



# ZONING CODE REWRITE

*Proposed Annotated Outline*

**DRAFT**  
FOR TASK FORCE REVIEW

PREPARED FOR  
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# Contents

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<b>Introduction</b> .....	<b>1</b>
<b>Annotated Outline</b> .....	<b>7</b>
<b>100 Series Introductory Provisions</b> .....	<b>8</b>
Article 101 Introductory Provisions .....	8
Article 102 Designation of Zones, Zoning Map and Boundaries .....	9
Article 103 Rules for Construction of Language and Interpretation .....	9
Article 104 Rules of Measurement.....	9
<b>200 Series Base Zoning Districts</b> .....	<b>11</b>
Article 201 Rural Districts .....	11
Article 202 Residential Districts.....	11
Article 203 Commercial Districts .....	12
Article 204 Mixed Use Districts .....	12
Article 205 Industrial Districts.....	13
Article 206 Public and Institutional Districts.....	13
Article 207 Open Space Districts .....	13
Article 208 Planned Area Development District .....	14
<b>300 Series Overlay Districts</b> .....	<b>15</b>
Article 301 – FM Floodplain Management Overlay District .....	15
Article 302 – MP Master Plan Required Overlay District .....	15
Article 303 – TC Transportation Corridor District (including Gateways) .....	15
Article 304 – TOD Transit-Oriented Development Overlay District (Place-holder).....	15
<b>400 Series Regulations Applying to Multiple Districts</b> .....	<b>17</b>
Article 401 General Site Regulations .....	17
Article 402 Green Building Program.....	17
Article 403 Design Standards .....	18
Article 404 Adequate Public Facilities.....	19
Article 405 Affordable Housing Density Bonus Program (Voluntary) .....	19

Article 406	Landscaping.....	20
Article 407	Lighting .....	20
Article 408	Nonconforming Uses and Structures.....	21
Article 409	Parking and Loading .....	22
Article 410	Performance Standards.....	23
Article 411	Signs (Technical Amendments to Existing Regulations) .....	24
Article 412	Standards for Specific Uses and Activities.....	25
Article 413	Telecommunications Facilities .....	26
<b>500 Series</b>	<b>Administration and Permits.....</b>	<b>28</b>
Article 501	Planning Authorities .....	28
Article 502	Common Procedures .....	29
Article 503	Zoning Clearance (Current ADR Practice renamed) .....	30
Article 504	Design Review Procedures .....	30
Article 505	Use Permits.....	31
Article 506	Temporary Use Permits.....	31
Article 507	Variances.....	32
Article 508	Waivers.....	32
Article 509	Appeals.....	33
Article 510	Amendments to General Plan Map and Text .....	33
Article 511	Amendments to Zoning Map and Text .....	33
Article 512	Development Agreements (Optional) .....	34
Article 513	Rezoning and Annexation Procedure.....	34
Article 514	Enforcement .....	35
<b>600 Series</b>	<b>General Terms .....</b>	<b>36</b>
Article 601	Use Classifications .....	36
Article 602	List of Terms and Definitions .....	36

# Introduction

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This Annotated Outline is intended to provide a framework for drafting revisions to the City of Maricopa's Zoning Code and a basis for discussing proposed changes to the overall organization of Chapter 16 of the Maricopa City Code. In designing the proposed re-organization, we have tried to respond to the issues raised by City staff, various committees and boards, and stakeholders. It builds on and reflects recommendations in the *Diagnosis and Evaluation Working Paper*. Comments by the public at the January *Community Kickoff Workshop* and *Stakeholders Interview Report* also are reflected in this outline.

The outline has been prepared with the following objectives in mind:

- To organize and consolidate zoning provisions in a logical, user-friendly format with tables and graphics, where appropriate;
- To make zoning consistent with federal and State law;
- To utilize standards and guidelines to achieve high quality design throughout the City;
- To clarify decision-making responsibilities;
- To streamline application/ permit review and approval; and
- To facilitate the creation of an interactive Web-based document.

Zoning regulations should be understandable to all interested persons and make it possible to find out, with a minimum of reading and cross-referencing, the rules that apply to a particular land use situation and the procedures that must be followed.

- *Consistency of expression is critical.* Maricopa's Zoning Code should express identical provisions in a similar manner and use different language when provisions are dissimilar. For example, when the same finding is required for several different types of permits, the code should use the same wording to avoid any confusion or uncertainty.
- *Logical organization is the goal.* The overall organization should reflect a systematic and sound arrangement; a logical structure contributes to equitable treatment of all of those affected by zoning because the rules will be clear.
- *Plain English is preferred.* The City should strive to rid the code of obscure terms, favoring normal usage whenever possible.
- *Excess verbiage is undesirable.* Redundancies and duplication should be avoided, and unnecessary requirements should be eliminated

The reorganized Code should clearly communicate and effectively implement General Plan policies and incorporate development, design, and performance standards. We also believe that the Rewrite should correct technical and legal deficiencies identified by City staff and stakeholders. The Rewrite will increase efficiency and predictability in the project development process; it also will use clear, web-ready graphics to illustrate key concepts.

## **ORGANIZATION OF CHAPTER 16 OF THE CITY CODE**

When Maricopa was incorporated in 2003, the Zoning Code was not comprehensively updated to reflect the city's future needs. Rather, it retained the County's regulations which dated from the 1960s. The result is a code with no clear organization – new provisions are interspersed throughout, and the majority of the code still refers to Pinal County. There are use categories that are not mapped, and each zone does not outline what uses are permitted as-of-right or require additional level of review but rather builds upon earlier sections. The proposed outline consolidates zones and use categories that are currently mapped and incorporate new zones and uses for a more fully-developed land use program for Maricopa.

As a general rule, planning and zoning regulations should follow a logical structure so that the document is easy to use and amend over time. The numbering system should accommodate the addition of sections within the overall framework. The most frequently consulted sections should be up front, and procedures and permit requirements grouped together, either at the end or the beginning of the code. Responsibilities for all of the planning authorities with review and decision-making roles should be described in one place as well. Design standards should be clear in describing and regulating the desired form and character of the individual districts and types of housing. Standards may be based on individual neighborhoods, districts, streets, or corridors based on the desired design outcomes.

The following guidelines are proposed for the Rewrite:

- General provisions should come before special provisions;
- More important provisions should come before less important provisions;
- The most frequently consulted provisions should come before provisions less frequently consulted;
- Permanent provisions should come before temporary provisions;
- Recurring provisions should be grouped together and follow the main provisions they affect; and
- Technical or “housekeeping” provisions should be at the end of the code.

The main subject matter items in Chapter 16 have been grouped into six ‘series’ to provide an overall level of organization. Definitions and use classifications appear at the end of the chapter as an auxiliary reference section. Additionally, smaller changes to organization of Chapter 16 have been made to allow users to locate and understand information more efficiently. Overall, where current regulations are generally supported by City staff and stakeholders, wholesale changes are not recommended. Furthermore, recently-enacted changes and proposed regulations have been incorporated without modifications in locations where they make logical sense and are cross-referenced appropriately.

In all, as currently conceived, Chapter 16 will comprise six series, in the following order:

- 100 Series – Introductory Provisions
- 200 Series – Base Zoning Districts

- 300 Series – Overlay Zones
- 400 Series – Regulations Applying to Multiple Districts
- 500 Series– Administration and Permits
- 600 Series– General Terms

The series or “articles” have been grouped to contain and organize topics and regulations that logically flow together. Within each are sections and subsections which outline specific topics and the regulations/procedures that apply. Typically, articles begin with statements regarding their purpose and applicability, then list general standards and move progressively to more specific regulations. Many sections end with references to other parts of the code, such as permits, that present further, related regulations.

## **100 SERIES: INTRODUCTORY PROVISIONS**

This series establishes the overall purposes of the zoning chapter text and map and the general rules that govern their applicability and use. It also will include rules for measurement. Because the general rules for construction of language and interpretation and the specific rules for measurement and calculation (e.g. measuring gross floor area, lot area, setbacks or floor area ratios if this latter standard is used to regulate building intensity) apply to subsequent articles and sections, they should be included in the beginning of the series for easy reference.

## **200 SERIES: BASE ZONING DISTRICTS**

Each individual ‘zone’, or land category, will be in this article. Zone regulations will specify the land use, development, and design standards that apply. Each zone will have a purpose statement, a list of uses, development and design standards applicable to those uses, supplemental regulations addressing any additional concerns, and references to administrative chapters that specify required levels of review. There will be clear language specifying the level of review is required for each use. The base zones will be broken down into land use type, such as residential, commercial, mixed use, and industrial. Subsections and tables would show distinctions within sets of similar zones (e.g. RS-1, RS-2, etc.).

### **Purpose Statement**

Each zoning district will have a specific purpose that is based on relevant General Plan policies and explains in general language the way the zone is intended to be used and how it fits into the City’s land use policies. These statements will serve as a guide for administration and can provide a basis for approval or disapproval of permits and applications. They can also serve as specific reference criteria for rezoning to implement General Plan policies. Purpose statements will ensure that each zone is clearly complementary to others and that Maricopa uses its full range of options when applying designations to the zoning map.

### **Land Use Regulations**

Allowed uses will be classified according to use groups and presented in tables intended to provide a quick and easy summary of development possibilities in a given district. Use tables will specify the level of review required, list any limitations on permitted uses, and provide cross-references to other sections of the chapter where additional regulations apply.

## **Development Standards and Supplemental Regulations**

Each zoning district will have the requirements for lot, building, and development standards. Items such as minimum lot dimension, density, floor area, build-to lines, setbacks, frontage types, open space and building heights, will all be clearly listed in the tables with the appropriate cross-references. Regulations specific to a zoning district will be located here as well, whereas regulations that apply city-wide or to the majority of zoning districts, such as landscaping and parking, will be located together in another article. Typical examples of zoning district-specific regulations will include:

- Commercial Uses:
  - Building design, orientation, and entrance location;
  - Transitional requirements where higher intensity districts abut single-family neighborhoods; and
  - Street façade design and window transparency.
- Residential Uses:
  - Building articulation;
  - Open space requirements; and
  - Landscaping.

These standards may modify, expand upon, or allow exceptions to standards that would apply to the city as a whole, but be tailored to achieve a district’s stated purposes.

## **300 SERIES: OVERLAY ZONES**

This series will outline the overlay zones, such as a Transportation Corridor Overlay District for Highway 347 and Gateways to the City, and include standards that apply to an underlying base zone or groups of zones. Each will have a purpose statement, a list of any adjustments to allowed uses in the underlying base zoning district, development and design standards applicable to those uses, supplemental regulations, and level of review required.

## **400 SERIES: REGULATIONS APPLYING IN SOME OR ALL DISTRICTS**

This series will include those standards that apply generally to some or all districts. Standards applicable only to a particular zoning district will appear within the regulation tables of that district article. However, regulations that are standardized throughout the city or in multiple districts will be located in this section. Items that will be included in this series include:

- General Site Regulations
- Affordable Housing Density Bonus Program (voluntary)
- Landscaping and Screening
- Lighting and Illumination (including technical amendments to “Dark Sky” provisions)
- Nonconforming Uses and Structures

- Parking and Loading
- Performance Standards (including hazardous materials)
- Signs (technical amendments to existing regulations and revised graphics)
- Standards for Specific Uses and Activities
- Sustainable Design Incentives (“Green Buildings”)
- Telecommunications Facilities (no substantial changes proposed)

## **500 SERIES: ADMINISTRATION AND PERMITS**

This series consolidates the various administrative sections in the current Zoning Code. It begins with the responsibilities of each decision maker(s) and clarifies the complementary roles of the Director/Zoning Administrator/Hearing Officer, Planning and Zoning Commission, Heritage District Advisory Committee, Board of Adjustment, and City Council by listing the responsibilities, authority, and exact types of findings that each body is required to make when deciding on an application. This is followed with a new “common procedures” section that establishes processes applicable to all types of review and approval including additional noticing where appropriate, beyond State requirements, to facilitate neighborhood input into the process. It then proceeds to more specific processes and permits reflecting their frequency of use and includes a single set of provisions for reasonable accommodation and waivers/exceptions that could be approved by staff or the Planning and Zoning Commission. The series also will list the exact types of findings that each body is required to make when deciding on an application.

## **600 SERIES: GENERAL TERMS**

The last series proposed for the reorganization would serve as a reference section for previous articles. This series will contain two main parts: use classifications and definitions. The article on use classifications will list all use groups established by the Zoning Code in every zoning district by type (i.e., residential, commercial, industrial, institutional, etc.). The second article will contain definitions of all key terms used in the code.

## **ZONING ILLUSTRATIONS AND GRAPHICS**

Zoning illustrations will be used to convey the intent and facilitate administration of specific provisions. These will not only help planners at the counter but also help architects and site planners to understand the specific requirements of a new Code.

Effective zoning illustrations typically adhere to the following principles:

- A zoning graphic should convey the specific provisions as simply as possible;
- Graphics should only show dimensions that relate to the specific standard or provision being illustrated;
- The type of graphic – section, plan, axonometric – should depend on the specific standard being illustrated; and
- No implicit design style should be represented, but all graphics should be consistent in style and format.

The scope of work includes coordinating closely with City staff on desired illustrations.

## **NEXT STEPS**

This draft of the Annotated Outline will be reviewed by the Zoning Code Rewrite Task Force. Following Task Force review of the outline, it will serve as the framework for the preliminary draft regulations that follow. Series and articles of the Zoning Code will be prepared as “modules” for City staff and Task Force review, with introductory sections that will explain key ideas and highlight policy questions for consideration. City staff also will be briefing other committees and boards, as appropriate. Modules also will be posted on the Code Rewrite website for public comment.

Modules will include the following;

- Module 1: Base and Overlay District Regulations
- Module 2: City-wide and Special Purpose Standards
- Module 3: Zoning Administration

After reviewing all of the comments on the preliminary regulations presented in the modules, a complete draft of the new Code will be prepared for review by the Task Force and other committees and boards. It will then be revised and be presented as a “Public Discussion Draft” to the P&Z Commission. Following P&Z approval, a final Public Hearing Draft will be prepared for Council consideration.

## Annotated Outline

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The Annotated Outline on the following pages shows the proposed organization for the City of Maricopa’s Zoning Code. The numbering system reflects the idea of “series”, or subject matter topics, and an “automatic numbering” feature is used which facilitates revisions if, in the future, series or sections be re-organized.

The numbering is in “ones” but we also could use a three-digit system in “tens” which allows for inserting sections after adoption without having to undertake wholesale re-numbering or change internal cross-references.

Commentary, in *italics*, is intended to explain the proposed content of an article. Also noted is whether an article incorporates existing provisions, which may have been modified or edited to reflect proposed changes, or new provisions, which are intended to implement the General Plan.

## **100 Series      Introductory Provisions**

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### **Article 101      Introductory Provisions**

These provisions will include rules explaining how the new regulations apply to conditions and applications that exist on the date the new chapter becomes effective.

#### **Sections:**

- 101.01**      Title and Authority
- 101.02**      Purpose
- 101.03**      Structure of Zoning Regulations
  - A.      Overall Organization
    - 1.      Article 1: Introductory Provisions
    - 2.      Article 2: Base Zoning Districts
    - 3.      Article 3: Overlay Districts
    - 4.      Article 4: Regulations Applying to Some or All Districts
    - 5.      Article 5: Administration and Permits
    - 6.      Article 6: General Terms
  - B.      Types of Regulations
    - 1.      Land use regulations
    - 2.      Development regulations
    - 3.      Administrative regulations
    - 4.      General terms and use classifications
- 101.04**      General Rules for Applicability
  - A.      Applicability
  - B.      Compliance with Regulations
  - C.      Consistency with General Plan
  - D.      Relation to other Regulations
  - E.      Relation to Private Agreements
  - F.      Relation to Prior Code
  - G.      Application during Local Emergency
- 101.05**      Rules for Transition – Effect on Previously Approved Projects and Projects in Process
- 101.06**      Severability

**Article 102 Designation of Zones, Zoning Map and Boundaries**

**102.01** Zones Established

- A. Base Zoning District Zones
- B. Overlay Zones

**102.02** References to Classes of Zones

- A. “R zones” = Residential Zones
- B. “C zones” = Commercial Zones
- C. “MU zones” = Mixed Use Zones
- D. “I zones” = Industrial Zones
- E. “PI zone” = Public-Intuition Zone
- F. “OS zone” = Open Space Zones
- G. “PAD zone” = Planed Area Development Zone (replacing “PAD” overlay zoning as a streamlining initiative)

**102.03** Official Zoning Map and Zone Boundaries

- A. Uncertainty of Boundaries
- B. Streets and Alleys

**Article 103 Rules for Construction of Language and Interpretation**

This article will provide rules regarding the article’s use of language, terms, and numbers. Ideally, interpretations should be publicly available for review on the City’s website.

**Sections:**

**103.01** Purpose

**103.02** Rules for Construction of Language

**103.03** Rules for Use of Numbers

**103.04** Rules for Interpretation

**Article 104 Rules of Measurement**

This article will explain how to perform calculations and measurements that are required to implement zoning regulations. Including these provisions in a single article makes them easier to find and helps to ensure consistency. The following list is illustrative and does not list all of the sections and rules that may be included in this article. This article will include a section on measuring setbacks. Front yards, rear yards, and side yards will be defined and illustrated in the List of Terms and Definitions in the 600 Series.

**Sections:**

**104.01** Purpose

- 104.02** Applicants Responsibility
- 104.03** Fractions
- 104.04** Measuring Distances
- 104.05** Measuring Radius
- 104.06** Measuring Height
- 104.07** Measuring Lot Width and Depth
- 104.08** Measuring Density
- 104.09** Determining Floor Area
- 104.10** Determining Floor Area Ratio
- 104.11** Determining Lot Coverage
- 104.12** Determining Lot Frontage
- 104.13** Determining Setbacks for Yards
- 104.14** Determining Compliance with Parking Standards
- 104.15** Measuring Signs

## 200 Series      Base Zoning Districts

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Each Base Zoning District will have regulations and standards that will be tailored to the unique characteristics of the district. Items such as form-based regulations will ensure that new development and alterations are in keeping with the character of the neighborhood and the intent of the district. Uses will be presented in a table format according to permit type for ease of use, with cross-references to applicable standards in other sections as appropriate. There will be additional cross-references, such as the “Review of Plans” section, which will cite the processes in the “Administrative” series.

### Article 201      Rural Districts

**Sections:**

- 201.01      Purpose and Applicability
- 201.02      Land Use Regulations
- 201.03      Development Regulations for the Rural-Agricultural District (RA)
- 201.04      Development Regulations for the General Rural District (GR)
- 201.05      Supplemental Regulations for all Rural Districts
- 201.06      Review of Plans

### Article 202      Residential Districts

**Sections:**

- 202.01      Purpose and Applicability
- 202.02      Land Use Regulations  
*Regulations will allow some mixing of housing types (i.e., single-family and duplex) in appropriate districts at transitional densities. The single-family districts will also allow the construction of second units by right, subject to specified standards.*
- 202.03      Development Regulations for Single-Family Low Density District (RS-1)
- 202.04      Development Regulations for Single-Family Medium Density District (RS-2)
- 202.05      Development Regulations for Multiple Residence District (RM)
- 202.06      Development Regulations for High Density District (RH)
- 202.07      Development Regulations for the Manufactured Home Park District (RMHP)

**Research Task** Determine what sizes are appropriate for small lots.  
Determine transitional requirements adjacent to single-family and multi-family districts.

**202.08** Supplemental Regulations Applicable to all Residential Districts  
*Including requirements for a mix of housing types for large projects, over a specified number of acres (e.g. 240 or 320 acres).*

**202.09** Review of Plans

**Article 203 Commercial Districts**

**Sections:**

**203.01** Purpose and Applicability

**203.02** Land Use Regulations

**203.03** Development Regulations for Neighborhood Commercial District (NC)

**203.04** Development Regulations for General Commercial District (GC)

**203.05** Development Regulations for a Shopping Center District (SC)

**203.06** Development Regulations for an Office District (GO)

**203.07** Supplemental Regulations Applicable to all Commercial Districts

**203.08** Review of Plans

**Article 204 Mixed Use Districts**

**Sections:**

**204.01** Purpose and Applicability

**204.02** Land Use Regulations

**204.03** Development Regulations for Neighborhood Mixed Use District (MU-N)

**204.04** Development Regulations for General Mixed Use District (MU-G)

**204.05** Development Regulations for Heritage Mixed Use District (MU-H)

**204.06** Supplemental Regulations Applicable to all Mixed Use Districts

*Supplemental Regulations will include standards for infill development as in the Heritage District, with an emphasis on buffers and transitional elements.*

**204.07** Review of Plans

**Article 205 Industrial Districts**

**Sections:**

- 205.01 Purpose and Applicability
- 205.02 Land Use Regulations
- 205.03 Development Regulations for Light Industrial District (LI)
- 205.04 Development Regulations for General Industrial District (GI)
- 205.05 Development Regulations for an Industrial Park District (IP)
- 205.06 Supplemental Regulations Applicable to all Industrial Districts
- 205.07 Review of Plans

**Research Task**

*Determine how economic development incentives offering fiscal benefits can be incorporated into the zoning Code, either with bonus/incentive provisions, special use regulations, reduced standards, and/or streamlined processing.*

**Article 206 Public and Institutional Districts**

The PI Public and Institutional District will include civic facilities as well as public and private schools and colleges, parks and recreation facilities, institutions and facilities for religious assembly. Permitted uses will be presented in a table format according to permit type for ease of use, with cross-references to applicable standards in other sections.

**Sections:**

- 206.01 Purpose and Applicability
- 206.02 Land Use Regulations
- 206.03 Development Regulations
- 206.04 Supplemental Regulations
- 206.05 Review of Plans

**Article 207 Open Space Districts**

Designators will be used to distinguish: OS-PR Parks and Recreation Open Space District for publicly owned land, in the Regional Sports Complex and parks; OS-POS Privately-owned Open Space District for golf courses, greenbelts, drainage basins and water features within neighborhoods; and OS-C Conservation Open Space for Natural Areas to be preserved. The OS-C may include land policies and conservation easements.

**Sections:**

- 207.01 Purpose and Applicability
- 207.02 Land Use Regulations
- 207.03 Development Regulations
- 207.04 Supplemental Regulations

**207.05** Review of Plans

**Article 208 Planned Area Development District**

This article will include a set of procedures and requirements for development of mid-size and larger parcels as PADs or Planned Area Developments. It will be designed to streamline the current “PAD” process. This district may be applied to smaller parcels on a case-by-case basis. The district will operate as a floating base zone to facilitate the development of properties where greater flexibility in design is desired than would be possible through strict application of conventional zone or land use regulations. It will be applied through a rezoning process based on a development plan or master plan submitted by a developer. Specific development standards will be as specified in approved plans, approved and administered through a DP Development Plan Permit process by the Planning & Zoning Commission, but this section will include some basic application requirements and standards applicable to all planned developments, such as minimum area requirements and maximum residential densities set in relation to the General Plan. It will be coordinated with the Subdivision Regulations.

**Sections:**

- 208.01** Purpose and Applicability
- 208.02** Relation to Subdivision Code
- 208.03** Minimum Site Area Requirements
- 208.04** Zoning Map Designation
- 208.05** Land Use and Development Regulations
- 208.06** Procedures
- 208.07** Required Findings
- 208.08** Conditions
- 208.09** Expiration and Renewal
- 208.10** Amendment of Approved Plans
- 208.11** Development Plan Review

## 300 Series      **Overlay Districts**

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### Article 301      – **FM Floodplain Management Overlay District**

**Sections:**

- 301.01      Purpose
- 301.02      Applicability of Underlying Zoning Regulations
- 301.03      Land Use Regulations
- 301.04      Development Regulations
- 301.05      Review of Plans

**Research Task**

*Determine which standards should apply to floodplain management areas and whether floodplain management might be better handled in the 400 Series.*

### Article 302      – **MP Master Plan Required Overlay District**

This district would indicate where the City requires that master plans be prepared as a precondition of development. Once the plan is prepared, the site could be rezoned to a PAD Planned Area Development District or to individual base districts (e.g. RS-1, NC, OS-PR, etc.).

**Sections:**

- 302.01      Purpose
- 302.02      Applicability of Underlying Zoning Regulations
- 302.03      Land Use Regulations
- 302.04      Development Regulations
- 302.05      Review of Plans

### Article 303      – **TC Transportation Corridor District (including Gateways)**

**Sections:**

- 303.01      Purpose
- 303.02      Applicability of Underlying Zoning Regulations
- 303.03      Land Use Regulations
- 303.04      Development Regulations
- 303.05      Review of Plans

### Article 304      – **TOD Transit-Oriented Development Overlay District (Place-holder)**

**Sections:**

- 304.01      Purpose

- 304.02**      Applicability of Underlying Zoning Regulations
- 304.03**      Land Use Regulations
- 304.04**      Development Regulations
- 304.05**      Review of Plans

## 400 Series      Regulations Applying to Multiple Districts

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### Article 401      General Site Regulations

This article will contain general site regulations applicable to all land within some or all districts, regardless of use. Regulations will be consolidated from a number of areas in the existing code. The alphabetical organization may be modified.

#### Sections:

- 401.01      Purpose and Applicability
- 401.02      Accessory Structures (alternatively may be included in district regulations; will include standards for temporary prefab structures)
- 401.03      Building Projections into Yards (bays, architectural features)
- 401.04      Development on Lots Divided by District Boundaries
- 401.05      Development on Substandard Lots
- 401.06      Exceptions to Height Limits (flagpoles, chimneys, etc.)
- 401.07      Fences and Freestanding Walls (including pool fences)
- 401.08      Open Space Requirements
- 401.09      Outdoor Dining
- 401.10      Outdoor Storage; Screening Requirements (including agricultural storage, composting and manure storage regulations, which may be in the Agricultural District regulations)
- 401.11      Solar Installations
- 401.12      Screening and Buffer yards
- 401.13      Swimming Pools and Spas
- 401.14      Trash and Refuse Collection Areas
- 401.15      Truck Docks, Loading, and Service Areas
- 401.16      Underground Utilities
- 401.17      Visibility at Intersections and Driveways

### Article 402      Green Building Program

This article is intended to “ensure that major building projects are planned, designed, constructed, and managed to minimize adverse environmental impacts; to conserve natural resources; to promote sustainable development; and to enhance the quality of life in Maricopa.”

**Sections:**

- 402.01 Purpose and Applicability
- 402.02 General Requirements
  - A. Site Development
  - B. Green Roofs
  - C. Exterior Walls and Insulation
  - D. Overhangs and Sun-Shading Devices
  - E. Lighting
  - F. Landscaping
- 402.03 Solar Energy Systems
- 402.04 Water Systems
- 402.05 Wind Turbine Systems
- 402.06 Building Credits
  - A. Rehabilitation
  - B. Energy Efficiency

**Research Task:**

*Determine how much detail is needed and whether “third-party” certification should be required.*

**Article 403 Design Standards**

**Sections:**

- 403.01 Purpose and Applicability
- 403.02 Definitions
- 403.03 General Requirements
  - A. Articulation and Transparency
  - B. Building Orientation
  - C. Setbacks
  - D. Open Space
  - E. Landscaping (reference landscape requirements below)
  - F. Pedestrian Circulation
  - G. Parking Lot Location
  - H. Addressing
- 403.04 Residential Design Standards
  - A. Height, Bulk, Mass, and Scale
  - B. Roof Design
  - C. Materials

- D. Community Spaces
- E. Signs (reference to specific requirements)
- 403.05** Non-Residential Design Standards
  - A. Height, Bulk, Mass, and Scale
  - B. Roof Design
  - C. Building Orientation
  - D. Materials
  - E. Community Spaces
  - F. Signs (reference sign requirements below)

**Article 404 Adequate Public Facilities**

**Sections:**

- 404.01** Purpose and Applicability
- 404.02** Relationship to Other Agencies and Jurisdictions (including requirements for referrals and “will serve” letters for signoff)
- 404.03** General Requirements
  - A. Roads
  - B. Water
  - C. Sewer
  - D. Drainage
- 404.04** Schools
- 404.05** Parks and Recreation/Open Space
- 404.06** Transit; Multi-modal options (including provisions for bike lanes, bus bases, sidewalks and trails, keyed to Open Space Master Plan requirements)

**Article 405 Affordable Housing Density Bonus Program (Voluntary)**

**Sections:**

- 405.01** Purpose and Applicability
- 405.02** Below Market Rate Housing – Bonus Incentives
- 405.03** Compliance Procedures
- 405.04** Eligibility for Below Market Rate Units (owner-occupied and rental units)
- 405.05** Periodic Review and Enforcement

**Research Task:**

*Determine how the program might relate to other types of bonus programs for height, density, or parking, based on providing senior housing, sustainable (green) building, reduction of parking, etc.*

**Article 406 Landscaping**

Landscaping regulations will include water efficient landscape standards and approval criteria, including increases in plant quantities and types and shading provisions. Flexibility can be provided by allowing for review and approval of alternative compliance landscape plans. Minimum landscaping requirements, however, will be established, which cannot be waived.

**Sections:**

- 406.01 Purpose and Applicability
- 406.02 General Requirements
  - A. Landscaped Areas
  - B. Tree Type and Size
  - C. Shrubs
  - D. Ground Cover
  - E. Paving and Hardscape Materials
- 406.03 Perimeter vs. Interior Landscaping (including perimeter setbacks as warranted)
- 406.04 Parking Lot and Structure Landscaping
- 406.05 Street Trees
- 406.06 Water Efficient Landscaping and Irrigation
- 406.07 Landscape Plans
- 406.08 Alternative Compliance

**Research Task:**  
*Incorporate requirements for the provision of shade trees, where appropriate.*

*This will allow an applicant to demonstrate that the intent of the landscape requirements can be achieved through alternative compliance. Provisions will include the option to create an Alternative Landscape Plan (ALP) for sites with unique characteristics that may find the standard landscaping requirements difficult to satisfy, or where site planning concepts could benefit from flexibility in landscape standards. The purpose of the ALP is to allow development on such sites to meet or exceed the expectations of the City's landscaping regulations through innovative design in a way that would not otherwise be permitted. These provisions would allow flexibility in meeting the landscaping requirements while still providing the minimum amount of required landscaping.*

**Article 407 Lighting**

- 407.01 Purpose and Applicability
- 407.02 Relation to Other Codes (A.R.S. §49-1101 et seq.)
- 407.03 Exempt Lighting
- 407.04 Prohibited Lighting
- 407.05 General Requirements

- A. Height
- B. Material
- C. Glare and Filtering
- D. Shielding
- E. Illumination Level
- F. Material

- 407.06** Parking Lot Requirements (may be located under parking and just referenced here)
- 407.07** Recreation Field Lights

**Article 408 Nonconforming Uses and Structures**

This article will include provisions for nonconforming uses and structures, including procedures for classifying types of nonconforming uses for the purposes of determining whether continuation, expansion, alteration, or substitution should be permitted. This system will give more “benign” nonconforming uses the flexibility to continue and expand, while restricting unwanted or nuisance nonconforming uses.

This chapter will outline the requirements for complying with the provisions contained in the code. It will clarify nonconforming uses and structures and outline what the processes are for violations of code provisions. A classification process for types of nonconforming uses will be established for the purposes of determining whether continuation, expansion, alteration, or substitution would be permitted. This system would give more “benign” nonconforming uses the flexibility to continue and expand, while restricting unwanted nonconforming uses. Provisions for restoration of damaged structures will allow for rebuilding of the pre-existing floor area of a single family home irrespective of the extent of damage.

**Sections:**

- 408.01** Purpose and Applicability
- 408.02** Compliance of Uses Required
- 408.03** Compliance of Structures Required
- 408.04** Nonconforming Uses
  - A. Classification of Nonconforming Uses
  - B. Exemptions
  - C. Changes of Use
  - D. Continuation
  - E. Abandonment
- 408.05** Exemptions of Nonconforming Uses
- 408.06** Nonconforming Structures
  - A. Continuation and Maintenance

- B. Enlargements or Alterations
- C. Restoration of a Damaged Structure
- D. Abatement
- 408.07 Nonconforming Parking
- 408.08 Nonconforming Site Features
- 408.09 Compliance with Conditions, Stipulations and Special Restrictions (ex: hours of operation, etc.)
- 408.10 Enforcement against Violations (reference to Administrative series)

**Article 409 Parking and Loading**

Parking standards and calculations will be developed based on review of existing provisions and “best practices” in peer communities. New provisions will include expanded opportunities for shared parking, particularly in mixed-use districts; allowances for reduced parking requirements in areas near transit stops to encourage ridership; guidelines for alternative compliance, including the use of on-street spaces in certain situations; and requirements for bicycle and/or motorcycle parking spaces.

**Sections:**

- 409.01 Purpose and Applicability
- 409.02 General Provisions
- 409.03 Required Parking Spaces
- 409.04 Location of Required Parking
  - A. Above Ground Parking
  - B. Subterranean Parking
  - C. Off-Site Parking
- 409.05 Dimensional Requirements
  - A. Parking Space Dimensions
  - B. Maneuvering Aisle Widths
  - C. Parking Opening Widths
  - D. Driveway Widths
- 409.06 Car Share Programs, Accessible Parking, and Space-Efficiency Parking
  - A. Car Share Parking
  - B. Accessible Parking
  - C. Tandem Parking
  - D. Space-Efficient Parking (stackers, valet)

**Research Task**

*Based on best practices, determine how parking reductions should be approved and what combination of as-of-right and incentives is warranted.*

*Determine empirical information needed and provisions for shared parking, such as cross-easements*

*Also determine if there should be parking maximums for certain uses.*

- E. Carpool and Vanpool Parking
- 409.07** Parking Reductions
- 409.08** Parking in Transit Corridors (including provisions and incentives for park-and-ride facilities to mitigate congestion related to PHX and employment centers in the Valley)
- 409.09** Design Standards for Parking Lots and Structures
  - A. Podium Parking Design
  - B. Surfacing
  - C. Drainage
  - D. Slope
  - E. Landscape Requirements
  - F. Lighting (including standards exceeding current requirements, as warranted)
  - G. Screening
  - H. Setbacks
  - I. Perimeter Curbing; bus bays; on-street parking and landscape islands (as warranted)
  - J. Pedestrian Access
  - K. Shopping Cart Bays
- 409.10** Alternative Compliance with Minimum Parking Requirements

*This section will include provisions for alternative compliance with minimum parking requirements in order to reduce the amount of land dedicated to parking, while still accommodating the generated parking demand. This section will establish the parameters within which on-street parking may be counted toward the off-street parking requirement. This section will also include provisions for a fee payment in lieu of providing required parking if a City-initiated public parking district is established and public parking lots are to be built with fees collected. In establishing such parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.*
- 409.11** Bicycle Parking
- 409.12** Off-Street Loading

*This section will establish the minimum requirements for off-street loading. This section will address the number of off-street loading spaces, when they are required, and the design of the loading area.*

**Article 410 Performance Standards**

This article will establish clear, measurable standards for determining if a use or activity creates a nuisance on adjoining property. These standards will apply citywide.

**Sections:**

- 410.01 Purpose and Applicability
- 410.02 General Requirements
- 410.03 Measurement of Impacts
- 410.04 Hazardous Materials
- 410.05 Heat
- 410.06 Light and Glare
- 410.07 Liquid or Solid Waste
- 410.08 Noise
- 410.09 Odor
- 410.10 Smoke, Fumes, and Gases
- 410.11 Vibration

**Article 411 Signs (Technical Amendments to Existing Regulations and Graphic Revisions)**

**Sections:**

- 411.01 Purpose and Applicability
- 411.02 Exempt Signs
- 411.03 Temporary Signs and Banners (including A-frame sign limits)
- 411.04 Permitted Signs
- 411.05 Prohibited Signs
- 411.06 Discontinuance of Signs
- 411.07 General Requirements
  - A. Location
  - B. Sign Area
  - C. Illumination
  - D. Height
- 411.08 Nameplate Signs
- 411.09 Directory Signs
- 411.10 Subdivision Entry/Identification Signs and Multi-family Complexes
- 411.11 Wall Signs
- 411.12 Window Signs
- 411.13 Freestanding Signs

- 411.14 Flags
- 411.15 Awning Signs
- 411.16 Menu Boards
- 411.17 Service Station Signs
- 411.18 Walker Signs

**Article 412 Standards for Specific Uses and Activities**

This article will contain standards for specific uses and activities that have certain aspects that need control. The following list of specific uses is illustrative; additional uses may be added to respond to City staff and Task Force concerns.

**Sections:**

- 412.01 Purpose and Applicability
- 412.02 Accessory Buildings
- 412.03 Accessory Uses
- 412.04 Adult Businesses
- 412.05 Agricultural Uses (including farms, dairies)
- 412.06 Alcoholic Beverage Sales
- 412.07 Animal Sales, Services, and Uses (including riding schools, animal boarding, live-stock auctions but excluding agricultural uses such as dairies, poultry, and cattle ranches. There will be specific performance criteria included.)
- 412.08 Athletic and Recreation Uses
- 412.09 Automobile/Vehicle Sales and Leasing
- 412.10 Automobile/Vehicle Service and Repair
- 412.11 Automobile/Vehicle Service Stations and Washing
- 412.12 Community Assembly (including religious assembly)
- 412.13 Day Care
- 412.14 Drive In and Drive Through Facilities
- 412.15 Eating and Drinking Uses
- 412.16 Educational Facilities
- 412.17 Emergency Shelters
- 412.18 Fast Food Establishments
- 412.19 Fringe Financial Services – Non-institutional Banking (check cashing, etc.)
- 412.20 Heliports
- 412.21 Home Occupations

- 412.22 Hospitals and Clinics
- 412.23 Golf Courses
- 412.24 Guest Ranches
- 412.25 Live/Work Units
- 412.26 Manufactured Homes and Parks
- 412.27 Medical Marijuana Uses (including dispensaries and cultivation)
- 412.28 Mobile Food Uses
- 412.29 Off-Track Betting
- 412.30 Outdoor Eating Areas (including patio dining)
- 412.31 Outdoor Sales, Temporary and Seasonal (including farmers markets, holiday sales, etc.)
- 412.32 Personal Services and Restricted Personal Services (including massage establishments and body modification parlors (tattoo parlors and piercing))
- 412.33 Personal Storage
- 412.34 Recycling Collection Facilities
- 412.35 Residential Care Facilities; Transitional Housing
- 412.36 Resort Uses
- 412.37 Second Dwelling Units
- 412.38 Single Room Occupancy
- 412.39 Temporary Uses
- 412.40 Tobacco Paraphernalia Sales

**Article 413 Telecommunications Facilities**

This article will include existing provisions, re-formatted as warranted.

**Sections:**

- 413.01 Purpose and Applicability
- 413.02 Exempt Facilities
- 413.03 General Requirements
  - A. Location
  - B. Height
  - C. Setbacks
  - D. Accessibility
  - E. Landscaping

- 413.04** Design Requirements
  - A. Material
  - B. Camouflage and Shielding
  - C. Material and Finishes
  - D. Lighting
- 413.05** Radio and Television Towers
- 413.06** Application Requirements
- 413.07** Review Procedures
- 413.08** Operation and Maintenance Requirements
- 413.09** Discontinuance of Use

## **500 Series      Administration and Permits**

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This group of articles will establish provisions for administration of Chapter 16 that are intended to clearly convey both who is responsible for making decisions on zoning and related applications and what is the process for securing approvals. It is particularly important that this part of the article be understandable to all who use the Zoning Code as well as City officials and staff. This series is organized so that the relevant responsibilities of those involved in review and decision-making are presented first, followed by an article setting forth procedures that are common to different types of approval. Procedures for specific approval processes are then listed, proceeding from ministerial reviews, such as the proposed new zoning clearance procedure, to more technical and substantive adjudicative and legislative approvals, including use permits, and variances as well as article and plan amendments. This outline includes sections for zoning clearance, design review, use permits and variances, amendments to the zoning map and text, and enforcement.

### **Article 501      Planning Authorities**

This article will lay out the basic roles and functions of the authorities that make up the planning authorities, including the City Council, Planning and Zoning Commission, Board of Adjustment, Zoning Administrator and other boards, committees, and officials who have a role in implementing the article. It will also refer to other bodies that have review authority and/or agreements with the City over land use issues, such as the Ak-Chin Indian Community and state agencies (e.g. state trust land annexations).

The article will incorporate existing provisions and changes needed to reflect the range of responsibilities that each of the authorities will have under the updated chapter. This article will include a Review Authority Table that classifies actions (ministerial, quasi-judicial, and legislative) and identifies the authorities responsible for decisions and appeals.

#### **Sections:**

- 501.01**      Purpose
- 501.02**      Relation of Bodies and Agencies
- 501.03**      City Council
- 501.04**      Planning and Zoning Commission
- 501.05**      Board of Adjustment
- 501.06**      Planning & Zoning Administrator
- 501.07**      Development Services Director (“Director”)
- 501.08**      Heritage District Advisory Committee
- 501.09**      Technical Advisory Committee for Subdivision and Site Plan Review
- 501.10**      Other Agencies

- A. Indian Communities (review of projects and archaeological studies for sites adjacent to their lands per Intergovernmental Agreement)
- B. State of Arizona, University of Arizona Board of Regents
- C. Other (State Environmental Review Agencies, etc.)

**501.11** Summary of Review Authorities for Decisions and Appeals

**Article 502 Common Procedures**

The purpose of this article is to establish uniform procedures that are common to the application and processing of a variety of different permits and approvals such as Use Permits, Development Plan Permits, Variances, Design Review, Zoning Clearance, and Zoning and General Plan Amendments. It will include a matrix of review authority. Because this article will likely be the most frequently consulted of all administrative articles, it should appear immediately following Article 501, which establishes the powers and duties of the planning authorities. Other regulations that can be included in this article are requirements for making written findings, rules regarding public access to applications and other records, and rules applicable to ex parte communications. Appeal provisions could also be included here or in a separate article, as this outline proposes.

**Sections:**

**502.01** Purpose

**502.02** Application Forms and Fees; Submittal Requirements

*This section will identify the types of fees that are imposed by the City and establish the procedure for approving a fee schedule. The fee schedule itself should not be adopted as part of the article. It also will described submittal requirements in general terms and provide authority for the specific form and content of applications, but detailed submittal requirements would not be in the Code itself as application form and content requirements may be changed overtime at the discretion of the Planning & Zoning Administration. They are best approved separately by resolution.*

**Research Task**

*Determine how best to provide for additional noticing requirements, based on current practice.*

**502.03** Pre-application Review

**502.04** Review of Applications

- A. Time Frames for Review (based on December 2012 updates per ARS 9-835)

**502.05** Environmental Review

**502.06** Notice of Public Hearings

**502.07** Citizen Participation

**502.08** Conduct of Public Hearings

*This section will establish the basic procedures for public hearings, including provisions for public testimony, continuances, and administrative records*

- 502.09 Findings Required
- 502.10 Ex Parte Communications
- 502.11 Effective Dates
- 502.12 Expiration and Extension
- 502.13 Modification
- 502.14 Revocation
- 502.15 Appeals

**Article 503 Zoning Clearance (Current ADR Practice renamed)**

This article will establish procedures for ensuring that all permits or licenses issued by the City conform to the provisions of the Zoning Code. It will describe the process for review of applications for business licenses, building permits, and other entitlements to ensure that the proposed use or structure is permitted as-of-right or conforms to the requirements and conditions of any discretionary approval granted pursuant to the Code. This determination would be documented by the issuance of a Zoning Certificate, which could be computer-generated by permit tracking software. Alternatively, the applicant would submit a multi-part form with the license or permit application and retain a signed copy after the determination of conformance. “Zoning Certificate” or “Zoning Permit” are optional titles for this article. This article describes a ministerial review process and the title of the article should reflect this intent.

**Sections:**

- 503.01 Purpose
- 503.02 Applicability
- 503.03 Review and Decision
- 503.04 Appeals

**Article 504 Design Review Procedures**

This article will establish provisions for design review, the basis for determining compliance with the Design Standards in Article 402. These procedures apply where design review is required by a base district or overlay district, or as a condition of approval.

**Sections:**

- 504.01 Purpose
- 504.02 Applicability and Authority
- 504.03 Scope of Review: Residential and Non-Residential
- 504.04 Procedures and Responsibilities
- 504.05 Findings and Criteria

**504.06** Appeals, Expirations and Extensions; Modifications

**Article 505 Use Permits**

This article will describe the process and standards applicable to the applications for Minor Use Permits that can be approved by the Zoning Administrator as well as Conditional Use Permits requiring Planning and Zoning Commission approval. The article is organized so that action by the appropriate authority is listed first, followed by the application and public hearing requirements. This article also will include a separate section on required findings to reinforce the importance of supporting decisions with specific findings based on information in the record.

**Sections:**

**505.01** Purpose

**505.02** Applicability

**505.03** Procedures

*This section will distinguish use permits granted by the Zoning Administrator from those granted by the Planning & Zoning Commission (e.g., Minor Use Permit vs. Conditional Use Permits). Threshold review provisions also may be established, providing for Planning & Zoning Commission review of larger projects for which a Minor Use Permit is required and also enabling the Director to elevate the level of review from staff to the P&Z if there is significant controversy or community concern.*

**505.04** Required Findings

*(Findings of fact that would need to be made before the approval of any use permit application)*

**505.05** Conditions of Approval

**505.06** Appeals, Expirations and Extensions; Modifications

**Article 506 Temporary Use Permits**

Regulations governing temporary uses are listed in this article. The existing article does not have a specific section that establishes provisions for dealing with temporary uses, which are similar to accessory uses, to the extent that they are ancillary to the principal use permitted on a lot, but are intended to operate for only a limited period of time. This article will consolidate all of the existing provisions for temporary uses and categorize according to the type of approval that will be required. One option is to require all temporary uses to secure a permit that would be approved by the Zoning Administrator, subject to certain conditions but not subject to appeal. An alternative would be to classify temporary uses as those requiring a discretionary permit and those permitted as-of-right, subject to specific standards and time limits. This approach may be beneficial if there are certain temporary uses that the City has identified as having impacts to surrounding land that warrant discretionary review.

**Sections:**

**506.01** Purpose

**506.02** Temporary Uses Not Requiring Permit

506.03 Temporary Uses Requiring Permit

506.04 Permit Procedures

506.05 Appeals

**Article 507 Variances**

This article will include the specific provisions applicable to variances that are in the current code. Where procedures are the same as those for use permits and other approvals, the article will refer to the relevant requirements in Common Procedures. Retaining the existing article's distinction between variances and use permits, the new Article will keep variance requirements in a separate section to make it easier for Chapter users to understand the important differences between use permits and variances.

**Sections:**

507.01 Purpose and Applicability

507.02 Procedures

507.03 Required Findings

507.04 Use Variances Prohibited

*Consistent with state law and existing provisions, this section establishes that a variance may not be granted to authorize a use that is not otherwise authorized by the zoning regulations.*

507.05 Conditions of Approval

507.06 Appeals; Expiration and Extensions; Modifications

**Article 508 Waivers**

This Article is intended to provide an alternate means of granting relief from the Code's requirements when so doing would be consistent with the Code's purposes and it is not possible or practical to approve a variance. Another purpose for this article is to establish procedures to make it easier to ensure compliance with State and Federal laws that require accommodation of certain protected uses. Instead of requiring a variance, these procedures would allow approval of an exception based on findings that make reference to the State and Federal mandates.

**Sections:**

508.01 Purpose

508.02 Standards for Which Waivers May be Considered

508.03 Required Findings

508.04 Conditions of Approval

508.05 Appeals

**Article 509 Appeals**

This article, which will be cross-referenced in applicable sections throughout the article, will establish uniform provisions for handling appeals of staff level determinations as well as decisions by the Planning and Zoning Commission. The provisions will specify who may file an appeal; they also establish time limits for filing and acting on appeals and describe procedures for considering and taking action.

**Sections:**

- 509.01 Purpose and Applicability
- 509.02 Rights of Appeal
- 509.03 Time Limits
- 509.04 Procedures
- 509.05 Standards of Review

**Article 510 Amendments to General Plan Map and Text**

Both this article and Article 511 regarding zoning map and text amendments will incorporate the specific procedures in State law governing these legislative decisions. They will emphasize the supremacy of the General Plan as the underlying basis for all land use and development policies and regulations. It also will set forth the procedures that Maricopa will use to adopt and amend its General Plan, consistent with ARS. Provisions will describe basic requirements for citizen participation, referral to other public agencies, application contents, schedules, and actions.

**Sections:**

- 510.01 Purpose and Applicability
- 510.02 Initiation of Amendments
- 510.03 Public Notice and Review Procedures  
*This section will establish the public notice and review procedures, including environmental review and analysis, for amendments to the General Plan map and text.*
- 510.04 Public Hearing
- 510.05 Planning and Zoning Commission Action
- 510.06 City Council Action

**Article 511 Amendments to Zoning Map and Text**

This article will incorporate the current provisions in Article 16.136 with changes needed to ensure that the procedures the City follows when considering changes to the text of the zoning chapter and the zoning map.

**Sections:**

- 511.01 Purpose and Applicability

- 511.02 Initiation of Amendments
- 511.03 Public Notice and Review Procedures
- 511.04 Public Hearing
- 511.05 Planning and Zoning Commission Action
- 511.06 City Council Action

*This section will establish the public notice and review procedures, including environmental review and analysis, for amendments to the zoning map and text.*

**Article 512 Development Agreements (Optional)**

The purpose of this article is to authorize the City to enter into legally binding agreements with private parties, when requested by an applicant. It will establish specific requirements about who can apply for a development agreement, what benefits will accrue to the City and to the developer, and how the review and approval process will be conducted.

**Sections:**

- 512.01 Purpose
- 512.02 Applicability
- 512.03 Authority and Duties
- 512.04 Community Benefits Required
- 512.05 Procedure
- 512.06 Public Notice and Hearing
- 512.07 Findings and Decision
- 512.08 Execution and Recordation of Development Agreement
- 512.09 Annual Review
- 512.10 Amendment or Cancellation
- 512.11 Effect of Approved Agreement

**Research Task**

*Determine criteria for evaluating community benefits that would be required in return for the City's executing a development agreement.*

**Article 513 Prezoning and Annexation Procedure**

This article will describe the process and criteria applicable to the applications for prezoning and annexation of adjoining unincorporated territory. Criteria will be developed consistent with General Plan policies and other annexation policies adopted by the City Council.

**Sections:**

- 513.01 Purpose
- 513.02 Scope
- 513.03 Procedure
- 513.04 Criteria

**513.05** Effective Date of Prezoning and Time Limit

**Article 514 Enforcement**

This article will specify all of the provisions governing enforcement of the zoning chapter. In addition to the provisions in existing code, it establishes new procedures for revocation of discretionary approvals that would not require the issuance of a citation. The City may wish to consider additional procedures for nuisance abatement, including a specific definition of public nuisance and additional remedies that the City may employ in situations that do not involve violation of specific zoning standards or procedures (i.e. excessive littering, excessive noise, or noxious smells or fumes). In addition to issuing citations for article violations, another option the City could employ to obtain compliance would be to record a notice of violation against the property. This notice, filed with the County Recorder, would identify the property and/or structure in violation, describe the violation, and certify that the owner has been notified of such violation.

**Sections:**

- 514.01** Purpose
- 514.02** Relation to other Codes and Statutes
- 514.03** Enforcement Responsibilities
- 514.04** Nuisance Defined
- 514.05** Nuisance Abatement
- 514.06** Compliance with Conditions, Stipulations and Special Restrictions
- 514.07** Compliance of Specific Features and Uses
  - A. Nonconforming Uses and Structures
  - B. Telecommunication Facilities
  - C. Signs
- 514.08** Revocation
- 514.09** Penalties and Remedies
- 514.10** Limitation of Actions
- 514.11** Recording a Notice of Violation (*Optional*)
- 514.12** Administrative Enforcement Procedures

## 600 Series      General Terms

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The 600 Series will include a list of use classifications and a list of terms and definitions used in the Zoning Chapter. Definitions would be grouped in like categories rather than alphabetized (i.e. including alleys, arterials, major streets, and residential under the heading “Street Types”).

### **Article 601      Use Classifications**

All uses allowed Citywide will be listed here according to use classification (i.e. residential, commercial. An alternative is to combine Use Classifications with the List of Terms and Definitions so that all defined terms are located in one article. We suggest keeping them separate initially in order to facilitate review; however, the City may wish to combine these in the Public Review Draft.

#### **Residential Use Classifications**

##### ***Residential Housing Types***

- Single Unit Dwelling
- Multiple Unit Residential

##### ***Group Residential***

- Senior Citizen Housing
- Day Care Group Homes
- Small Day Care
- Large Day Care

#### **Commercial Use Classifications**

##### ***Adult Business Establishments***

##### ***Animal Sales and Service***

- Animal Boarding
- Animal Clinics and Hospitals

This is a partial list of the uses that should be listed in this chapter. A more comprehensive use classification list will be prepared for Module 1: Base and Overlay Districts.

### **Article 602      List of Terms and Definitions**

A list of general terms and definitions used in Chapter 16 will be included in this Article. The list of terms should include cross-references to the heading under which each term may be found. For instance, “abandoned sign” would include a cross-reference to “Sign Types and Terms” and “dwelling unit” would include a cross-reference to “Residential Housing Types.”

**Sections:**

**602.01** List of Terms

**602.02** Definitions

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