

AG Status
Municipalities vs. County

Agricultural Status in Arizona



Agricultural status in Arizona is governed by:

Arizona Revised Statutes

Arizona Department of Revenue Guidelines



Agricultural classification is primarily a tax designation determined by the County Assessor



Agricultural status at the state and county level does not automatically override
municipal authority

Yavapai County – Agricultural Exemptions

Yavapai County allows certain exemptions from its Planning & Zoning Ordinance.

To qualify:

- Property must be five (5) contiguous commercial acres
- A commercial acre = 36,000 square feet
- The use must meet the definition of general agriculture under Arizona law

Possible exemptions may include building permits for agricultural structures such as:

- Hay barns
- Horse barns
- Fencing

Important Jurisdictional Distinction



County Agricultural Exemptions DO NOT Apply Within Municipal Limits



County Planning & Zoning exemptions apply only in unincorporated County areas



If a property is located within Town limits, municipal codes apply



The Town retains authority over building permits, zoning regulations, and development standards

Town of Camp Verde AG Zoning District

The Town of Camp Verde has an AG zoning district; however, there are no parcels currently zoned as such.

The AG District is intended to provide for the continuation and preservation of rural living quality on parcels of sufficient area to produce farm crops (and specified compatible principal or accessory uses and structures) including related agricultural business and support uses (Section 301 C).

AG District Zoning

Primary Purpose

- Maintain rural character
- Support crop production and related agricultural activities
- Allow compatible agricultural business and support uses

Permitted Uses (By Right)

- Growing and sale of crops and plant-based agricultural products recognized by the USDA
- One primary single-family dwelling (site-built, modular, or manufactured; mobile homes prohibited)
- Up to two additional family-related dwelling units under specific conditions
- Limited keeping of farm animals (per Section 305)
- Fabrication, storage, and repair of agricultural equipment
- On-site sales of agricultural products (with limits on resale of outside products)
- Accessory uses commonly associated with farming
- Flood control facilities and historical landmarks

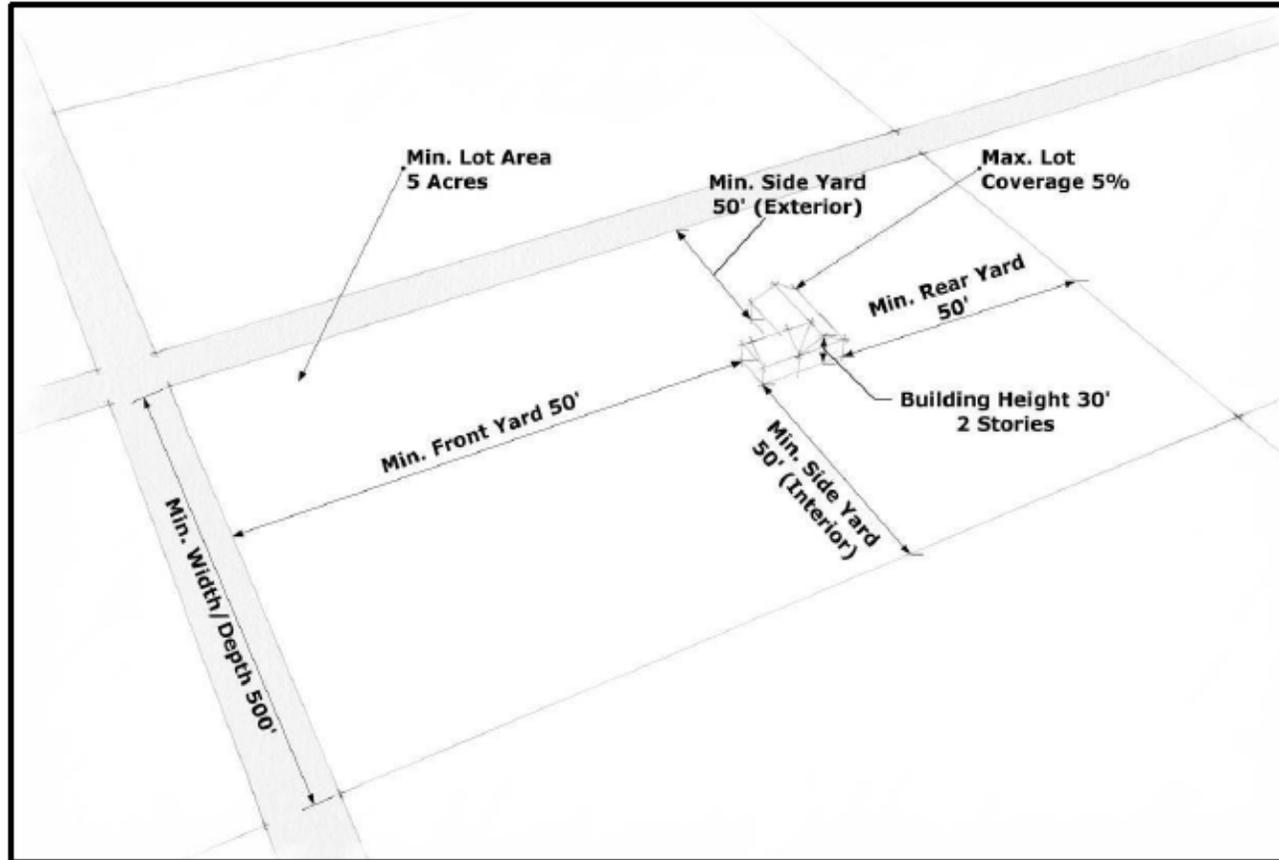
Certain restrictions apply, including:

- Limits on resale of non-site-produced goods
- No aerial application of substances
- Limited processing and packaging
- Continued right to sell products, even if not USDA-recognized, subject to defined limitations

Table 2-14: AG Dimensional Standards

Zoning District	"AG"
Minimum Lot Area (sq. ft)	217,800' (5 acres)
Minimum Width OR Depth (feet)	500'
Maximum Bldg Ht (Stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	5%
Minimum Front Yard (feet)	50'
Minimum Rear Yard (feet)	50'
Minimum Side Yard Interior (feet)	50'
Minimum Side Yard Exterior (feet)	50'

Figure 2-14: AG Dimensional Standards



AG Zoning District

Yard & Bulk Requirements

Comprehensive Planning & Zoning Update

The Town will consider potential amendments to the Agricultural Zoning District, including evaluating certain County-level benefits such as limited permit exemptions, as part of the comprehensive Planning & Zoning Ordinance update.

This review will focus on encouraging and retaining the agricultural character that defines Camp Verde while ensuring appropriate regulatory oversight.





Key Takeaway

Agricultural status may impact property taxation; however, it does not exempt a property from compliance with municipal codes when located within Town limits.

Property owners within an incorporated jurisdiction who hold agricultural status through the State or County should always verify applicable building, planning, and zoning requirements prior to construction or development.

The background features several overlapping organic shapes with white double-line borders. The shapes contain different textures: a solid reddish-brown shape on the top left, a dark brown speckled shape in the top center, a dark brown fibrous shape on the top right, and a green fibrous shape on the bottom left.

Questions?

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