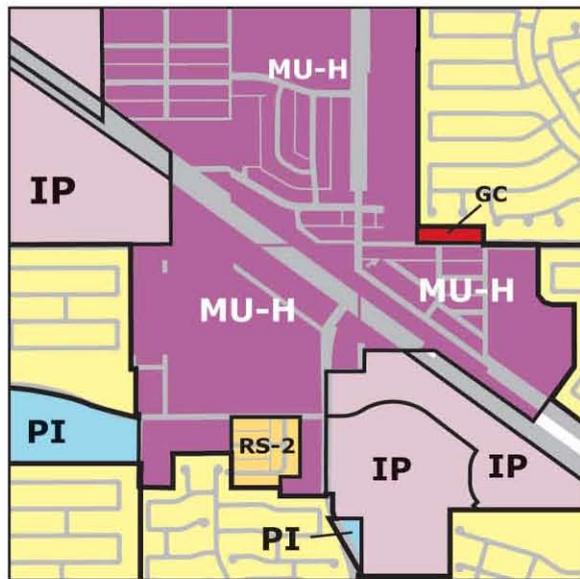


ZONING CODE REWRITE

User's Guide



User's Guide

Background

Following incorporation, the City of Maricopa adopted a new General Plan, establishing policy direction for the city's evolution and growth. The Maricopa General Plan includes a number of policies which have implications for land use planning and zoning. Most importantly, the Land Use Element establishes a set of land use designations and describes the intended land uses and development intensities for each designation. In some instances, the General Plan also offers specific development standards, such as floor area limits, or residential density, for the land use designations.

The Zoning Ordinance and the Zoning Map are the key documents that implement the General Plan. To make these documents consistent with the General Plan, the City's Community Development Department embarked on an effort to rewrite the City's zoning regulations. Consultant assistance was provided from Dyett & Bhatia, Urban and Regional Planners, and the Zoning Code Rewrite Task Force provided policy direction and oversight during the update.

Organization of the Zoning Ordinance

The new Zoning Ordinance is organized into six parts or series, as follows:

- **100 Series: General Provisions** establishes the overall organization and applicability of the regulations. This Series also establishes the purpose of the Ordinance, the authority for its establishment, and rules for construction of language and for measurements such as height, lot width, and floor area, that are applicable throughout the Ordinance.
- **200 Series: Base Zoning Districts** specifies the use and development regulations each set of base districts: Rural, Residential; Commercial; Mixed-Use; Industrial; Public and Institutional, and Planned Development. This Series specifies the land uses permitted or conditionally permitted in each District and includes special requirements or limitations, if any, that are applicable to specific uses. Base Zoning District regulations also include physical development standards to control the size, height, bulk, location, and appearance of structures, as well as lot dimensions.
- **300 Series: Overlay Zoning Districts** modify the Zoning District regulations to accomplish specific purposes. There overlay districts are included: MP Master Plan Required; TC Transportation Corridor; and TOD Transit-Oriented Development.
- **400 Series: Regulations Applying to Some or All Districts** contains general standards that apply to multiple Zoning Districts, such as regulations for site development, parking and loading, signs, lighting, landscaping, screening, and

wireless telecommunications facilities. This series also includes an Article devoted to standards for specific land uses, such as automotive repair, personal storage facilities and temporary uses.

- **500 Series: Administration and Permits** establishes the decision-making authority for different types of permits, as well as application processes, required findings, rules for hearings, public notification, and appeals, and procedures for enforcement of the ordinance.
- **600 Series: General Terms** contains two Articles. The first defines all land use classifications; the second defines terms that appear throughout the ordinance.

Major Provisions

The Zoning Ordinance Rewrite is based upon the City’s land use policies in the General Plan, but also provides a new organizing framework. Major provisions are described below.

- **Districts.** Zoning districts have been updated to be consistent with the General Plan. The ordinance has 22 base districts, as shown below. These districts are indicated on the Zoning Map by the Short Name/Map Symbol.

COMPARISON OF PROPOSED ZONING DISTRICTS, GENERAL PLAN DESIGNATIONS, AND EXISTING ZONING DISTRICTS				
<i>Map Symbol</i>	<i>Full Name</i>	<i>Corresponding General Plan Land Use Designation</i>	<i>Corresponding Existing Zoning District</i>	
			<i>Map Symbol</i>	<i>Full Name</i>
Rural Districts				
RA	Rural Agricultural	Agriculture	SR, SH, CAR	Suburban Ranch, Suburban Homestead, Commercial Agriculture Ranch
GR	General Rural	Rural	SR, GR	Suburban Ranch, General Rural
Residential Districts				
RS	Single Unit	Low Density Residential	CR-1A	Single Family Residence
RS-1	Single Unit, Low Density	Low Density Residential	CR-1, CR-2	Single Family Residence
RS-2	Single Unit, Medium/Low Density	Medium/Low Density Residential	CR-2, CR-3	Single Family Residence
RS-3	Single Unit, Medium Density	Medium Density Residential	CR-2, CR-3	Single Family Residence
RS-4	Single Unit, Medium Density	Medium Density Residential	CR-3	Single Family Residence
RS-5	Single Unit, Medium Density	Medium Density Residential	CR-3	Single Family Residence
RM	Multiple Unit	High Density Residential	CR-4	Multiple Residence
RH	High Density	High Density Residential	CR-5, MH, RV	Multiple Residence, Manufactured/Mobile Home Park, Recreational Vehicle Homesite
RHMP	Manufactured Home Park	High Density Residential	MHP, PM/RV	Manufactured/Mobile Home Park, Park Model/Recreational Vehicle Park
Commercial Districts				
NC	Neighborhood Commercial	Commercial	CB-1	Local Business

COMPARISON OF PROPOSED ZONING DISTRICTS, GENERAL PLAN DESIGNATIONS, AND EXISTING ZONING DISTRICTS				
Map Symbol	Full Name	Corresponding General Plan Land Use Designation	Corresponding Existing Zoning District	
			Map Symbol	Full Name
GC	General Commercial	Commercial	CB-1, CB-2	Local Business, General Business
SC	Shopping Center	Commercial	CB-2	General Business
GO	Office	Commercial	CB-1	Local Business
Mixed Use Districts				
MU-N	Neighborhood Mixed Use	Mixed Use	CB-1, TR	Local Business, Transitional
MU-G	General Mixed Use	Mixed Use	CB-1, CB-2, TR	Local Business, General Business, Transitional
MU-H	Heritage Mixed Use	Old Town Redevelopment Area	Design Guidelines	N/A
Industrial Districts				
LI	Light Industrial	Light Industrial	CB-2, CI-B, CI-1	General Business, Industrial Buffer, Light Industry & Warehouse
GI	General Industrial	Employment/Industrial	CI-1, CI-2	Light Industry & Warehouse, Industrial
IP	Industrial Park	Research/Development	CB-1, CI-B, CI-1	Local Business, Industrial Buffer, Light Industry & Warehouse
Public and Institutional Districts				
PI	Public-Institutional	Public/Institutional	N/A	
Other Districts				
OS (with subdistricts) ¹	Open Space	Parks/Open Space	N/A	Open Space
PD	Planned Development	Master Planned Community	PAD	Planned Area Development
1. PR Parks and Recreation; POS Privately-owned Open Space; C Conservation Open Space				

- Purpose Statements.** Purpose statements are included for each Zoning District. Purpose statements help clarify the distinctions between districts by explaining the intent of the districts and provide an essential link between General Plan policies and use regulations and standards.
- Development Standards.** Form-based coding techniques are used for development standards. The standards of each Zoning District list dimensional requirements for lots, build-to lines, setbacks, frontage types, location of parking, minimum open space (“outdoor living area”) and building heights, as well as limits on floor area and density where appropriate. Supplemental regulations include elements such as performance criteria that implement General Plan policy and ensure compatibility among uses in a given district. A number of standards respond to issues raised during the course of the rewrite, including, but not limited to, types of housing that may be built in different zoning districts, the character of

new residential development, transitions between different districts and uses, and over the longer-term transit-oriented development.

- **Pedestrian-Oriented Development.** The Mixed-Use Districts are a new concept for Maricopa - they will help create walkable neighborhoods and shopping areas and village “centers” in new neighborhoods. Standards include requirements for buildings to be built to the front and street side property lines, with exceptions for widened sidewalks and active outdoor uses. These ‘build-to’ lines work in conjunction with supplemental standards such as transparency provisions and other design elements intended to make the area more attractive to pedestrians by creating more interesting street frontages. Public improvement requirements for commercial development include sidewalks and street furniture, lights, and trees. Standards are also intended to maintain the character of the Heritage District as well as to strengthen its identity as the heart of the City.
- **Graphics.** Graphics are used throughout the Ordinance to strengthen written provisions and to provide visual examples of both lawful and unlawful development, helping to clarify regulations that are often subject to competing or incorrect interpretations.

Using the Zoning Ordinance

Determining the Regulations for a Specific Site

To determine the regulations of the Ordinance applicable to a specific site, you must first find the site on the Zoning Map. The map will show the Base Zoning District that is applicable to the site. It will also show if the site is subject to an Overlay District.

Next, look up the corresponding regulations. Start with the regulations for the Base Zoning Districts in the 200 Series. The tables in the Base Zoning District regulations state whether a use is permitted by right, permitted with limitations, permitted with a use permit, or not permitted. Included in the tables is a column with references to additional regulations that apply to a specific use. Also, the regulations in the 200 Series contain applicable form-based development standards and references to development regulations elsewhere in the Ordinance, such as parking and loading. In these cases, refer to the indicated sections.

If the Zoning Map shows the site also is subject to an Overlay District, look up the regulations in the 300 Series. These may require, for example, that a master plan be prepared for the whole site to avoid piecemeal development that is not coordinated and consistent with the General Plan.

Certain uses also have specific regulations in the 400 Series, Regulations Applying in Multiple Districts. Although these regulations are likely to be referred to in regulations for the Base Zoning Districts, it is a good idea to check over the 400 Series to confirm if any of the regulations apply to the type of development you are proposing. If any terms are unclear, or if you want to know what the intended use of a property is classified as, then look at the 600 Series, General Terms.

The regulations in the 200 Series will indicate whether a use is subject to a permit or development plan review. These procedures are described in the 500 Series, Administration

and Permits. Appeal provisions in this series show what steps to follow if you want to appeal a decision of the Zoning Administrator or the Planning & Zoning Commission.

Numbering and Referencing

The Zoning Ordinance is Chapter 16 of the Maricopa Municipal Code. Each Section in the Zoning Ordinance follows the numbering format for the articles that is linked to the number of the series (e.g., Article 101 is the first article in the 100 Series). For individual sections, the first three digits refer to the article and the next two digits after the decimal refer to the sections within the article. For example, 202.03 refers to the third section of Article 202. Within sections; subsections, paragraphs and subparagraphs are denoted by letters and numbers. The overall organization is as follows:

100 Series

Article 101 Article Name

101.01 Title of First Section

- A. Subsection
 - 1. Paragraph
 - a. Subparagraph
 - (1) Sub-subparagraph

101.02 Title of Second Section

- A. Subsection
 - 1. Paragraph
 - a. Subparagraph
 - (1) Sub-subparagraph

Next Steps

After review by the Zoning Ordinance Rewrite Advisory Committee, the proposed Zoning Ordinance and Zoning Map will be the subject of advertised public hearings by the Planning & Zoning Commission and City Council. The City Council will act on the proposed Ordinance after receiving public input. For additional information, contact Dana Burhardt at (520) 316-6983, or dana.burkhardt@maricopa-az.gov.