



PINETOP / LAKESIDE

Celebrate the Seasons

**LAND DEVELOPMENT REGULATIONS
FOR SUBDIVISIONS**

COMMUNITY DEVELOPMENT DEPARTMENT
958 S Woodland Rd. Lakeside, AZ 85929
(928) 368-8883 FAX (928) 368-8528 TDD (928) 368-8802
www.pinetoplakesideaz.gov

TABLE OF CONTENTS

COMMUNITY PROFILE

BUILDING		Page
Chapter 15.04	Building Code	(15) 3
Chapter 15.08	Drainage Policy	(15) 11
Chapter 15.12	Floodplain Regulations	(15) 15
SUBDIVISION		
Chapter 16.04	Title, Authority and Definitions	(16) 3
Chapter 16.08	Administration	(16) 15
Chapter 16.12	Types of Subdivision Developments	(16) 17
Chapter 16.16	Platting Procedures and Requirements	(16) 21
Chapter 16.20	Mountainside Development, Forest Health And Fire Protection	(16) 37
Chapter 16.24	Design Standards	(16) 41
Chapter 16.28	Improvement Requirements	(16) 53
Chapter 16.32	Minor Land Divisions	(16) 63
Chapter 16.36	Fee Schedule	(16) 69
Zoning		
Chapter 17.04	Mountainside Development Regulations	(17) 3
Chapter 17.08	General Provisions	(17) 17
Chapter 17.12	Definitions	(17) 19
Chapter 17.16	Zoning Districts	(17) 27
Chapter 17.20	(R-low 1 Acre) Rural Zoning District One Acre Per Dwelling Unit	(17) 31
Chapter 17.24	(R1-2) Single-Family Residential Zoning District – 20,000 Sq Ft Per Dwelling Unit	(17) 33
Chapter 17.28	(R1-4) Single-Family Residential Zoning District – 10,000 Sq Ft Per Dwelling Unit	(17) 35
Chapter 17.32	(R1-6) Single-Family Residential Zoning District – 6,320 Sq Ft Per Dwelling Unit	(17) 37
Chapter 17.36	(R-2) Multiple-Family Residential Zoning District Twelve Dwelling Units Per Acre	(17) 39
Chapter 17.40	(R-3) Multiple-Family Residential Zoning	(17) 41
Chapter 17.44	(MH-4) Manufactured Home Neighborhood Zoning District—10,000 Sq Ft Per Dwelling	(17) 43
Chapter 17.48	(MH-6) Manufactured Home Neighborhood Zoning District—6,320 Sq Ft Per Dwelling	(17) 45
Chapter 17.52	(MHP) Manufactured Home Park Zoning District	(17) 47
Chapter 17.56	(RVP) Recreational Vehicle Park Zoning District	(17) 49
Chapter 17.60	(C-R) Commercial Recreational Zoning District	(17) 51
Chapter 17.64	(C-1) Light Commercial Zoning District	(17) 53
Chapter 17.68	(C-2) Heavy Commercial Zoning District	(17) 57

Chapter 17.72	(PUD) Planned Unit Development Zoning District	(17)	61
Chapter 17.76	(OS) Open Space/Park Zoning District	(17)	65
Chapter 17.80	Conditional Use Permits	(17)	67
Chapter 17.84	Site Plan and Plot Plan Review and Approval	(17)	71
Chapter 17.88	Design Review	(17)	79
Chapter 17.92	Landscaping Regulations	(17)	91
Chapter 17.96	Forest Health and Fire Protection	(17)	103
Chapter 17.104	Supplemental Provisions	(17)	119
Chapter 17.108	Sign Regulations	(17)	139
Chapter 17.120	Variances	(17)	155

FORMS AND INSTRUCTIONS

Conditional Use Permit
 Minor Land Division Application
 Preliminary Plat Application
 Final Plat Application
 Site Plan Review
 Variance
 Zoning or Text Amendment Application

MISCELLANEOUS

Utilities List
 Summary of Zoning Regulations
 Zoning Map
 Pinetop-Lakeside Design Theme Board

Title 17

Zoning

Chapters:

Chapter 17.04	Mountainside Development Regulations
Chapter 17.08	General Provisions
Chapter 17.12	Definitions
Chapter 17.16	Zoning Districts
Chapter 17.20	(R-low 1 Acre) Rural Zoning District One Acre Per Dwelling Unit
Chapter 17.24	(R1-2) Single-Family Residential Zoning District – 20,000 Sq Ft Per Dwelling Unit
Chapter 17.28	(R1-4) Single-Family Residential Zoning District – 10,000 Sq Ft Per Dwelling Unit
Chapter 17.32	(R1-6) Single-Family Residential Zoning District – 6,320 Sq Ft Per Dwelling Unit
Chapter 17.36	(R-2) Multiple-Family Residential Zoning District Twelve Dwelling Units Per Acre
Chapter 17.40	(R-3) Multiple-Family Residential Zoning District
Chapter 17.44	(MH-4) Manufactured Home Neighborhood Zoning District—10,000 Sq Ft Per Dwelling Unit
Chapter 17.48	(MH-6) Manufactured Home Neighborhood Zoning District—6,320 Sq Ft Per Dwelling Unit
Chapter 17.52	(MHP) Manufactured Home Park Zoning District
Chapter 17.56	(RVP) Recreational Vehicle Park Zoning District
Chapter 17.60	(C-R) Commercial Recreational Zoning District
Chapter 17.64	(C-1) Light Commercial Zoning District
Chapter 17.68	(C-2) Heavy Commercial Zoning District
Chapter 17.72	(PUD) Planned Unit Development Zoning District
Chapter 17.76	(OS) Open Space/Park Zoning District
Chapter 17.80	Conditional Use Permits
Chapter 17.84	Site Plan and Plot Plan Review and Approval
Chapter 17.88	Design Review
Chapter 17.92	Landscaping Regulations
Chapter 17.96	Forest Health and Fire Protection
Chapter 17.104	Supplemental Provisions
Chapter 17.108	Sign Regulations
Chapter 17.120	Variances

Title 15

BUILDING AND CONSTRUCTION

Chapters:

Chapter 15.04	Building Code
Chapter 15.08	Drainage Policy
Chapter 15.12	Floodplain Regulations