

6.03 Storage.

Up to five percent (5%) of a Parcel area may be used for unenclosed storage of items necessary for operation and maintenance of the household or other permitted activities, provided that such storage be maintained in a neat and orderly manner. Such storage shall be maintained a minimum of 100 feet from the nearest property line; provided, however, that this distance may be waived by mutual written agreement by adjacent Property Owners or if the adjacent Property is shielded by an opaque fence or wall a minimum of six (6) feet in height. Nothing in this section shall be construed to restrict the storage of firewood for use by the occupants of the premises.

Suburban Ranch

Section 2, Item C

No use shall be operated nor material stored in such a manner as to constitute a fire or explosion hazard or to cause to be emitted into the atmosphere smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance or cause pollution of the groundwater.

Section 2, Item E. Up to ten percent of the lot area may be used for the unenclosed storage of items necessary for the operation and maintenance of the household or other permitted activities provided, however, that such storage shall be confined to the rear one-half of the property and that such storage be maintained in a neat and orderly manner. Such storage shall be maintained a minimum of twenty-five (25) feet from the nearest property line provided, however, that this distance may be waived if the adjacent property is shielded by an opaque fence or wall a minimum of six (6) feet in height. Nothing in this section shall be construed to restrict the storage of firewood for use by the occupants of the premises.

Gila County

Storage: 10% of lot for unenclosed storage on rear one-half of property, and 25 feet from nearest property line, unless shielded by an opaque fence of 6 ft wall.

SYNOPSIS:

Storage:

- Up to 5% of a parcel may be used for unenclosed storage – in a neat orderly manner.
- Minimum of 100 feet from property line, or if shielded by an opaque 6-foot wall distance may be waived.
- Firewood placement is not restricted by this section's requirements.

DIFFERENCE:

COUNTY	CCRPOA
• 10%	5%
• 25 FEET	100 FEET
• STORAGE CONFINED TO REAR ½ OF PROPERTY	NOT LISTED

GILA COUNTY ZONING

No property or use shall be operated or maintained in such a manner as to be a fire and/or explosion hazard; no property or use shall be allowed to emit toxic fumes or generate toxic waste; neither shall there be emitted into the atmosphere smoke, soot, dust, radiation, odor, noise, vibration, heat, or glare to such an extent as to constitute a nuisance; **no property or use shall be operated or maintained to store junk or in such a manner as to be deemed a junk yard, unless permitted within a specific zoning district.**

SECTION 102 DEFINITIONS

JUNK: Any scrap, waste, reclaimable material, or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal, or other use or disposition, including but not limited to inoperable and unregistered motor vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.

F. SR -- SUBURBAN RANCH DISTRICT

1. Up to ten (10) percent of the lot area may be used for the unenclosed storage of items necessary for the operation and maintenance of the household or other permitted activities provided, however, that such storage shall be confined to the rear one-half of the property and that such storage be maintained in a neat and orderly manner. **Such storage shall be maintained a minimum of twenty-five (25) feet from the nearest property line** provided, however, that this distance may be waived if the adjacent property is shielded by an opaque fence or wall a minimum of six (6) feet in height. Nothing in this section shall be construed to restrict the storage of firewood for use by the occupants of the premises.