

ARTICLE 6. GREER ZONES

Section 601. Definitions and application of Greer Zones

A. The application of this ordinance is to direct inevitable growth, while preserving the natural aspects of Greer that attract residences, business owners, and visitors to Greer. This ordinance clarifies land use, to ensure those critical characteristics. The application of this ordinance is to promote a community with a healthy residential base, stable property values, and an economically sustainable business environment.

In the case of ambiguities or confusion in the application of Article 6, refer to either the Apache County Comprehensive Plan or the Greer Community Plan for clarity.

B. Definitions

1. **Manufactured Housing**

(a) **Manufactured home:** A moveable or portable dwelling unit constructed on or after June 15, 1976, to be towed on its own chassis and designed so as to be installed with or without a permanent foundation for residential dwelling. The unit may include one or more components that can be disconnected for towing purposes and subsequently connected for additional capacity, or a portable dwelling composed of a single unit. The Federal Manufactured Housing Construction and Safety Standards Act of 1974 became effective on June 15, 1976.

(b) **Factory Built Building:** Buildings that are either wholly or in substantially in part consisting of manufactured components from a manufacturing facility or factory and transported for installation or assembly, or both, on-site.

2. **Park Model:** Means a recreational vehicle or park trailer, that is built on a single chassis, has a gross trailer area of not more than four hundred square feet when set up, is designed for seasonal or temporary living quarters, and may be connected to utilities necessary for operation of installed features and appliances.

3. **Recreational Vehicle (RV)** means a vehicular type which is:

(a) A portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold for camping.

(b) A motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently

attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

- (c) A trailer built on a single chassis, mounted on wheels, and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not more than four hundred square feet when it is set up, that does include fifth wheel trailers.
- (d) A portable truck camper constructed to provide temporary living quarters for recreational, travel or camping use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

C. In this Article, unless otherwise specified:

- (a) "GA-2" means Greer Agricultural Zone
- (b) "GR-1" means Greer Residential Zone
- (c) "GC" means Greer Commercial Zone
- (d) "GCR" means Greer Commercial Resort Zone

Section 602. Purpose

A. Greer Agricultural Zone

The primary purpose of the Greer Agricultural Zone (GA-2) is to:

- 1. Act as a holding zone for transition to new zones.
- 2. Conserve and protect open land use and encourage orderly growth.
- 3. Provide for single family residential development with adequate open space and separation of buildings preserving the natural features of the land
- 4. Provide for planned development through the use of a MPC, Article 20 or PUD, Article 21 in conformance with the Comprehensive Plan.

B. Greer Residential Zone

The primary purpose of the Greer Residential Zone (GR-1) is to:

- 1. Provide for single family residential development with adequate open space and separation of buildings to preserve the natural features of the land.
- 2. Provide for design and development standards for lighting, signage, and other site-constructed elements.
- 3. Provide for planned development through the use of a MPC, Article 20 or PUD, Article 21 in conformance with the Comprehensive Plan.

C. Greer Commercial Zone

The primary purpose of the Greer Commercial Zone (GC) is to:

- 1. Provide for small Retail Shops, Convenience Stores, Restaurants, Bars, Lounges, Gift Shops, Professional Office, and Service Facilities in convenient locations where there is

adequate access to Principal or Minor arterial roads or highways, in order to meet the needs of the residents and visitors in the community. (See Use Table)

2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage, and other site-constructed elements.
4. Prohibit commercial uses or structures, which are inherently incompatible with the community. See Prohibited Use table

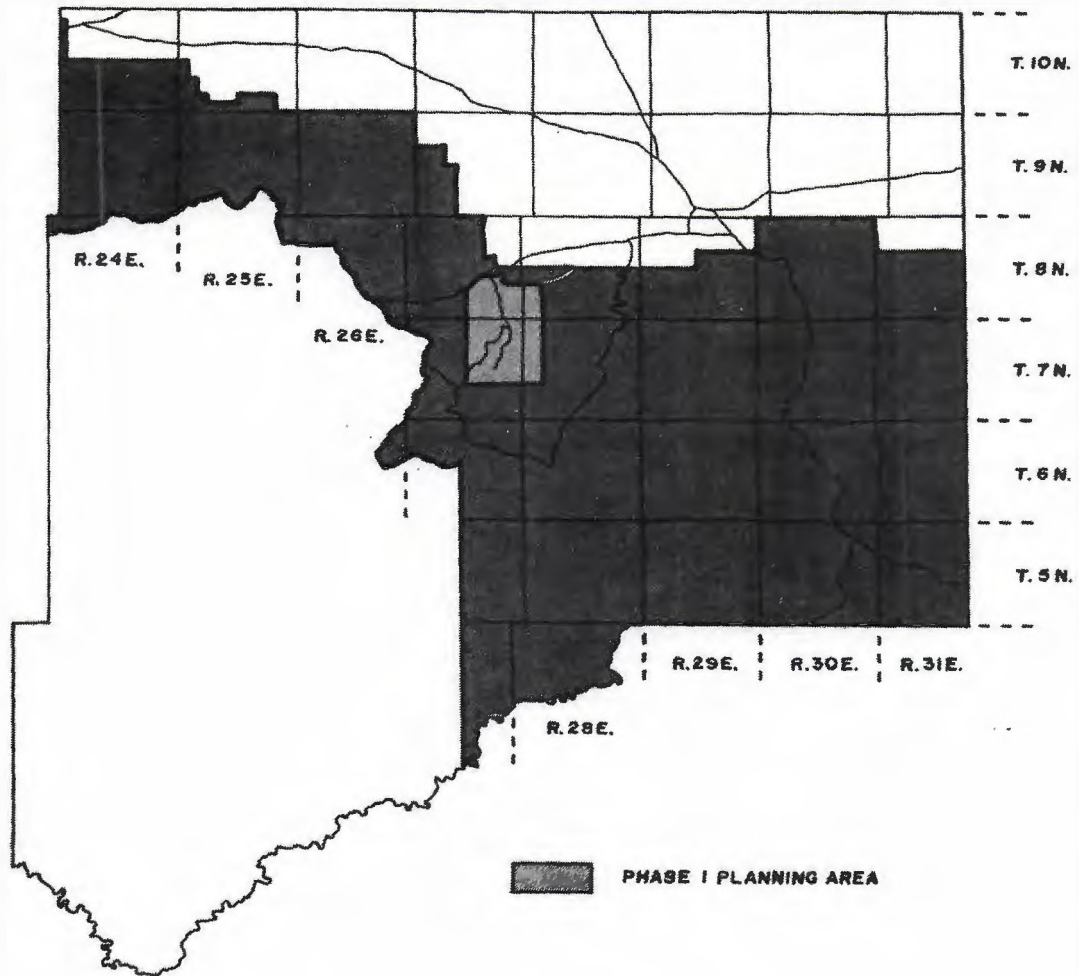
D. Greer Commercial Resort Zone

The primary purpose of the Greer Commercial Resort Zone (GCR) is to:

1. Provide for the development and operation of Resorts, Lodges, Hotels, Motels, and Bed & Breakfasts containing guest accommodations for the short-term visitor, and amenities.
2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage and other site-constructed elements.

Section 603. Area Description

This area is located within the southern portion of Apache County. By general description, it is located south of state Route 260 within Township 7 and 8 North, Range 27 and 28 East.



Section 604. Development Standards for permitted uses.

A. GA-2 Greer Agricultural Zone

Density	One home, site built one guest home, site built and accessory buildings.
Lot Area (min):	Two-Acre
Lot Width (min):	150 feet
Lot Coverage (max):	20 percent
Maximum Gross Floor Area:	25 percent
Open Space (min):	60 percent of lot area exclusive of parking, circulation space, and structures
Front Yard Setback (min):	Height of structure plus ten (10) feet.
Side Yard Setback (min):	All building or structure side yard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of side yard setback for each additional foot of building or structure height or ten (10) feet if abutting Forest Service Property
Rear Yard Setback (min):	Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service property
Building Height (max):	Two (2) stories not to exceed 35 feet
Building Separation (min):	Shall comply with current County adopted development standards.
Guest Houses: (1 per lot)	Guest houses limited to one per lot.

B. GR-1 Greer Residential Zone

Density	One home, site built one guest home, site built and accessory buildings.
Lot Area (min):	One-Acre
Lot Width (min):	150 feet
Lot Coverage (max):	20 percent
Maximum Gross Floor Area:	25 percent
Open Space (min):	50 percent of lot area exclusive of parking, circulation space, and structures
Front Yard Setback (min):	Height of structure plus ten (10) feet.
Side Yard Setback (min):	All building or structure side yard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of side yard setback for each additional foot of building or structure height or ten (10) feet if abutting Forest Service Property
Rear Yard Setback (min):	Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service property
Building Height (max):	Two (2) stories not to exceed 28 feet
Building Separation (min):	Shall comply with current County adopted development standards

- Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.
- Guest Houses: (1 per lot) Height limited to one (1) story not to exceed 18 feet. Size limited to the lesser of 50% of the principal building or 1250 sf livable floor area.

C. GC Greer Commercial Zone

- Lot Area (min): 20,000 square feet
- Lot Width (min): 100 feet
- Lot Coverage (max): 20 percent
- Maximum Gross Floor Area: 25 percent
- Open Space (min): 40 percent of lot area exclusive of parking, circulation space, and structures
- Front Yard Setback (min): Height of structure plus ten (10) feet.
- Side Yard Setback (min): All building or structure side yard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of side yard setback for each additional foot of building or structure height or 10 feet if abutting Forest Service Property
- Rear Yard Setback (min): Height of structure plus ten (10) feet or 10 feet if abutting Forest Service Property
- Building Height (max): Two (2) stories not to exceed 30 feet
- Building Separation (min): Shall comply with current County adopted development standards
- Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.

D. GCR Greer Commercial Resort Zone

- Lot Area (min): One Acre (43,560 square feet)
- Lot Width (min): 150 feet
- Lot Coverage (max): 20 percent
- Maximum Gross Floor Area: 25 percent
- Open Space (min): 30 percent of lot area exclusive of parking, circulation space, and structures
- Front Yard Setback (min): Height of structure plus ten (10) feet.
- Side Yard Setback (min): All building or structure side yard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of side yard setback for each additional foot of building or structure height or ten (10) feet if abutting Forest Service Property
- Rear Yard Setback (min): Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service Property
- Building Height (max): Two (2) stories not to exceed 30 feet
- Building Density (max): Eight (8) housekeeping units per acre or 20 non-housekeeping units per acre, or a proportionate combination thereof (for example

Structure Density: Four (4) housekeeping units and ten (10) non-housekeeping units on a one (1) acre site

Structure Density: The maximum number of housekeeping units per building shall be four (4) ie. Du-plex, tri-plex, four-plex.

Building Separation (min): Shall comply with current County adopted development standards

Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.

E. Additional Building Setback and Separation Standards applicable to Sections 604.B, 604.C & 604.D

1. Building Height

a. Building Height shall be measured from the first finished floor, above ground, to the highest ridgeline of the roof.

2. Building Setbacks and Separations:

a. Building setbacks shall be measured from the property lines to exterior walls, overhangs or edges of porches or decks, whichever protrudes more.

3. Bordering Zones:

- a. Where a property zoned GC or GCR has one or more common boundaries with a property zoned GA-2 or GR-1 the common boundary setbacks for the GC or GCR property shall be doubled.
- b. Exception: Properties located on opposite sides of a road which share a common boundary within or adjacent to the road shall be exempt from the double setback requirement related to that particular common boundary.

4. Building Setbacks from State Hwy 373 or State Highways:

a. Structures shall not be erected closer than 50 feet from the right-of-way of State Highways 373 or 260. (Note: Highway 373 extends from Highway 260 in a southerly direction to the point near the Greer Village area where State Highway maintenance ends as indicated by a roadside sign).

Section 605. Uses

USE TABLE (see footnote 4)	GA-2	GR-1	GC	GCR
Accessory Buildings	P	P	P	P
Antique Shops	X	X	P	P (2)
Art Galleries	X	X	P	P (2)
Arts and Craft Shops	X	X	P	P (2)
Bed and Breakfast Dwellings	X	X	X	P
Candy and Ice Cream Stores	X	X	P	P
Child Care Facilities	X	X	P	P
Churches, Museums, Schools, Libraries and Community Centers	C	P (1)	P	P
Communication Towers	X	X	C	C
Convenience Stores	X	X	P	P (2)
Domestic Animals	P	P	C	C
Furniture Stores	X	X	P	P (2)
Garage and yard sales	P	P	X	X
Gift Shops	X	X	P	P (2)
Government & Public Offices	X	X	P	X
Guest Homes	P	P	X	X
Guest Ranch (Min. 10 acres)	C	X	X	C
Hardware Stores	X	X	P	X
Home Business	P	P	X	X
Commercial Horseback Riding & Stables	C	X	C	C (2)
Commercial laundry including self service	X	X	P	P (2)
Liquor Stores	X	X	P	P (2)
Gas Station w/ 10,000 gal storage	X	X	C	X

USE TABLE (continued) (see footnote 4)	GA-2	GR-1	GC	GCR
Nightly Single Family Cabin Rentals	P (3)	P (3)	P (3)	P
Public parks and playgrounds	C	C	P	P
Photographic or Artist Studio	P	P	P	P
Professional Offices (see Article 2 Definitions)	X	X	P	P (2)
Public Utility Installations	P	X	P	C
Public Utility Offices	X	X	P	X
Recreational Vehicle (RVs)	P (6)	P (6)	C (6)	C (6)
Resorts, Lodges, Hotels & Motels	X	X	X	P
Restaurants, Bars and Cocktail Lounges	X	X	P	P
Single Family Residence (site constructed)	P	P	X	P (5)
Sporting Goods Stores (incl. sports eqpt. Rentals)	X	X	P	P (2)
Temporary public outdoor events	A	A	A	A
Condominiums, Timeshares, Fractionals	X	X	X	P
Theatre (Live performance and performing arts)	X	X	C	C
Youth Camps	X	X	X	P

P: Permitted **A:** Administrative **X:** Prohibited **C:** Conditional Use

Conditional uses shall follow the process as described in Article 11.

Administrative uses shall follow the process as described in Article 9. Under direction of Apache County Zoning Ordinance, ‘Article 9. Administration’ The Apache County Community Development Director, from here forward being referred to as “the Director,” shall be authorized to undertake reviews, make recommendations, and grant approval as explained in Sections 901 and 903 of Article 9. Additionally, at any time the Director reserves the right to defer the final decision to the Apache County Planning and Zoning commission for approval to the Apache County Board of Supervisors (BOS). All decisions by the BOS shall be final.

Use Table Footnotes:

- 1) Facilities must be located fronting an arterial road or highway. Vehicular access to the facilities must be directly from the arterial road or highway.
- 2) Facilities located in GCR zones must be operated in conjunction with Resort, Lodge, Hotel or Motel Facilities.
- 3) Facilities require-Arizona Transaction Privilege Tax license (TPT)
- 4) The Community Development Director may permit in a zone any use not described in the above tables but deemed to be of the same character and in general keeping with the uses authorized in such zone in accordance with the provisions of Article 9, Section 901.
- 5) Subject to conformance with GR-1 development standards
- 6) Individual property owners may store and occasionally use one (1) RV on their property if there is a permanent residential structure or an active building permit for a permanent residence. Only one (1) RV per property. RV registration and title must be in the same name as the registered owner of the parcel. RV’s shall have an Apache County approved compliance sticker affixed to the RV. Occasional use is limited to seven (7) days in any calendar month and cannot be used as a rental property. A property owner may store and use an RV for longer than a seven (7) day period if the owner is in the process of building a permanent residence, so long as the owner holds a valid Apache County Building Permit. The seven-day

Amended By Apache County BOS August 15, 2022

- rule goes into effect immediately after the owner receives a certificate of occupancy for the permanent dwelling. Personal storage of an RV shall comply with all setbacks contained in this ordinance.
- 7) Shipping containers may be used in the building process for storage of construction equipment and material. The owner or contractor must have an approved Apache County Building Permit while using the shipping container.

Uses below are prohibited in ALL GA-2, GR-1, GC, and GCR zones.

Adult Oriented Businesses	Campgrounds	Mini Storage Facilities
Auto Parts & Supplies	Dry Cleaners	Individual retail stores exceeding 5000 sf.
Auto Repair Shops	Heavy Equipment Rental & Sales	Tattoo Parlors
Auto Sales & Rentals	Feed Stores	Movie Houses
Car Washes	Funeral Homes	Warehouses
Drive-in Restaurants	Industrial Uses (see Article 4)	Manufactured Housing
RV Parks, Manufactured Housing, Park Model & Trailer Parks, and Retail Self-Storage Units	RV's as a permanent residence	Shipping Containers, for personal storage, building material, or livable dwellings. (Note 7)

Adopted on July 6, 2010, Amended June 5, 2012, Amended August 15, 2022 by the Apache County Board of Supervisors at St. Johns, Arizona by unanimous vote.

APACHE COUNTY BOARD OF SUPERVISORS

By: Nelson Davis
Nelson Davis Chairman of the Board

Attest:

By: Ryan Patterson
Ryan Patterson Clerk of the Board

By: Michael B. Whiting
Michael B. Whiting, County Attorney