

Community Plan Checklist
 PZ17-00007 (Major CPA, ZC)
 Sedona Hard Cider



**City Of Sedona Community
 Development Department**
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This checklist includes all of the Community Plan’s goals. If there are directly applicable policies they will be addressed under the relevant goal. Other important elements of the Community Plan which are summarized in the Community Plan Summary (p. vi) include:

- An inclusive goal of the Plan:
 - Sustainability
- Vision Themes:
 - Environmental Stewardship
 - Community Connections
 - Improved Traffic Flow
 - Walkability
 - Economic Diversity
 - Sense of Place
- Major Outcomes:
 - Commitment to Environmental Protection
 - Housing Diversity
 - Community Gathering Places
 - Economic Diversity
 - Reduced Traffic
 - Access to Oak Creek

Project:	PZ 17-00007 (Major CPA, ZC) – Sedona Hard Cider	Date Submitted:	May 30, 2017
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Is this project in a CFA?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Name of the CFA:	CFA #10 Copper Cliffs		
If the project is in a CFA, is there an approved CFA Plan?	<input type="checkbox"/> Yes	If there is an approved CFA Plan, please refer to the attached CFA Checklist.	
	<input checked="" type="checkbox"/> No	If there is no CFA Plan, please address the Community Expectations at the end of this checklist.	

LAND USE, HOUSING, AND GROWTH GOALS		Community Plan, p. 17
1	Grow only within currently established residential and commercial limits.	
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
2	Ensure harmony between the built and natural environments.	
	This proposal does ensure harmony between the built and natural environments by retaining the existing use, with no new development or impacts to the natural environment. Whereas with the current zoning (RS-18B), the lot could be split resulting in development of additional houses and thus greater impacts to the environment.	
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
3	Reflect a unique sense of place in architecture and design.	
	The rural, agricultural nature of this property reflects a sense of place unique to Sedona with its	

	<p>location on Oak Creek, and orchards which was a historic land use along the creek. The smaller size of the buildings and presence of smaller outbuildings is also reflective of the historic, agricultural character of early Sedona. This proposal would retain the existing conditions, thus retaining sense of place that currently exists on this property.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
4	<p>Provide public gathering spaces that promote social interaction.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>
5	<p>Create mixed use, walkable districts.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>
6	<p>Encourage diverse and affordable housing options.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>

CIRCULATION GOALS		Community Plan p. 57
1	<p>Reduce dependency on single-occupancy vehicles.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>	
2	<p>Provide for safe and smooth flow of traffic.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>	
3	<p>Coordinate land use and transportation planning and systems.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>	
4	<p>Make the most efficient use of the circulation system for long-term community benefit.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>	
5	<p>Limit the building of new roads and streets and make strategic investments in other modes of travel.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>	
6	<p>Create a more walkable and bike-able community.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>	

ENVIRONMENT GOALS		Community Plan p. 71
1	<p>Preserve and protect the natural environment.</p> <p>This proposal does not propose any new development and will retain the site as it now exists without any new impacts to the environment. If the property were to remain single-family</p>	

	residential it could be divided into multiple lots with additional new houses, which would have a greater impact on the natural environment.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
2	Ensure a sufficient supply of quality water for the future.
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>
3	Protect Oak Creek and its riparian habitat.
	This property is located on the banks of Oak Creek, and this proposal will retain the property in its current state, with no new development, which will preserve and protect this portion of the creek and its riparian habitat. The proposal would allow for a use that may make it economically feasible for the property owner to keep the property in its current state rather than begin to explore other possibilities such as subdividing to build additional houses.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
4	Reduce the impacts of flooding and erosion on the community and environment.
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>
5	Promote environmentally responsible building and design.
	This proposal will retain the existing buildings with no new development which could be considered more environmentally responsible than the potential for the property to be split up for the development of up to 8 new houses.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>

PARKS, RECREATION, AND OPEN SPACE GOALS		Community Plan p. 71
1	Protect and preserve natural open space.	
	See Environment Goal 1 above.	
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>	
2	Ensure the protection of the environment while providing for responsible outdoor recreation.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	
3	Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	

ECONOMIC DEVELOPMENT GOALS		Community Plan p. 89
1	Support locally owned businesses.	
	This proposal directly supports a locally owned business through the expansion of the business to begin producing hard cider. The applicant has cited a long history in the area of selling apples, cider, and vegetables to local restaurants.	
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>	
2	Recruit new businesses and organizations representing different business and institutional sectors that	

	diversify Sedona’s economic base.
	This will be a new business and a new product that is not currently produced in the city, thus diversifying the type of businesses in the city. The City’s Economic Development Director has reviewed the proposal and provided comments stating that this business will help diversify the economy and capitalize on the local history and agriculture industries.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
3	Preserve and enhance Sedona’s tourist based economic sector.
	This proposal could be seen as enhancing the tourist economy by providing a unique, locally produced product that is anticipated to be sold and marketed to tourists (and residents). Many tourists seek out destinations with locally produced products, with some tourists particularly interested in locally grown and produced food, including craft beverages.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
4	Incorporate an assets-based framework into the City’s economic development efforts.
	This proposal can be seen as focusing on several assets unique to Sedona: a locally produced product, based on a historic industry, and located along Oak Creek, all of which can be considered assets.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
5	Improve the City’s transportation, information and communication infrastructure to allow businesses to compete regionally, nationally and globally.
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>

COMMUNITY GOALS		Community Plan p. 97
1	Cultivate an appreciation and respect for Sedona’s distinctive community character.	
	Oak Creek, and the historic use of land along the creek for orchards are both distinct elements of Sedona’s community character, and this proposal would preserve the creek and retain the land use. The marketing of the cider as being from Sedona can also cultivate an appreciation and respect for those characteristics that are often overlooked or forgotten.	
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>	
2	Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, and facilities.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	
3	Create increased opportunities for formal and informal social interactions.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	
4	Enhance opportunities for artistic display, engagement and learning.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	
5	Preserve and celebrate the community’s history.	
	This proposal preserves and celebrates the community’s history. Sedona has a strong agricultural history along Oak Creek, particularly orchards. While the city has grown there are few areas left that reflect the original agricultural emphasis along the creek that was the basis of the community’s original settlement. The orchards on the property are reminiscent of what many of	

	<p>the homesteads along the creek once looked like. Over time the orchards along the creek have been lost to development. This proposal would preserve the agricultural character, thus preserving a piece of Sedona’s character and history that is now in short supply. By selling a product such as hard cider, the community’s history can be celebrated through the sale of a product with ties to this historic land use.</p>
<p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>	

CFA COMMUNITY EXPECTATIONS

CFA 10 COPPER CLIFFS Community Plan p. 46

1	<p>Retain Large Parcels and Rural Character.</p> <p>The proposal will retain the large parcel and its rural character. The current zoning of RS-10b has a minimum lot size of 18,000 square feet. Since the property is 146,362 square feet (3.36 acres), there is the potential for 8 individual home sites. This proposal would ensure that the property remains as one large parcel and not become subdivided into smaller lots.</p> <p>The rural, agricultural character will be preserved in its current state since there is no additional development proposed for the site, the orchard trees will be retained, and Oak Creek will remain undisturbed.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
2	<p>Preserve the agricultural plantings and residential land balance currently in existence.</p> <p>This proposal will preserve the agricultural plantings of orchard trees, and retain the residential land balance that exists. The property will be maintained and utilized in the same capacity as it has historically which will be tied to the approved site plan. Any changes to the site plan would require a zone change review process. The only significant change in use is the production of hard cider in addition to the continuation of apple cider production. This proposal will:</p> <ul style="list-style-type: none"> • Utilize existing structures with no additional construction. • Not include retail sales. • Utilize the 250 existing on-site apple trees for cider production. • Produce cider within an existing building. • Not significantly increase traffic on Copper Cliffs Lane. • Not require the additional use of water. <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
3	<p>Accept alternative forms of housing.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>
4	<p>Evaluate potential non-residential uses (e.g. neighborhood market) if tied to preservation of agricultural uses and protection of the riparian environment along Oak Creek.</p> <p>This proposal is centered on the preservation of an agricultural use, an apple orchard. The riparian environment of Oak Creek will be protected with the continuation of this historic use which will preclude any additional development of the site.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>



On August 15, 2017, the Planning and Zoning Commission held a Work Session to discuss the proposed Major Community Plan Amendments the City is considering for 2017. The purpose of the work session was for the Planning and Zoning Commission to review the proposals and request additional information they felt would be needed to allow them to act on each proposal.

During the discussion for Sedona Hard Cider (PZ17-00007), the Commission requested clarification on a number of items. The following is provided in response to that request.

1. History of the Area

- a. This area of Sedona has a history of agricultural uses, which are acknowledged in the Sedona Community Plan in the description of Community Focus Area 10: Copper Cliffs. A number of the parcels in the area are large lots with orchards, gardens, and other agricultural uses. One of the parcels in this area has a legal non-conforming produce stand on State Route 179.
- b. The properties in this area are designated SFLD (Single-family Low Density) in the Community Plan and zoned RS-18b (Single-family Residential), with the exception of properties closer to State Route 179, which are designated and zoned for Commercial uses.
- c. See Attachment 3.d for a detailed history of the area provided by the Sedona Historical Society.

2. Planned Area / Planned Development Implications

- a. The Planned Area designation and Planned Development zoning are unique land use designations that allow for flexibility when a proposed use does not neatly fit within a standard categories or zoning districts. In addition, the PD zoning gives assurances that the property will be used for the intended use. In this case, the proposed use as hard cider production and orchard is a very specific use that does not align well with the general commercial districts.
- b. If the use were be allowed within another zoning district, that district would include other permitted uses that may not be appropriate for the site under consideration.
- c. In order to ensure that the property is used for the proposed use and other, potentially inappropriate, uses are not introduced, the Planned Area/Planned Development designations appropriate.

3. Inclusion of Conditional Uses in Planned Developments

- a. The PD (Planned Development) zoning district is a site specific zoning district. If conditional uses are included, they are typically a continuation of the conditional uses allowed in the zoning district prior to the rezoning to PD. In this case, that would mean that uses such as churches, schools, and public utility installations would continue to be allowed with a conditional use permit. As these uses are not generally compatible with the proposed use as an orchard and cider production, Staff is not recommending that any conditional uses be permitted and that uses be limited to those described in the LOI (single family residence, guest house, production building, and orchard).

4. Clarification of Home Occupation Regulations

- a. One of the reasons that this application is being considered is because the proposed business exceeds the limitations of the home occupation regulations.
- b. Home Occupations are regulated by the Land Development Code (LDC), Section 915 (Home occupation uses), included as Attachment 3.e.
- c. The following are the home occupation regulations, along with Staff's evaluation of whether this request fits that requirement.
 - A. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
 - (1) *The owner of the business lives part time in the existing single family home on site. This application would allow the proposed business despite the property not being the business owner's primary residence.*
 - B. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a nonresidential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, and the like).
 - (1) *The buildings will be used in their existing condition. No changes to the exterior of the buildings are proposed and the buildings will continue in appearance as they have historically.*
 - C. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation. The category "Home Occupations" does not include a family of unrelated persons with disabilities residing in a group home licensed by the State of Arizona, including staff persons, as defined by this Code.
 - (1) *The business owner would hire two employees for the business.*
 - D. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
 - (1) *The proposal indicates that the traffic impact will be a maximum of 2 additional trips per week using the company's Dodge Sprinter Van. This van is 17 feet in length and is smaller than other delivery trucks and trash trucks currently using Copper Cliffs Lane. In addition, the two employees are not proposed to live on site and would generate additional trips.*
 - E. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
 - (1) *Storage is proposed inside of the existing structures. If outdoor storage is needed, there is sufficient space on site for screening from neighboring properties.*
 - F. The total usable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed 25% of the gross floor area on the site.
 - (1) *There are 3 existing structures on the site, including the main house (2,672 square feet), the guest house (616 square feet), and the proposed production building (864 square feet), for a total of 4,152 square feet. The proposed production building, at 864 square feet, is 20.8% of the gross floor area on the site.*
 - G. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.

(1) All necessary utilities currently serve the site and no expansions are anticipated with the proposed use. The site will not be open to the public and no community spaces are proposed on the site.

H. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.

(1) The use is not anticipated to create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.

I. No smoke, odor, liquid or solid waste shall be emitted.

(1) The use is not anticipated to create any smoke, odor, liquid or solid waste, beyond what is typical for a single family property.

J. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

(1) There are a minimum of 8 parking spaces available onsite. This is sufficient for the single-family residential use as well as the cider business.

K. There shall be no rental of residential space for commercial uses by others.

(1) The owner of the property owns the business and is not proposing to rent it to another party.

5. Potential for a fire hazard

- a. The Sedona Fire District has reviewed this application and met with the applicant to discuss their proposal. While the Fire District does not have any immediate concerns regarding the proposal, they will need to sign off on the final occupancy permit for the buildings.



The following are provided as general comments on the Letter of Intent.

The applicant's Letter of intent describes the current and proposed uses of the property, the history of the area and how the applicant believes this proposal conforms to the provisions of the Sedona Community Plan. The staff report and attachment for this item also address the current and proposed use and the history of the Copper Cliffs area.

The applicant has described how the proposal is consistent with the Community Plan's vision theme for "Sense of Place" by retaining the orchard and current acreage, retaining small-town character and helping to preserve and celebrate the community's history. The Letter of Intent also addresses the project's conformity to the Copper Cliffs CFA by retaining large lots, orchards, rural character and agricultural plantings.

Staff is in agreement that this proposal complies with the Community Expectations of the Copper Cliffs CFA and in the staff report and accompanying Community Plan checklist, has provided a more in-depth evaluation of how this project meets the Community Plan goals and the Copper Cliffs CFA Community Expectations.



Prepared by: Janeen Trevillyan, Sedona Heritage Museum

After 2 lonely years John James (JJ) Thompson, Oak Creek Canyon's first permanent Anglo settler, wrote to friends in Nevada and invited them to join him. Abraham James moved his family to a place we know as Copper Cliffs today, and filed for the first homestead within what we know as the Sedona city limits. The Jameses' 16-year-old daughter, Margaret/Maggie married 39 year-old JJ.

James claimed "Squatters Rights", since there were no surveys and no way to claim homestead yet. The family built cabins, corrals and dug an irrigation ditch. Abraham died a 2-3 years after the family arrived, Maggie tried to continue on the farm with help of her son, but couldn't make it work. She traded this land to John Lee for land at Crescent Moon. The James place remained mostly vacant until 1908 when Elijah Lay and family moved there. He and his son built 2 new houses and re-built the ditch and much improved the land. Elijah proved up a homestead there and took deed to this land, staying until 1913-14. He almost immediately sold to L.E. (Dad) Hart.

Hart's son Ed lived there until about 1920, then son Fred lived there until the 1950s. During this time, Fred had 80 acres and homesteaded another adjacent 20 acres. The Harts had cattle and planted alfalfa for feed. They also had an orchard and sold produce to the public. They later operated a dairy, and the river rock home/dairy barn still exists in Copper Cliffs with its historic integrity mostly intact. Fred's wife Nellie helped deliver the milk. Their children worked the dairy after they came home from World War II.

When the movies were filming in Sedona, the Hart place was very busy. It was used for workers to camp or rent rooms. They also had a barn where they stabled the horses for the movie companies. John Wayne kept his horse there. He would come and wash his horse there each night, or make the kids help brush it!! He visited with Fred frequently in the evenings. They enjoyed big cigars, a little beer and big stories. Nellie cooked for the movie people. She was a very good cook and baked pies and bread. She said there was always a pot of beans to eat. She gardened and canned fruits and vegetables that they grew on the place.



- Photo : Courtesy of Sedona Heritage Museum

915 Home occupation uses.

915.01 General Requirements. The following requirements shall apply to home occupation uses:

- A. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
- B. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a nonresidential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, and the like).
- C. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation. The category "Home Occupations" does not include a family of unrelated persons with disabilities residing in a group home licensed by the State of Arizona, including staff persons, as defined by this Code.
- D. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
- E. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
- F. The total usable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed 25% of the gross floor area on the site.
- G. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
- H. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
- I. No smoke, odor, liquid or solid waste shall be emitted.
- J. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.
- K. There shall be no rental of residential space for commercial uses by others.

[Ord. 2006-02, 1-10-2006].