

# Zoning Exemptions

PZ-EX

## ONLINE SUBMITTAL REQUIREMENTS:

- Be prepared with a Parcel Number or Site Address (if multiple, select one initially and the others can be added later in the application form)
- Property owners contact and signature (affidavit and certification)
- Be prepared to identify the type of exemption desired (select **one**):
  - Agricultural Composting
  - Agricultural - Farm Property
  - Agricultural - Grazing
  - Agricultural - Livestock Ranch Property
  - Metallurgical
  - Mining
  - Railroad
  - Sale of Food by Producers
- Site plan that shows all areas that fall under the Zoning Exemption, including the following:
  - Structures (exempt and non-exempt)
  - Land and grazing leases and allotments
  - Major roads and all easements
  - Land ownership
  - Section/Township/Range
  - Assessor Parcel Numbers
  - *Note: The narrative statement shall reference locations and structures identified on site map.*
- Narrative - describing in detail ALL structures on and uses of the property (including non-exempt). The Narrative shall include a Statement of Agricultural Use if applicable\*
- Documentation from the [Coconino County Assessor's Office](#) verifying the exemption request/land use
- Other supplemental documentation as appropriate

## STATEMENT OF AGRICULTURAL USE

\*Agricultural Exemption applications shall include a Narrative with the following information:

- Components of the agricultural use including ownership, membership, organization
- Describe if leased land will be used in conjunction with the operation
- List the type and quantity of livestock maintained
- Identify the number of acres maintained as undeveloped land, irrigated land, fallow land, waste land or as home site and/or headquarters
- A description of all existing and/or proposed farm/ranch buildings, non-farm/ranch buildings and farm/ranch improvements.

- Length of time the use has been in operation.

#### ZONING ORDINANCE SECTION 1.8

Pursuant to A.R.S. § 11-812(A)(2) and (3), nothing contained in this Ordinance shall prevent, restrict, or otherwise regulate the Use or occupation of land or improvements for railroad, Mining, metallurgical, Grazing, general Agriculture purposes, Agricultural Composting, or sale of food by producers, if the Parcel concerned is five or more contiguous Commercial Acres in size. Property is not considered exempt from this Ordinance unless and until the Coconino County Community Development Department issues a Certificate of Exemption for that property. In order to secure a certificate of exemption, an applicant shall submit a zoning exemption application, including a Site Plan and other reasonable supporting documentation, as prescribed by the application form.

**1.8.A. Exemption Eligibility.** Only property classified by the Coconino County Assessor's Office or the Arizona Department of Revenue as property used for one of the purposes enumerated in the paragraph above is eligible for exemption under this section. If property has been so classified, the property is exempt from the Coconino County Zoning Ordinance and/or building code, unless the Community Development Director determines that all or part of the property is not used primarily for one or more of the purposes enumerated above.

**1.8.B. Agricultural Composting.** Concurrent with a zoning exemption application, an Agricultural Composting operation exempt under this section shall notify in writing the Board of Supervisors, and the fire district in which the composting operation is located, of its operations. If the nearest fire department is located in a city, town, or fire district where the Agricultural Composting is not located, the Agricultural Composting operation shall also notify in writing the nearest fire department or district.

**1.8.C. Review.** Exempt status is open to review by the Coconino County Community Development Department and may be canceled at any time upon a determination by the Director that the property is no longer being used for an exempt purpose. Any Structure built under an exemption that does not meet the underlying Zoning district and/or Coconino County building code may be required to comply with said standards if, at a future date, the exemption is no longer applicable. The denial of a Certificate of Exemption may be appealed to the Board of Supervisors in accordance with Section 5.5 of this Ordinance.

**1.8.D. Sale of Food by Producers.** Pursuant to A.R.S. § 3-561 to 3-563, nothing contained in this Ordinance shall prevent or restrict a producer of food from selling products raised or grown on the same property.