

NOTICE OF PUBLIC HEARING

Amendment to Zoning Code Addition of “Microbrewery”

Notice is hereby given that the City of Williams Planning and Zoning Commission will hold a public hearing on Thursday, November 21st, 2013 at 7:00 p.m. and the City Council will hold a public hearing on Thursday, December 12th at 7:00 p.m. in City of Williams Council Chambers located at 113 S. First Street, Williams, Arizona, 86046. All interested persons may attend and address their comments to the Commission or may submit written comments to the Planning and Zoning Commission at the above address.

The following public matter will be heard: Amending the City of Williams Zoning Code for addition of a permitted use.

For further information, please contact Tim Pettit, Chief Building Inspector at 928-635-4451 ext. 208 or e-mail **Case #PZ-13-11-001?**

The proposed amendments will be available for public viewing at City Hall and online at www.williamsaz.gov

“Lot” means a parcel of land with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder of Coconino County.

“Lot area” means the total area of a lot within the lot lines as measured on a horizontal plane.

“Lot coverage” means the part or percentage of a lot that is occupied by principal and/or accessory buildings.

“Lot depth” means the horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

“Lot line, front” means the line separating a lot from the street, or in the case of a corner lot, the line separating the narrowest street frontage of a lot from the street. (Ord. 892, 2008; Ord. 747 §1(part), 1995)

“Lot line, interior” means a lot line separating two (2) adjacent lots.

“Lot line, rear” means the lot line that is opposite and most distant from the front lot line and in the case of an irregular shaped lot, the line within the lot parallel to and at a maximum distance from the front lot line, having a length of not less than ten (10) feet.

“Lot line, side” means a lot boundary line not a front lot line or a rear lot line.

“Lot width” means the width of a lot as measured at the minimum required front setback line. (Ord. 747 §1(part), 1995)

“Manufactured home” means a structure built in accordance with the Act. (Ord. 892, 2008; Ord. 747 §1(part), 1995)

“Meaningful open space” means space that can be enjoyed by people.

“Mixed use” means the development of a single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public or entertainment, where the different land use types are in close proximity, are planned as a unified complementary whole, and have shared pedestrian and vehicular access and parking areas that are functionally integrated. (Ord. 892, 2008; Ord. 747 §1(part), 1995)

“Microbrewery” means a business licensed under Title 4 (ARS §4-205.080) to produce more than five thousand (5,000) gallons of beer per calendar year of operation and not to exceed one million two hundred forty thousand (1,240,000) gallons of beer production in a calendar year. It must serve its beers for sampling on the premises, and may also have wholesale and resale privileges for sales of beer produced on the premises subject to limits and conditions stated in said Title 4.

(1) Walls and Fences

- (A) No higher than three (3) feet in the front yard;
 - (B) No higher than six feet six inches (6'-6") in the side or rear yard;
 - (C) Open wire fences exceeding the above heights are allowed around schools and other public or quasi-public uses when necessary for the safety or restraint of the occupants thereof;
 - (D) No fence may contain barbed wire, electrical current, broken glass, or other hazardous material, except storage areas in industrial zoning districts may use barbed wire provided the barbs are a minimum of six (6') feet above grade;
 - (E) In the commercial and industrial zones a six (6') foot high solid wall shall be constructed and maintained along the property lines adjoining a residential zone.
- (e) Limited to fences and walls (see fences and walls in subsection (d) of this section), garage, enclosed storage, satellite earth station, swimming pool, amateur radio tower, home occupation (see home occupation in subsection (m) of this section), yard sales limited to three (3) events each no longer than three (3) consecutive days per residence per each calendar year, and household pets.
- (f) Limited to uses customary and incidental to the principal use of the property, satellite earth station, and amateur radio tower (see fences and walls in subsection (d) of this section).
- (g) Must contain a minimum of 40 acres, ten of which shall be subdivided and developed in the initial plat.
- (h) Churches and church schools (but not dormitories) provided that all buildings are located on a lot of at least ten thousand (10,000) square feet in size or the minimum lot size in the district whichever is larger and are located not less than fifty (50') from any lot line.
- (i) Commercial, CBD, includes indoor business uses serving the daily needs of the immediate neighborhood as well as community level needs including the following and similar uses:
- (1) Appliance, furniture, and household equipment rentals;
 - (2) Places of assembly including: Assembly halls, Ballrooms, Theaters;
 - (3) Automotive services including automobile service station, commercial parking lot, automotive repair but not including body or radiator repair;
 - (4) Banks and other financial institutions;
 - (5) Business schools;
 - (6) Business support services;
 - (7) Charitable organizations;

- (8) Churches;
- (9) Day care center;
- (10) Eating and drinking establishments with. on premises alcoholic beverage sale provided it is not within one hundred (100) feet of any residential district, and limited to the serving of food or beverages inside a building or adjacent, secure enclosure, and live entertainment including music, or dancing but no adult entertainment;
- (11) Emergency medical care facility;
- (12) Governmental services, public utility offices and exchanges, excluding storage or repair services;
- (13) Hotels and motels;
- (14) Live entertainment including music, or dancing but no adult entertainment;
- (15) Lodges or fraternal associations;
- (16) Medical and dental office, including veterinarians;
- (17) Microbrewery; must serve its beer on premises;
- (18) Office uses;
- (19) Personal services and repair;
- (20) Plant nursery including wholesale and retail sales;
- (21) Private recreational and clubs;
- (22) Restaurant;
- (23) Retail stores;
- (24) Self storage warehouse;
- (25) Shelter care facilities;
- (26) Taxi stand, parking garages above or below ground;
- (27) Theaters, assembly halls, ballrooms and similar places of assembly;
- (28) Vehicle facilities for sales, leasing, rental and/or repair of automobiles, recreation vehicles, trucks and/or trailers, and where vehicles may be stored on site;
- (29) Vehicle services including automobile service station, commercial parking lot, vehicle repair, new or used automobile, motorcycle, boat, truck, and recreational vehicle sales and repair, vehicle repair garage, provided the storage or parking of wrecked motor vehicles shall be within an enclosed building or a compound yard enclosed by a six (6) foot high solid wall, except for driveway openings.