

CITY OF MARICOPA®

PROUD HISTORY • PROSPEROUS FUTURE



ZONING CODE REWRITE

*Planning & Zoning Commission
Draft Code Introduction – Meeting 1*

June 23, 2014

PRESENTATION AGENDA

- 1. Overview of Rewrite Process and Public Outreach to date**
- 2. Conformance to General Plan, Existing Plans & Policies, and the Zoning Code Rewrite Diagnosis & Evaluation Working Paper**
- 3. Overview of Proposed Articles & Discussions**
- 4. Heritage Advisory Committee and Task Force Recommendations**
- 5. Tentative P&Z Commission Review Schedule**
- 6. Discussion**



1 Code Rewrite Process Overview

- **January 2013 - Initial Stakeholder Interviews, Open House Workshop**
- **Formation of Task Force / Steering Committee**
- **May 2013 - Diagnosis & Evaluation Working Paper accepted by Council**
- **June – October 2013 – TAC & Task Force Annotated Outline & Draft Module Reviews**
- **February – 1st Draft Code issued, Open Houses –**
- **March - June 2014 – Task Force Review and Discussion (& Heritage Advisory Committee)**
- **Recommendations of Approval to P&Z & City Council**

Next Steps: P&Z to request updates and initiate ordinance for public hearings; then forward a recommendation to City Council.

*** Future Zoning Map will be processed separately**



2 Conformance to Existing Plans & Policies

- **Code Rewrite Diagnosis & Evaluation Working Paper**
- **General Plan 2006**
- **Strategic Plan 2013 – 2016**
- **Redevelopment District Area Plan**
- **Zoning Code Amendments – Sign Code, WCF, Parking, and Citizen Participation Plan**
- **Subdivision Ordinance**
- **Parks, Trails and Open Space Master Plan**
- **Regional Transportation Plan Update 2008**
- **Zucker Report**



Diagnosis & Evaluation Recommendations:

- 1) *Making Zoning Easier to Understand*
- 2) *Streamlining Development Review and Approval*
- 3) *Addressing Mixed Use and Other Dev. Opportunities*
- 4) *Achieving a High Level of Design Quality and Sustainable Practices*
- 5) *Promoting Housing Variety and Choice*
- 6) *Supporting Economic Growth*



3 Overview of Articles

- **100 Series: Introductory Provisions**
- **200 Series: Base Zoning Districts**
- **300 Series: Overlay Zoning Districts**
- **400 Series: Regulations Applying to Multiple Districts**
- **500 Series: Administration and Permits**
- **600 Series: General Terms**



100 Series: Introductory Provisions

- **General Rules of Interpretation and Measurement, Authority of Code, and Rules of Transition for Existing land uses and approvals**
 - *101.06 Rules of Transition for existing approved projects is a concern of stakeholders, Task Force's recommendation includes amendment to further explore*



200 Series: Base Districts – Rural & Residential

COMPARISON OF PROPOSED ZONING DISTRICTS, GENERAL PLAN LAND USE DESIGNATIONS, AND EXISTING ZONING DISTRICTS						
New Zoning Districts		Corresponding General Plan Land Use Designation, Densities and Potential Zoning(2)			Corresponding Existing Zoning District	
Map Symbol	Full Name	Land Use Name	Residential Density	Potential Zoning(3)	Map Symbol	Full Name
Rural Districts						
RA	Rural Agricultural (min. 3 acres)	Agriculture (AG)	1 or less du/ac (min. 1 acre)	GR	GR (min. 54,450 sq ft)	General Rural (GR)
				SR	SR (min. 3.30 ac)	Suburban Ranch (SR)
GR	General Rural (min. 1.25 acres)	Rural (R)	1 or less du/ac (min. 1 acre)	GR	GR (min. 54,450 sq ft)	General Rural (GR)
				SR	SR (min. 3.30 ac)	Suburban Ranch (SR)
Residential Districts						
RS-1	Single Unit, Low Density Residential (18,000 sf)	Low Density Residential (LDR)	1-2 du/ac	CR-1	CR-1 (min. 20,000 sq ft)	Single Family Residence (CR-1)
RS-2	Single Unit, Medium/Low Density (12,000 sf)	Medium (MDR) & Low Density Residential (LDR)	2-6 du/ac & 1-2 du/ac	CR-2	CR-2 (min. 12,000 sq ft)	Single Family Residence (CR-2)
RS-3	Single Unit, Medium Density (9,000 sf)	Medium Density Residential	2-6 du/ac		TR (10,000 sf lot min)	Transitional (CR-3 single family residential w/10,000 sf min lot size or a park, school or church use)
RS-4	Single Unit, Medium Density (7,000 sf)	Medium Density Residential	2-6 du/ac	CR-3	CR-3 (min. 7,000 sq ft)	Single Family Residence (CR-3)
					TR	Transitional (if developed as CR-3 single family residential & park, school or church)
RS-5	Single Unit, Medium Density (5,000 sf)	Medium Density Residential	2-6 du/ac		NONE	
RM	Multiple Unit (7,000 sf & 6 to 12 un/ac)	High Density Residential	> 6 du/ac	CR-4	CR-4 (min. 7,000 sq ft)	Multiple Residence
					TR	Transitional (if developed as CR-4 multiple residence)
RH	High Density (7,000 sf & 12 to 20 un/ac)	High Density Residential	> 6 du/ac	CR-5	CR-5 (min.7,000 sq ft)	Multiple Residence
					TR	Transitional (if developed as CR-5 multiple residence)
RMHP	Residential Manufactured Home Park (2,500 sf & max 12 un/ac)	High Density Residential (the General Plan does not discuss manufactured homes)	> 6 du/ac	N/A	MHP (min. 4,000 sq ft / space) PM/RVP (min. 2,000 sq ft / space)	Manufactured/Mobile Home Park & Park Model/Recreational Vehicle Park



200 Series: Base Districts – Commercial & MU

DISTRICTS						
New Zoning Districts		Corresponding General Plan Land Use Designation, Densities and Potential Zoning(2)			Corresponding Existing Zoning District	
Map Symbol	Full Name	Land Use Name	Residential Density	Potential Zoning(3)	Map Symbol	Full Name
Commercial Districts						
NC	Neighborhood Commercial	Commercial	N/A	CB-1	CB-1	Local Business
					TR	Transitional (non-residential uses)
GC	General Commercial	Commercial	N/A		CB-1	Local Business
				CB-2	CB-2	General Business
					TR	Transitional (non-residential uses)
SC	Shopping Center	Commercial	N/A	CB-2	CB-2	General Business
GO	Office	Commercial	N/A	CB-1	CB-1	Local Business
				CB-2	CB-2	General Business
					TR	Transitional - office & medical
Mixed Use Districts						
MU-N	Neighborhood Mixed Use	Mixed Use	> 6 du/ac	CB-1	CB-1	Local Business
					TR	Transitional
MU-G	General Mixed Use	Mixed Use	> 6 du/ac		CB-1	Local Business
				CB-2	CB-2	General Business
					TR	Transitional - office & medical



200 Series: Base Districts – Industrial

COMPARISON OF PROPOSED ZONING DISTRICTS, GENERAL PLAN LAND USE DESIGNATIONS, AND EXISTING ZONING DISTRICTS						
New Zoning Districts		Corresponding General Plan Land Use Designation, Densities and Potential Zoning(2)			Corresponding Existing Zoning District	
Map Symbol	Full Name	Land Use Name	Residential Density	Potential Zoning(3)	Map Symbol	Full Name
					CI-1	Light Industry & Warehouse
GI	General Industrial	Employment / Industrial	N/A	CB-2	CB-2	General Business - Uses such as medical laboratory, engineering & scientific research, light manufacturing & assembly & vehicle repair, sales & leasing
				CI-B	CI-B	Industrial Buffer Zone - scientific laboratories, wholesale and warehousing product assembly & light manufacturing
				CI-1	CI-1	Light Industrial and Warehouse
				CI-2	CI-2	Industrial
IP	Industrial Park	Research / Development	N/A	CB-1	CB-1	Local Business
				CI-B	CI-B	Industrial Buffer Zone
				CI-1	CI-1	Light Industrial and Warehouse
LI	Light Industrial	Light Industrial	N/A		CB-2	General Business
					CI-B	Industrial Buffer



200 Series: Base Districts – OS & Institutional

COMPARISON OF PROPOSED ZONING DISTRICTS, GENERAL PLAN LAND USE DESIGNATIONS, AND EXISTING ZONING DISTRICTS						
New Zoning Districts		Corresponding General Plan Land Use Designation, Densities and Potential Zoning(2)			Corresponding Existing Zoning District	
Map Symbol	Full Name	Land Use Name	Residential Density	Potential Zoning(3)	Map Symbol	Full Name
Open Space Districts & Public-Institutional District						
OS-PR	Public Park & Recreation Open Space - City owned parks and recreation facilities	Parks / Open Space	≤ 1 du/ac	GR	GR & TR	General Rural & Transitional (Typically City owned public parks are on GR & TR zoned properties)
OS-POS	Privately-Owned Open Space - open space, drainage channels, retention ponds and parks and trails that are privately-owned, typically by a Home Owners Association.	Parks / Open Space	≤ 1 du/ac		CR-2, CR-3 & TR	Single Family Residence & Transitional Zones (typically HOA private parks are on CR-2, CR-3 or TR zoned property)
OS-C	Conservation Open Space - Public or private open space that is preserved, such as environmentally sensitive lands, wildlife corridors, creeks and rivers.	Parks / Open Space	≤ 1 du/ac		N/A	Conservation Open Space is not addressed in the existing Zoning Code
PI	Public-Institutional	Public / Institutional	N/A	GR	GR	General Rural (school, college, library, museum, government building, & clinic)
					TR	Transitional (college, government building, library, museum, school, community service agency & clinic)



200 Series: Base Districts – PAD District

COMPARISON OF PROPOSED ZONING DISTRICTS, GENERAL PLAN LAND USE DESIGNATIONS, AND EXISTING ZONING DISTRICTS						
New Zoning Districts		Corresponding General Plan Land Use Designation, Densities and Potential Zoning(2)			Corresponding Existing Zoning District	
Map Symbol	Full Name	Land Use Name	Residential Density	Potential Zoning(3)	Map Symbol	Full Name
Other Districts						
PAD	Planned Area Development	Master Planned Community	Overall 3-10 du/ac		PAD Overlay	Planned Area Development Overlay - zoned property, such as CR-2, CR-3, TR, CB-1 & CB-2, with an Overlay District that may alter the minimum lot sizes, set backs, coverage, building height & sometimes permitted uses.
Notes:						
<ol style="list-style-type: none"> 1. A comprehensive Comparison Table of the New Zoning Districts, the General Plan Land Uses and the Original Zoning Districts is on file at the City Development Services Department in the Planning & Zoning Division. 2. As identified in the January 2006 General Plan Land Use Element, pages 19 - 25 3. Table 6 - Land Use Designations of the 2006 General Plan, identifies the potential/appropriate Zoning Districts that correspond to the General Plan Land Use Designations. 4. Properties zoned (including PAD Overlays) prior to adoption of this Code that desire to rezone to a comparable zoning district of this Code should consider the existing uses and Development Standards, such as lot size, setbacks, lot coverage, etc. to determine a new zoning district. 						



300 Series: Overlay Zoning Districts

- 301 MLUP Master Land Use Plan Required Overlay
(Task Force recommends removal)
- 302 TC Transportation Corridor Overlay
- 303 TOD Transit – Oriented Development Overlay
- 304 Mixed Use – Heritage Overlay



Series 400: Regs. Applying in Multiple Districts

- 401 – accessory structures, encroachment into setbacks, animal keeping, outdoor storage, screening, fences, loading areas, etc.
- 402 – Adequate Public Facilities **(Task Force recommends removal)**
- 403 Reserved
- 404 Landscaping
- 405 Lighting
- 406 Nonconforming Uses & Structures
- 407 On-Site Parking and Loading
- 408 Performance Standards
- 409 Signs
- 410 Standards for Specific Uses
- 411 Sustainable development Incentive Program
- 412 Telecommunications Facilities



Series 500: Administration

- **Creation of “Hearing Officer” authority**
- **Incorporating the Heritage District Advisory Committee**
- **Formalizing the Technical Advisory Committee**



Series 500: Permits

Existing & Proposed Procedures Comparison

EXISTING PROCEDURES & REVIEW AUTHORITIES			
Application or Action	Advisory Body	Decision-Maker	Appeal Body
Zoning Clearance	n/a	Zoning Administrator	Board of Adjustment*
Administrative Use Permit	n/a	Zoning Administrator	Board of Adjustment
Conditional Use Permit	Planning & Zoning Commission	City Council	City Council
Temporary Use Permit	n/a	Zoning Administrator	Board of Adjustment
Site Plan Review (All proposed development other than single family residence)	Planning & Zoning Commission	City Council	Major: City Council Minor: Board of Adjustment
Changes to an Approved Development Review Permit	Major: Zoning Administrator Minor: n/a	Major: Planning & Zoning Commission Minor: Zoning Administrator	Major: City Council Minor: Board of Adjustment
Waiver from Dimensional Standards	n/a	Zoning Administrator	Board of Adjustment
Variances	Zoning Administrator	Board of Adjustment	Superior Court
Permit Revocation	Zoning Administrator	Original decision-making body	Original decision-making body
Site Plan Review in Heritage District	Heritage District Advisory Committee & Planning & Zoning Commission	City Council	Board of Adjustment
General Plan Text and Map Amendments	Planning & Zoning Commission	City Council	Superior Court
Zoning Code and Map Amendments	Planning & Zoning Commission	City Council	Superior Court
Planned Area Development Districts	Planning & Zoning Commission	City Council	Superior Court
Comprehensive Sign Plan	Planning & Zoning Commission	City Council	Board of Adjustment

TABLE 501.11: REVIEW AUTHORITIES				
Application or Action	Article	Advisory Body	Decision-Maker	Appeal Body
Zoning Permit	503	n/a	Zoning Administrator	Board of Adjustment*
Administrative Use Permit	504	n/a	Zoning Administrator	Board of Adjustment
Conditional Use Permit	504	Hearing Officer	Planning & Zoning Commission	City Council
Temporary Use Permit	504	n/a	Hearing Officer	Board of Adjustment
Development Review Permit <i>Major (5,000 square feet and above)</i> <i>Minor</i>	505	Major: Zoning Administrator Minor: n/a	Major: Planning & Zoning Commission Minor: Zoning Administrator	Major: City Council Minor: Board of Adjustment
Changes to an Approved Development Review Permit	505	Major: Zoning Administrator Minor: n/a	Major: Planning & Zoning Commission Minor: Zoning Administrator	Major: City Council Minor: Board of Adjustment
Waiver from Dimensional Standards	507	n/a	Hearing Officer	Board of Adjustment
Variances	506	Zoning Administrator	Board of Adjustment	Superior Court
Permit Revocation	502.13	Zoning Administrator	Original decision-making body	Original decision-making body
Heritage Area Development Review Permit	505	Heritage District Advisory Committee	Major: Planning & Zoning Commission Minor: Zoning Administrator	Major: City Council Minor: Board of Adjustment
General Plan Text and Map Amendments	508	Planning & Zoning Commission	City Council	Superior Court
Zoning Code and Map Amendments	509	Planning & Zoning Commission	City Council	Superior Court
Planned Area Development Districts	510	Planning & Zoning Commission	City Council	Superior Court

* Note that any decision by the Board of Adjustment is appealed to the Superior Court.

Indicates no proposed change in procedures

Notable change from current procedures



Design Guidelines

- **Single Family Residential Design Guidelines**
- **Heritage District Design Guidelines**
- **Wireless Communication Facility Design Guidelines**



Recommendations Received

- **Zoning Code Rewrite Task Force – Attachment A**
- **Heritage Advisory Committee**



Letters of Concern & Review Schedule

- June 23rd – Introduction of the draft Zoning Code, code development process, section highlights, and recommendations received thus far. Discuss the schedule for review and Public Hearings*
- *July 14 – Review and direction on Task Force recommended Amendments. Detailed review and discussion on topics concerning the Planning Commission. Recommendations from the Code Rewrite Consultant and staff. Direction to staff on updates to the code draft, which may include initiation of the Public Hearing Draft.*
- *July 28 – Remaining discussions and initiation of Public Hearing Draft (if not already initiated on July 14th). A minimum of one Public Hearing will be scheduled at time of initiation, to be advertised no sooner than 15 days prior to the public hearing.*
- *Aug. 18 – Public Hearing and discussion of the Public Hearing Draft Zoning Code*
- **Additional meetings may be scheduled as necessary.**



DISCUSSION

