growth rates in the region over the decade from 1990 to 2000. Most of this growth is attributable to the construction of individual custom built homes. Most of the construction was within several recorded subdivisions but a number have been built on larger undeveloped lots outside of recorded subdivisions. A smaller percentage of the overall growth was based on the installation of manufactured homes within a subdivision designed for such.

- January 2002 estimated population: 3,562.
  - 2000 Census population for Clarkdale: 3,422.
  - 1990 Census population: 2,144.
  - 1980 Census population: 1,512
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- There was a 59% growth rate for the decade between 1990 and 2000.
  - The town is approximately 85% white, 11% Hispanic (including those also indicating white) and 5.5% Native American.
  - A part of the Yavapai Apache Indian Nation is within the Town limits. About 200 Yavapai Apache live on the trust lands in Clarkdale.
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- About 25% of the population is 65 years or older.
  - About 21.5% is younger than 18 years old.

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## 2.d REGIONAL PLANNING

It is a goal of the general plan process to recognize that regional conditions have a significant effect on conditions within Clarkdale. The town does not exist isolated from the effects of regional growth and development especially as this relates to impacts on land uses, transportation networks, infrastructure systems, natural resources and community facilities. It is very important to the long-term well being of the entire region that the various communities, government entities, land management agencies and community groups coordinate their planning to ensure the best, most efficient use of limited resources to meet the needs of a growing population.

The intent of the regional planning process is that municipalities, government jurisdictions and other land management agencies throughout the Verde Valley develop a coordinated and comprehensive plan to address ongoing growth and development, including transportation systems, preservation of open space, air and water resources, scenic vistas and corridors, environmental resources, cultural and historic preservation, affordable housing and economic development concerns.

### Background

In November of 1999, the Clarkdale Town Council approved Resolution Number 917 agreeing in principle to support regional planning efforts. Several of the key points of that resolution include the following statements:

- Any regional plan proposed by Yavapai County and the local governments and communities of the Verde Valley shall include a coordinated economic development strategy in order to ensure adequate, affordable housing, social and employment opportunities for all the citizens of the communities within the Verde Valley region.
- Planning should promote and encourage a coherent valley-wide region which respects local character and a local sense of place.
- New development should take place in existing 'urbanized' areas - within incorporated or unincorporated areas of Yavapai County before disturbing additional open space or agricultural lands.
- Each community, or cluster of communities, should have a well defined edge, such as natural open space, wildlife corridors, or specialized open space, which may be permanently protected from development.

### Regional Planning Participants

For purposes of regional planning for Clarkdale the following agencies are indicated as the principal partners:

- Town of Clarkdale
- Yavapai County
- City of Cottonwood
- City of Sedona
- Town of Camp Verde
- Town of Jerome
- Coconino and Prescott National Forests
- Arizona State Land Department
- Arizona State Parks
- Arizona Department of Transportation
- Yavapai Apache Indian Nation

Additional efforts for regional planning have included other agencies based on the specifics of the issue being addressed. It is worthwhile to consider the full range of potential partners for coordination of such planning efforts and this may include, but is not limited to, the following

agencies:

- Bureau of Land Management
- Northern Arizona Council of Governments
- State Department of Water Resources
- Various Local School Districts
- Yavapai College
- Northern Arizona University
- Private Land Owners
- Community Groups

### **Regional Planning Issues**

The process to enact a regional planning process in the Verde Valley has included efforts to look at economic development, open space preservation, parks and recreation, water resources and transportation planning.

#### **• Transportation**

The Verde Valley Regional Transportation Planning Organization (VVTPO) includes elected officials and staff from Clarkdale, Cottonwood, Sedona, Camp Verde, and Yavapai County, as well as representatives from NACOG and ADOT. They meet to identify and recommend regional funding priorities and to address annual and long-range priorities.

The Cottonwood Area Transportation Plan prepared by BRW, Inc., includes sections on Clarkdale, as well as Cottonwood and the surrounding County areas. The report was released in July 2001, and includes a variety of short and long-range transportation projects. A summary of the proposed projects and time lines is included in the Circulation Element.

#### **• Open Space**

Staff members from Clarkdale, Cottonwood, Sedona, Yavapai County, the Forest Service and State Lands Department, as well as representatives of several unincorporated areas met regularly during part of 2000 and 2001 to investigate the technical feasibility of a regional open space program. Efforts to apply design concepts to a preliminary concept plan were presented by staff members at public meetings in 2001. Subsequent to the staff efforts to provide scoping and analysis of the program, elected officials and interested citizen decided to form a regional group to complete the plan.

#### **• Water**

The Town of Clarkdale has supported efforts to address regional water planning through a series of water town hall meetings convened in the spring and summer of 2001. Representatives of local, regional and state agencies, as well as interested citizens met to consider plans to improve conditions for water resources throughout the region.

#### **• Parks and Recreation**

Staff members and interested citizens from Clarkdale, Sedona, Yavapai County, Camp Verde, Village of Oak Creek and others have met to consider ways to improve regional parks and recreation facilities available to residents throughout the Verde Valley. This includes not only open park lands but also developed facilities, including ball fields, swimming pools, recreation centers, trail systems and developed parks.

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## **2.e CLARKDALE PLANNING SUB-AREAS**

Eight areas of the town are designated as planning sub-areas. The delineation of planning sub-areas is a tool to understand how different areas have unique and interrelated characteristics in

terms of planning concerns. The goal of the planning sub-areas is to consider the unique concerns and issues found within each area while recognizing each area's connection with the entire town as a whole. Additionally, it is a goal of the planning process to ensure that the needs of each area are addressed in terms of providing an adequate and appropriate balance of land uses, transportation systems and infrastructure facilities.

### **Downtown Central Business District**

The historic Central Business District includes the corridor and side streets along Main Street from the Town Park at Eleventh Street east to Broadway and the portion of First North Street between Tenth and Ninth Streets. This area is comprised of commercial storefronts, restaurants, bars, offices, upstairs residential uses, a service station, and government offices. There are a number of outstanding successful businesses in the historic downtown district, however, there is also a significant amount of vacant commercial space. Plans to revitalize this area have been underway for a number of years and there is a great deal of potential for further success.

### **Historic Residential Neighborhoods**

The original townsite of the company town was designed as a planned community. This included the residential areas of Upper Clarkdale and Lower Clarkdale with various properties listed on the State and National Register of Historic Places. The Upper and Lower Clarkdale historic residential neighborhoods area are defined by modest sized lots, tree-lined streets, pedestrian-oriented areas, traditional housing styles, mid-block alleys, and close walking distance to parks and recreational facilities, the elementary school and the central business district. Additionally, the area of Patio Park, also known as Patio Town, and the area east of Lower Town referred to as Rio Vista, are part of the historic neighborhood planning area. Patio Town was originally constructed to house the Mexican smelter workers in an area separated from the main town by Bitter Creek Wash.

### **Historic Industrial Area**

Clarkdale was originally built to support the copper smelting operations located adjacent to the Verde River. The mining operations were shut down in 1951, and the Clarkdale smelter was essentially closed by 1953. The industrial area located across the wash to the north of the historic townsite still contains the abandoned ruins of the major smelter buildings. Several businesses currently operate in this area, including light manufacturing facilities. The area has several unique aspects that suggest a great deal of potential for regionally-oriented economic development. The central area has over one-hundred acres of potentially usable land for development. There is a rail road line that connects to the main intercontinental line at Ash Fork which could be used for additional delivery and export of products to and from the area. The industrial area has a history of intensive use, has significant buffering from adjacent uses and is currently zoned for industrial development.

### **Highway 89A Corridor**

State Highway 89A connects Clarkdale and the Verde Valley with Jerome and Prescott to the west and Cottonwood and Sedona to the east. This high speed arterial highway is primarily constructed as a two-lane rural roadway although one section to the south includes a center turn lane. There are several commercial, industrial and institutional-type uses located with direct driveway access to the highway. A number of residential areas are accessed by collector roadways. The majority of properties along the highway are undeveloped and are currently zoned in the Commercial District. It is anticipated that this corridor will become increasingly more attractive for commercial development as similar properties with arterial frontage in the adjacent jurisdictions become filled.

### **Foothills Residential and Open Space Area**

The area to the west of Highway 89A and the Cement Plant Road is indicated primarily as low and very low density residential development. Additionally lands within this area would be anticipated to remain as undeveloped open space due to the designation of flood plain status within the major

washes and due to the steepness of terrain on the slopes of the foothills below Mingus Mountain. This area includes a mixture of platted subdivisions, scattered residential developments and large tracts of undeveloped land on rolling scrub covered hillsides and slopes. Almost all of the roadways outside the subdivisions are indicated as private unpaved easements. This area has had the highest rates of growth from new home building over the past decade.

### **Central Residential and Open Space Area**

The area to the east of Highway 89A and Cement Plant Road and south of the historic townsite which stretches east to the Verde River corridor is considered as the Central Residential and Open Space planning sub-area. This area contains several platted subdivisions, other developed areas and large areas of undeveloped land. Centerville, Mingus Shadows, Paz and Cota, Palisades, the Bent River Road area, the Broadway corridor and part of Tuzigoot Road are in this area. In addition, this planning sub-area includes the Yavapai Apache Nation, the Clarkdale Jerome School, and the area along Eleventh Street.

### **Verde River Corridor/Pecks Lake**

The Verde River corridor is considered as a very important resource by the majority of Clarkdale residents. Unfortunately, the history of the area includes a legacy of high impact industrial development along the river. Public recreational access is allowed along the river near the Tuzigoot bridge, however, there is essentially no management of this area by any public agency.

The Pecks Lake area is owned by the Phelps Dodge Development Corporation (PDDC). There has been a signed development agreement for this area between PDDC and the Town of Clarkdale since 1991, referred to as the Verde Valley Ranch Development (VVRD). This project allows a mixed use development to be built around the Pecks Lake area containing up to 900 homes, commercial buildings, a golf course and various public facilities and infrastructure. The existing development agreement has to be considered as the principal legal document defining the allowable use of this area.

### **Prescott National Forest Annexation Area**

As of November 2001, an area of approximately 1,854 acres located immediately south of the town boundary adjacent to the Haskell Springs area and Yavapai College has been annexed to the Town of Clarkdale. This area is primarily a portion of the Prescott National Forest consisting of foothill slopes and rolling hillsides cut by numerous washes. Principal access to this area is from Mingus Avenue which becomes Forest Road 413 as it bisects the site. In addition to the high desert chaparral, the area contains abandoned landfill sites, informal target shooting areas, extensive off road vehicle use, widespread illegal trash dumping and an assortment of transient camping areas. This area is controlled and managed by the Prescott National Forest and federal jurisdiction supercedes local regulations. At the time of annexation, the entire area was zoned as RS3 (Suburban Residential, three acre minimum lot size residential zoning district).

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## **2.f HOUSING**

As the population of Clarkdale continues to grow, there will be an increasing need to address appropriate and adequate policies and programs concerning housing issues. Nationally over the past decade the trend has shown housing costs rising faster than income levels. This means that an increasing percentage of home owners could not afford to buy the home they currently live in and more first time homebuyers are placed outside the market. A strong base of home ownership is important for any community in terms of providing a stable population. Home owners and long-term

residents are more likely to participate in the social institutions which otherwise define the quality of life of the community. The pride of home ownership provides a long-term return on investment to the community on many levels.

Housing affordability should be considered for all economic sectors of the population, including mid-level income households, as well as lower income segments of the population. Affordable housing programs are more effective when considered in terms of a multi-level approach that allows people both below and above the median household income level the ability to afford home ownership. Such comprehensive programs look at rehabilitation of structures in older neighborhoods, protection and upkeep of newer areas, the provision of an overall mix of housing types to serve an increasingly diverse population and various financial mechanisms to assist first time home buyers.

According to the 2000 Census, there were 1,546 total housing units within Clarkdale with 1,433 occupied units. The January 2002 estimate shows approximately 1,600 housing units in Clarkdale. The relatively high vacancy rate is attributable to a combination of homes being under construction, unoccupied seasonal or second homes, and standard vacancy rates for rental units and homes in the process of being sold. The 2000 Census indicated that 81.4% of housing units in Clarkdale are owner-occupied with the remaining 18.6% being rental units.

Clarkdale has a range of housing types, including newer single-family residential subdivisions, custom built single-family residences, manufactured home subdivisions, a manufactured home rental park, older historic single-family residential neighborhoods and some apartment units, mostly newer fourplex structures and few older medium sized multi-family apartment buildings. Out of the 1,600 housing units considered to exist in Clarkdale as of January 2002 there are an estimated 158 units within multi-unit dwelling structures. This indicates just under 10% of the total housing stock as apartments with the remaining 90% as single family dwelling units.

#### **Clarkdale 2000 Census Home Ownership Data**

Owner-occupied Units	81.4%
Rental Units	18.6%

#### **Clarkdale 2000 Census Home Type Data**

Single-family Units	90.1%
Apartment Units	9.9%

### **Housing Affordability Programs**

Affordable housing should be looked at as a comprehensive program to address the needs of people at all economic levels. Housing affordability is a key measure of the economic health of a community. Government programs define affordability as paying not more than thirty (30%) of gross household income towards total housing cost. This definition applies more to lower and middle income households than to high income households. It is important that people have adequate income remaining for the purchase of basic goods and services. Businesses and the local economy suffer when people have to spend too much on housing and do not have enough to purchase various consumer goods and services. Business expansion and recruitment efforts also suffer when employers cannot attract quality employees due to a lack of adequate affordable housing at various levels.

A range of programs exist to assist residents of Clarkdale with their housing needs. The Northern Arizona Council of Governments (NACOG) facilitates a number of housing programs, including a number of federal housing programs, which are available to Clarkdale residents. Many of the programs are designed to assist low-to-moderate income households based on certain formulas but some are available for middle income households as well.

- **Housing Rehabilitation**

In December 2001, the Town of Clarkdale received a State Housing Trust Fund grant to allow for a town-wide housing rehabilitation program. This program is administered through NACOG and will make available a total amount up to \$260,000 for town-wide owner-occupied housing rehabilitation for low income residents in need.

- **Weatherization**

The Home Weatherization Assistance Program provides cost-efficient, energy saving services, such as insulation, furnace repair and other home energy savings to low income renters and home owners.

- **Home Ownership**

The Rural Home Purchase Assistance Program (RHAP) is available to help low to moderate income first-time homebuyers with down payment and closing cost assistance.

The Rural Mortgage Credit Certificate Program provides tax credits for certain homebuyers within certain income levels. The Certificate allows dollar-for-dollar federal income tax reduction and tax credits off the interests payments for the life of the loan.

2001 Rural Mortgage Revenue Bond Program offers low interest rates, closing cost grants and down payment assistance for first time home buyers below specified income and below purchase price limits.

- **Rental Housing**

Programs to increase the supply of affordable rental housing and the rehabilitation of existing rental housing are necessary to address the needs of a growing segment of the population who can not afford to purchase their home. The Town should ensure and support programs to make adequate land available for multi-unit developments and to support appropriate rezoning for such projects.

- **Emergency and Transitional Shelters**

Facilities to address the emergency needs of people and families facing catastrophic homelessness typically are best served by a comprehensive programmatic approach which includes a range of social service programs, including various types of counseling, job placement services and integrated case management approaches. For a small town like Clarkdale with limited resources it makes far more sense to support such programs and facilities in terms of a regional approach. State, county and larger municipalities in the region are better able to address the funding, installation and management of such facilities although support for these types of facilities is in the interest of all Clarkdale residents.

- **Special Needs Housing**

Several categories of population groups may require special needs housing, including the very elderly, developmentally disabled, mentally ill, and physically disabled. These groups have a range of different needs, including permanent and transitional housing, as well as rental assistance, home buyer assistance and various levels of managed care assistance.

In many cases these population groups can benefit from neighborhood-scale housing projects that allow for certain shared resources under a managed administration. The less creative approach is that these populations end up in fully managed institutional settings which not only takes away their productive independence but also costs more to manage on a per person basis. The economics of subsidized special needs housing programs indicates more productive and cost-efficient net results. Typically these facilities are managed by non-profit community groups or local housing authorities with federal and state grant assistance. This may included group homes within existing neighborhoods or larger multi-unit assisted care facilities within the community. Policies to address criteria for location of group homes can be addressed in advance to help limit local concerns.

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## **2.g RELATIONSHIP TO CLARKDALE ZONING CODE**

The Zoning Code is the primary document that defines property rights within the Town. It establishes various zoning classifications that define permitted and conditionally permitted uses, as well as standards for development of properties. The intent of the zoning code is to provide a system of land use regulations in order to establish an orderly, compatible, coherent pattern of growth and development. The zoning code attempts to balance individual property rights with the rights of the community. The idea is to develop a system of land use development that benefits all residents and property owners. In addition to defining various uses that are permitted on properties, a zoning code sets standards for development that includes such things as building setbacks and height, landscaping, parking, lighting, and fencing requirements. It also defines procedures related to various regulations and for allowing exceptions to the regulations.

### **Permitted Uses**

Permitted uses within a zoning district are those that are allowed by right subject to meeting development standards. The permitted uses are those that are specifically listed as such for each zoning classification.

### **Conditional Uses**

Conditional uses are those uses that are specifically listed as such for a particular zoning district but which require a separate application for a Conditional Use Permit. Granting of the permit is based on meeting the criteria as defined in the Code. Each proposal is considered individually. Conditions may then be placed on a development proposal in order to address the specific concerns for that project.

### **Nonconforming Uses**

Uses which existed prior to the establishment of the zoning district but which are not currently in compliance with the zoning regulations are described as nonconforming to those regulations. These uses may be legal but nonconforming. A common but unofficial term used to describe this condition describes the use as “grandfathered.” Uses that were established subsequent to the establishment of the zoning district and are not in compliance are technically illegal uses and do not fall under any exemption as nonconforming or “grandfathered.”

### **EXISTING CLARKDALE ZONING DISTRICT CLASSIFICATIONS**

- R1** Single Family Residential
- R1A** Single Family Residential - Alternate
- RIL** Single Family Residential Limited
- R2** Single Family and Limited Multiple Family Residential
- R3** Multiple Family Residential
- R4** Manufactured Home Residential
- R4A** Manufactured Home Residential - Alternate
- RS3** Suburban Residential
  
- CB** Central Business District
- C** Commercial
- I** Industrial
- OS** Open Space District (currently not in use)

### **Summary of Zoning District Classifications in Clarkdale**

- R1 Single Family Residential**  
Allows approximately 4.35 homes per acre. This zoning classification is intended for single family development with adequate public infrastructure, such as paved roads, sewer and water systems.
  
- R1A Single Family Residential - Alternate**  
Allows 8.7 homes per acre. This zoning is used to designate the historic residential neighborhoods of the original Clarkdale townsite.
  
- RIL Single Family Residential Limited**  
One (1) acre minimum lot size for single family residential development. This zoning is intended for areas with minimal infrastructure or facilities and where the topography or geology may limit more intensive development.
  
- R2 Single Family and Limited Multiple Family Residential**  
Intended to allow residential developments comprised of duplexes, triplexes and fourplex-style building configuration. Allows up to 10.89 units per acre.
  
- R3 Multiple Family Residential**

Intended for more intensive development, including larger apartment buildings, churches, schools, hospitals, and institutional developments. Requires one half acre minimum lot size for non-residential uses and allows up to 14.52 units per acre for certain residential uses.

**R4 Manufactured Home Residential**

Allows 5.45 units per acre for Manufactured Home Subdivisions, and allows 8.72 units per acre for Manufactured Home Rental Parks. Currently applies to Centerville and a small area of Lower Clarkdale.

**R4A Manufactured Home Residential - Alternate**

Allows custom built single family residence in addition to manufactured homes.

**RS3 Suburban Residential**

Three (3) acre minimum single family residential. Intended for areas with steep slopes, no public infrastructure and generally less developable lands.

**CB Central Business District**

Intended to address mixed use of commercial, offices, retail, service, institutional and residential uses found in the existing historic downtown area.

**C Commercial**

Allows a wide range of indoor and outdoor business uses, including automobile-oriented business, motels, storage units, and warehouses. Also allow various institutional and multi-family residential developments. Requires 24,000 square feet minimum lot size. Mostly located along the major highway corridor of Highway 89A. Other areas include several smaller properties adjacent to the Central Business District and along Broadway at the entrance road to Tuzigoot National Monument.

**I Industrial**

Intended for manufacturing plants and operations, warehouses, trucking operations and other intensive uses. Allows anything permitted in the Commercial District. Requires 35,000 square feet minimum lot size.

**OS Open Space District**

Intended for minimal development and to allow outdoor public uses, ranching, farming and water and wastewater treatment facilities. This district could be used on private conservation easements or within planned developments. This classification is not currently being used within the Town.

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## **2.h LAND USE PLAN**

The Land Use Plan has thirteen (13) land use classifications, including five residential categories, three commercial categories, two industrial categories, one public lands and facilities category and one mixed use category. The classifications are based on the density or intensity of use that is allowed, as well as the types of use anticipated.

### ***Density***

The concept of density in terms of land use refers to the number of residential units in relation to an acre (43,560 square feet) of land.

### ***Intensity***

The intensity of use on a property is typically used to refer to non-residential developments, including various commercial and industrial uses. Intensity may refer to a range of indicators, such as the square feet of building development per acre, the parking requirements of various uses, the amount of traffic generated, the number of employees per development or similar methods to compare the impacts of different uses.

### **Land Use Classifications**

The classifications for various properties are based on a variety of factors, including an analysis of existing and projected uses, the existing zoning classifications, the availability of infrastructure, including roads and utilities, the general topography, the relationship to any floodplains and washes, and the general nature of surrounding uses.

- **Residential** classifications are based on the maximum allowable density of development that otherwise meets Town development standards as defined in the Town Zoning Code.
- **Commercial and Industrial** classifications are based on the type of use, the amount of traffic generated, the scale of the operation, whether or not there is outdoor activity and the relationship to surrounding uses.
- **Public Land and Facilities** refers to those uses and properties owned and/or operated by various types of government entities in the public interest.
- **Mixed Use** classification applies to those properties including planned developments with a mixture of various uses, such as residential, commercial, recreational and institutional uses within one development, where there is adequate infrastructure, access and separation from other surrounding uses.

It is understood that some of these long-range land use classifications do not correspond to the existing Zoning District classifications in the Town Zoning Code. In order to address the intent of these General Plan classifications it would be necessary to amend the Zoning Code to include new and revised Zoning Districts. Both the Commercial and Industrial Districts would have to be amended to include two or more separate classifications. Additionally, it would be necessary to create new Zoning Districts to address both the Public Lands and Facilities, National Forest and the Mixed Use classification. The corresponding Zoning District is listed for each land use classification.

**Land Use Classifications** **(Current Zoning)**

1. **HR High Residential** **Fourteen (14) or more units per acre.** **(R3)**  
This classification is intended to allow larger multi-unit apartment complex developments. This category is found in areas with adequate infrastructure.
2. **MHR Medium High Residential** **Maximum of eleven (11) units per acre.** **(R2)**  
Intended to allow small apartments and townhouse residential developments configured with fourplex, triplex or duplex style housing on larger lots with adequate infrastructure available, including frontage on collector roadways.
3. **MR Medium Residential** **Maximum of nine (9) units per acre.** **(R1A, R4, R4A)**  
This classification is intended to allow for single-family residential development on smaller lots, including within historic residential neighborhoods and for manufactured home developments.
4. **LR Low Residential** **Maximum of five (5) units per acre.** **(R1)**  
Allows for single-family development and would typically include subdivision neighborhoods with developed infrastructure, including roads and utilities.
5. **VLR Very Low Residential** **One dwelling unit, or fewer, per acre.** **(R1L, RS3)**  
This classification is intended for larger lots in areas with minimal services available.
6. **CBD Central Business District** **(CB)**  
An existing area of the original town site defined by historic mixed uses, including governmental, commercial, cultural, recreational, entertainment and residential uses in an area with historic designs, materials and general style of development.

- 7. NC Neighborhood Commercial (C)**  
 This classification is intended for commercial retail and service needs that provide the surrounding neighborhoods and residents of Clarkdale with their basic, day-to-day needs. This classification would be characterized by various retail outlets, offices and restaurants. Small shopping centers and office complexes could be considered but it would be expected that all such uses include adequate off-street parking, landscaping, and generally improved site development. Uses would be primarily indoors with outdoor uses limited to loading areas and parking of service vehicles.
- 8. HC Highway Commercial (C)**  
 This classification is intended for a wider range of community-wide and regional commercial uses. In addition to various retail, office and restaurant uses, this category would include various automobile related businesses, such as gas stations, auto sales rental and repair shops, and larger commercial or shopping centers. These uses would typically be found along arterial highways or major collector streets with minimal association with local neighborhood roads. This category would include some degree of outdoor storage or sales when incidental to the permitted commercial uses.
- 9. LI Light Industrial (I)**  
 Intended to provide for light manufacturing, warehousing, distribution, wholesaling, mini-storage and other uses primarily located within buildings with limited outside storage that must be fully screened from adjacent uses. Outdoor uses are limited to loading areas, parking of service vehicles, and parking of vehicles accessory to permitted indoor uses.
- 10. HI Heavy Industrial (I)**  
 Intended to provide locations for more intensive industrial uses that may include large amounts of exterior storage and outside work areas, primary material processing facilities, contractor storage yards, distribution and transportation facilities that generate trucking and traffic impacts, various major public facilities, including recycling facilities and waste water treatment plants, electric substations or other uses by utilities. These uses are not intended to abut any residential or commercial land uses unless separated by an adequate distance with landscaped open space areas and/or solid screening.
- 11. PL Public Lands and Facilities (N/A)**  
 These areas are intended to provide for a range of public land uses, including government offices, public schools, community colleges, public utility facilities, community centers, fire stations, libraries, recreational facilities, parks and open space areas. Development standards would vary depending on the use but should provide adequate separation, landscaping or setbacks from differing uses.
- 12. MU Mixed Use (N/A)**  
 The Mixed Use category is intended for planned development projects that include a mix of uses, such as residential, commercial, recreational, open space, institutional and/or community facilities. This classification would typically be associated with a Planned Area Development or similar master planned project. This classification would apply to larger properties that have close proximity to existing or potentially developable transportation and utility infrastructure.

- 13. O Open Space (OS)**  
 The Open Space classification is intended for both public and private land that is designated as open space. This not only includes undeveloped natural areas but also a variety of outdoor recreational uses, ranching and agricultural uses, historic sites, and conservation areas. In addition to public lands intended to be preserved in an undeveloped condition, this classification is intended for private lands designated as open space tracts within a development, through conservation easements or otherwise included within a development agreement. Private lands can only be designated as open space with the written permission of the property owner.
- 14. NF National Forest (RS3)**  
 The National Forest classification is solely for the Prescott National Forest lands currently subject to the jurisdiction of the United States Forest Service (USFS) and located within the boundaries of the Town. All uses are subject to the provisions of the “Prescott National Forest Land Use and Resource Management Plan” and other applicable USFS policies, approvals and/or management provisions. In the event any National Forest lands are 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 owner initiates a rezoning request and the property is rezoned to allow a change in the development patterns or use.

**2.i LAND USE GOALS, OBJECTIVES AND POLICIES**

The following section includes the Goals, Objectives and Policies developed to define the Land Use Element. These are intended to address issues relating to various uses that may be found within the Town of Clarkdale so as to identify the Town’s concerns and intentions relating to the character of development, the efficiency and economy of uses, and related environmental considerations.

**GOAL 2-A. PROVIDE A BALANCE OF LAND USES AND MEANINGFUL GUIDELINES FOR THE USE OF LANDS.**

**OBJECTIVE 2-A. a.**

**Preserve and enhance the unique aspects of the character of Clarkdale.**

- Policy Encourage development practices that preserve and enhance existing neighborhoods.
- Policy Support historic preservation of residential, commercial and institutional buildings throughout the town.
- Policy Promote the preservation and revitalization of the original town site by establishing a variety of housing, civic, recreational, cultural and business opportunities.
- Policy Ensure an appropriate scale of quality new development.
- Policy Recognize the unique and diverse cultural, environmental and economic needs of Clarkdale citizens.
- Policy Support the development and improvement of neighborhood parks and recreational facilities.

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**OBJECTIVE 2-A. b.****Encourage orderly patterns of growth and development.**

- Policy Encourage development located near existing utility and transportation infrastructure.
- Policy Support well designed, mixed-use, master planned community developments and planned subdivisions.
- Policy Develop new zoning district standards to encourage the use of Planned Area Developments and Planned Unit Developments for larger master planned developments.

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**GOAL 2-B. ENCOURAGE APPROPRIATE ECONOMIC DEVELOPMENT OPPORTUNITIES.**

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**OBJECTIVE 2-B. a.****Promote the development of commercial, business park, and industrial development areas which are compatible with existing land uses and which serve the economic needs of the community.**

- Policy Encourage commercial development near existing services, facilities and infrastructure so as to promote orderly and efficient growth and development.
- Policy Develop standards to address shared access, architectural compatibility, and locally appropriate landscaping for commercial areas along arterial and major collector corridors.
- Policy Encourage clustering of commercial development, as opposed to strip commercial development.

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**GOAL 2-C. Support housing programs to meet the needs of all residents.**

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**OBJECTIVE 2-C. a.****Develop policies and incentives to ensure an adequate supply of affordable housing types to meet the needs of an economically diverse and growing population.**

- Policy Support policies and programs to improve affordable housing opportunities in existing neighborhoods.
- Policy Support federal, state, regional and local programs that address housing rehabilitation and first-time homebuyers programs.
- Policy Support federal, state, regional and local programs that address the development of affordable rental properties and rental assistance programs.
- Policy Support higher density housing within appropriately scaled and well designed

projects where there is adequate open space integrated into the project.

Policy Encourage a variety of housing opportunities that provide a variety of styles and densities to meet the needs of a diverse population.

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**OBJECTIVE 2-C. b.**

**Support new quality development that addresses affordable housing objectives.**

Policy Support multi-family housing development in areas with adequate infrastructure and where there is adequate separation from lower density development.

Policy Support innovative and alternative types of building and development that provide options for more affordable, energy efficient and environmentally appropriate housing.

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**GOAL 2-D. PRESERVE AND PROTECT THE NATURAL ENVIRONMENT, OPEN SPACES AND SCENIC RESOURCES IN CLARKDALE.**

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**OBJECTIVE 2-D. a.**

**Encourage policies to identify and protect open space resources within existing developed areas by ensuring appropriate standards for compatible development.**

Policy Provide for density increase options in exchange for open space through various development standards.

Policy Through land use standards develop techniques which separate and buffer less compatible land uses from each other.

Policy Develop standards for the use of drought resistant landscaping techniques and promote the retention of existing vegetation, use of native plants, materials and water conservation.

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## **2. j LAND USE IMPLEMENTATION STRATEGIES**

Implementation measures for the Land Use Element are presented in response to the proposed Goals, Objectives and Policies as developed through the General Plan Program. The suggested implementation measures are meant to provide general guidelines as examples to assist with understanding the scope of possible action and are not meant to be considered as a specific operations plan. The Implementation Strategies is organized with the following information:

### **Description of Implementation Measure**

1. Amend the Zoning Code to include two or more classifications for both the Commercial and Industrial districts to address levels of intensity.
2. Develop policies and programs to address historic preservation of buildings and neighborhoods.
3. Develop a new zoning district classification for Planned Area Developments.
4. Revise the Zoning Code to include improved standards for landscaping, open space incentives and buffering between uses.
5. Develop a new zoning district classification for National Forest lands.

## Land Use Implementation Strategies

Implementation Measure	Department or Program	Time Frame (Years)	Possible Funding Source
1. Amend the Zoning Code to include two or more classifications for both the Commercial and Industrial districts to address levels of intensity.	Planning Division Planning Commission	0-2	General Fund
2. Develop policies and programs to address historic preservation of buildings and neighborhoods.	Planning Division Heritage Conservation Board	0-2	General Fund Heritage Grant
3. Develop a new zoning district classification for Planned Area Developments.	Planning Division	0-2	General Fund
4. Revise the Zoning Code to include improved standards for landscaping, open space incentives and buffering between uses.	Planning Division	0-2	General Fund
5. Revise the Zoning Code to add a new zoning classification for National Forest lands.	Planning Division	0-1	General Fund

