

CITY OF MARICOPA

PROUD HISTORY • PROSPEROUS FUTURE



FENCE AND WALL GUIDE

PLANNING AND ZONING DIVISION
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FENCE/WALL PERMITTING PROCESS

- All fences/walls under seven (7) feet in height and/or within residential districts require a **Zoning Permit** with the City of Maricopa. This permit is required to verify the fence's location and exterior design.
- All commercial fences/freestanding walls exceeding seven (7) feet in height, and all retaining walls exceeding four (4) feet, require a **Commercial Wall/Fence Permit**.
- Retaining walls, not over four (4) feet measured from the bottom of the footing unless supporting a surcharge require a **Commercial Retaining wall permit**

Submittal Requirements:

1. **Narrative (required)** – A written summary of the wall/fence that will be installed, and other general information regarding the project's scope of work.
2. **Written Authorization from The property Owner (required)**
3. **Site Plan (required)** – A site map (may be computer generated or neatly sketched) depicting the location of the walls/fences.

Note: Please follow this file naming format when submitting your plans and/or documents:

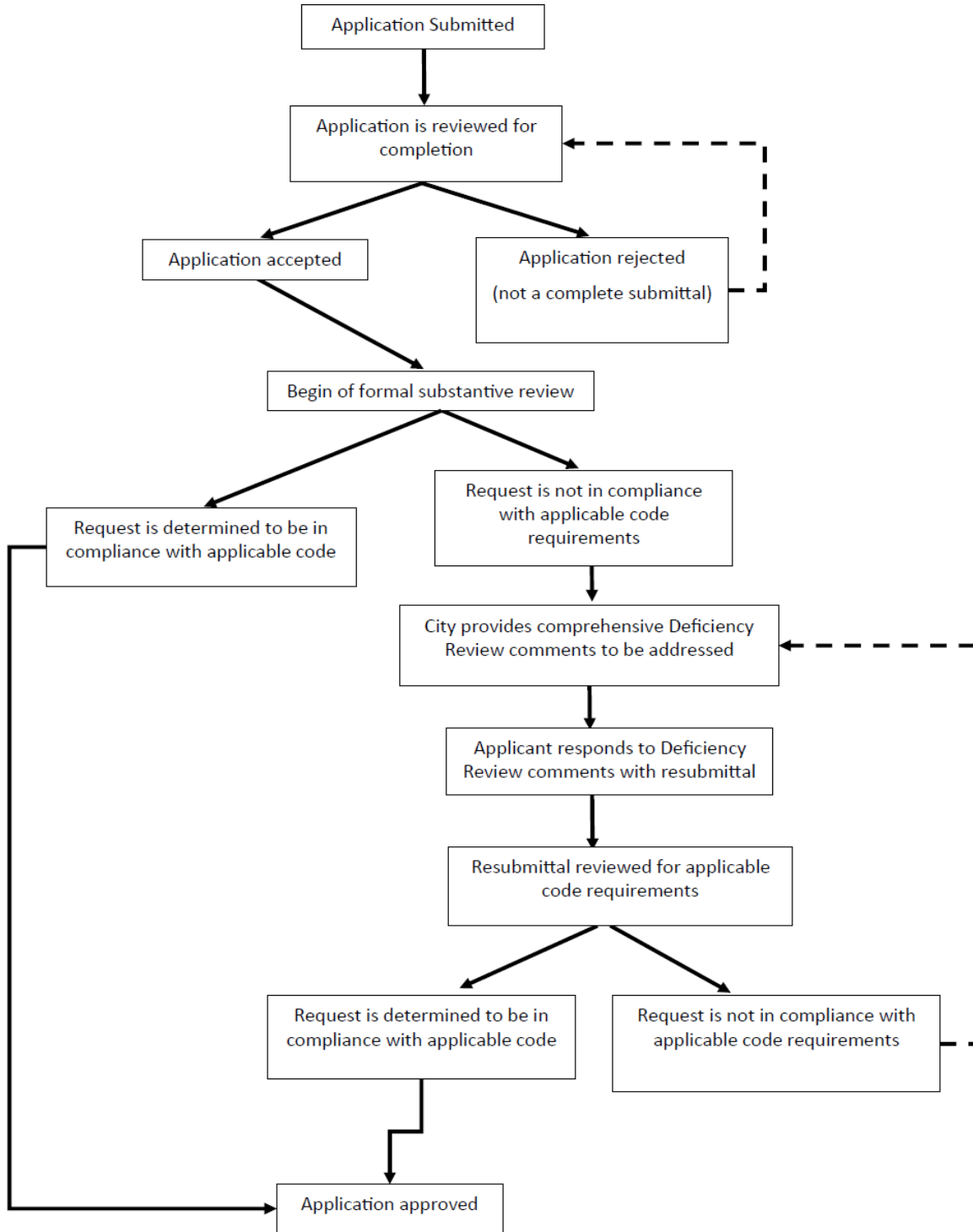
(Plan Type) – (Project Name) – (Submittal #)

Example: Landscape Plan – The Lofts on Edison – 2nd Submittal

*Please note that only PDF files will be accepted



Process Flow Chart



DEFINITIONS:

Fence/Perimeter Wall

An artificially constructed barrier of any material or combination of materials erected to enclose or screen an area of land.

View Fencing

Fencing that is constructed in such a manner as to achieve 80 percent overall openness.

Corral Fence

A structure consisting of vertical posts with horizontal connectors, so constructed that 75 percent or more of the vertical surface is open. Corral fences do not include chain link fences.

Building Setback Line (B.S.L.)

The required minimum distance between the property line and the closest point of any building or structure.

Setback

The area between a property line and a building or structure which must be kept clear or open and clear of certain structures.

Sight Visibility Triangle

The area of visibility on a street corner to allow for safe operations of vehicles, pedestrians, and cyclists in the proximity of intersecting streets, rail lines, sidewalks, and bicycle paths.



EXAMPLES:



View Fencing



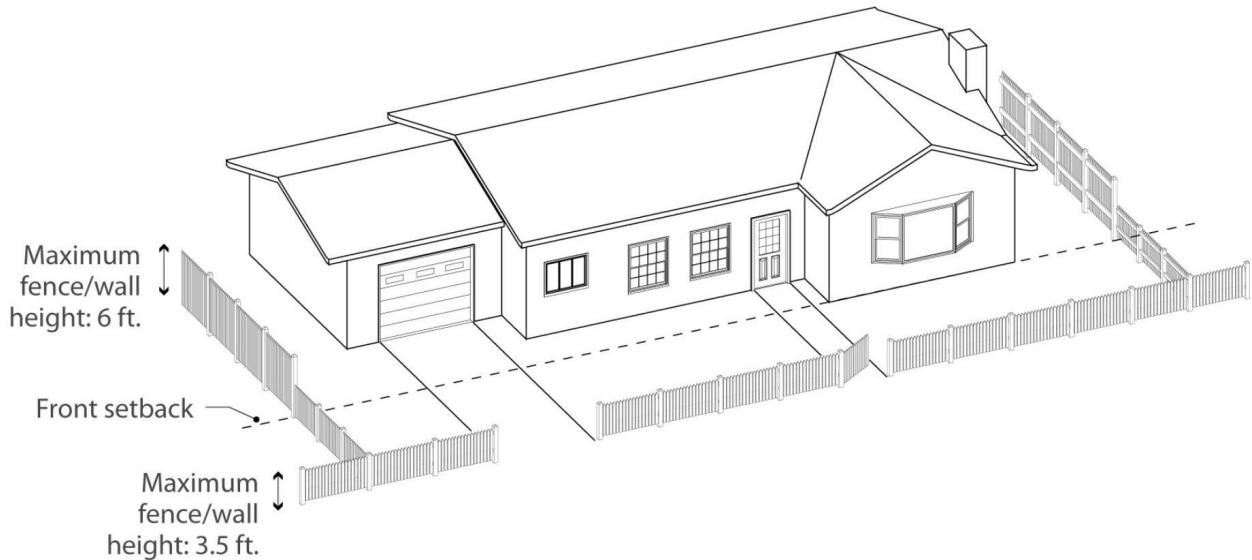
Corral Fencing



CMU Block Wall



Residential Zones: *Regulations*



- No fence or freestanding wall within the front or street side shall exceed 3.5 feet in height. Walls shall not exceed six feet in height on interior sides and the rear.
- Barbed wire, razor wire, embedded glass shards, ultra-barrier, electrified and other hazardous fencing are prohibited.
- Where fencing blocks public utility easements, it shall be constructed so those portions required for access to the utilities can be removed or access otherwise ensured.



Commercial, Mixed-Use, and Industrial Zones:

- No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of eight feet.

- Fences and freestanding walls shall be architecturally integrated with the subject site's developments.

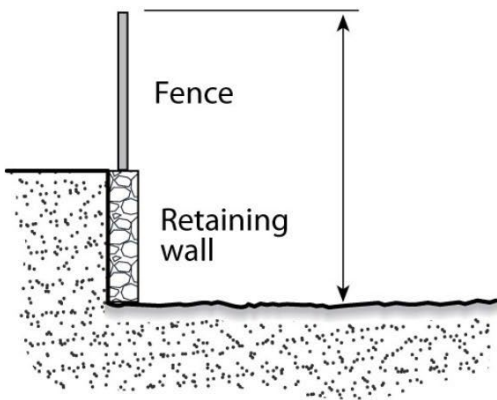


- Chain-link fencing is not permitted in any commercial, mixed-use, or industrial district.

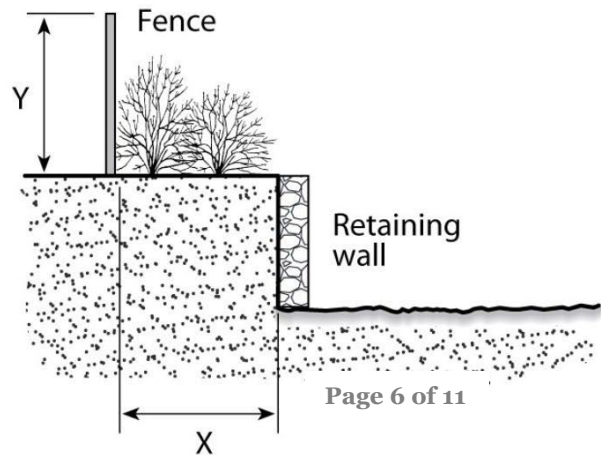


Retaining Walls:

- The height of a solid freestanding fence that is on top of a retaining wall is measured from the ground level on the lowest side of the combined fence and wall.
- If the freestanding portion of the wall is set back from the retaining wall a distance equal to or greater than the height of the freestanding portion of the wall, the retaining and freestanding wall heights shall be calculated separately as individual walls.
- The setback area shall be landscaped in a manner to soften the combined wall mass.



Fence height is measured from the ground level on the lowest side of the fence.



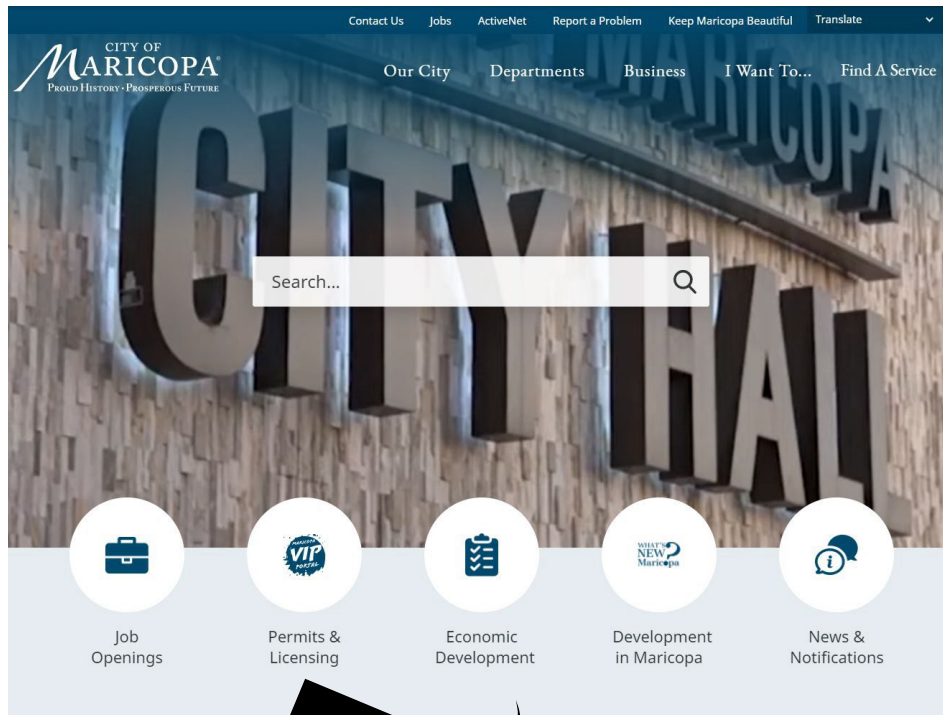
Where $X \geq Y$, the retaining wall and freestanding fence shall be calculated separately as individual walls.



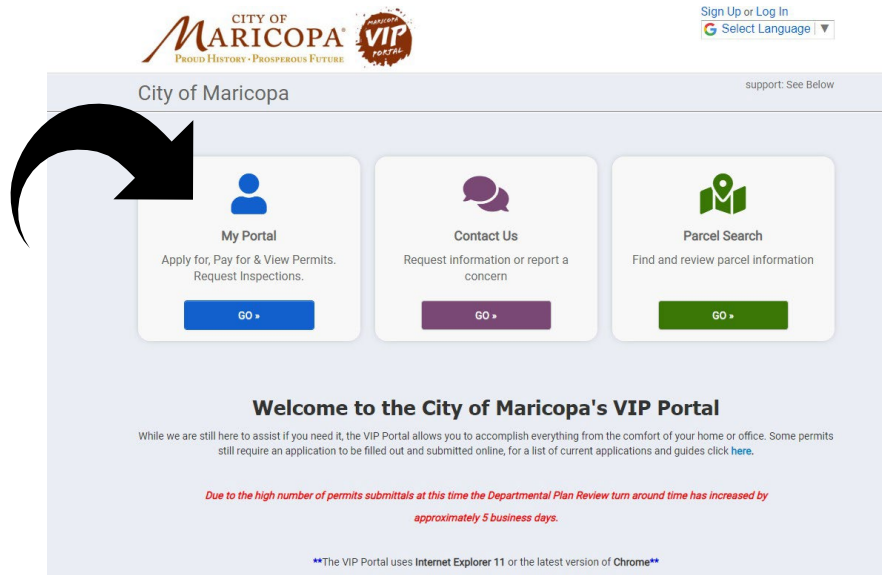
How to Apply:

To complete an application, please click on our [VIP](#) portal. Apply for either a zoning permit or a Commercial Wall/Fence permit. Submit the required documents, plans, and [fees](#). You will be contacted once we have reviewed your submission. For information on application fees and review times see the following links below. For questions please email us at DSD@maricopa-az.gov or call us at 520- 316-6920.

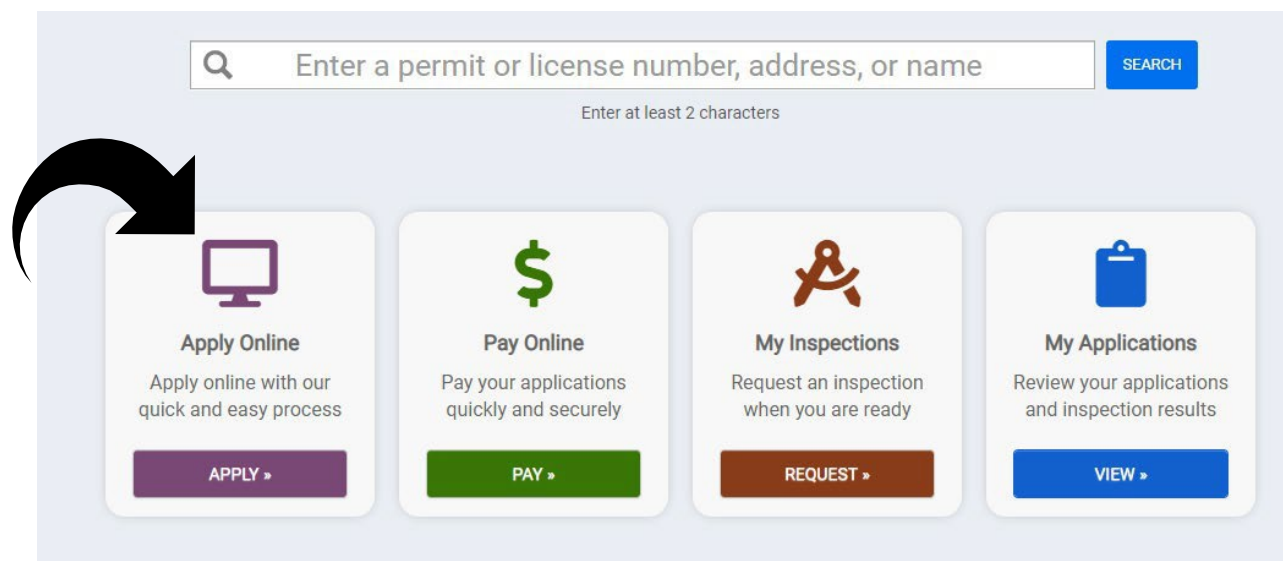
- Development Fees – [Click Here](#)
- Plan Review Times – [Click Here](#)



Then you may click on “My Portal,”



And then you may click “Apply Online” to apply for a permit.



For Walls/Fences Under Seven (7) Feet and/or in Residential Districts:

Select the Category: “Planning and Zoning” Select
 “Zoning Permit”

Select a category to view your options

PLANNING AND ZONING (SIGNS, PRE-APPLICATIONS, ZONIN... ▾

- ADMINISTRATIVE DESIGN REVIEW (RESIDENTIAL HOUSING PRODUCT)
- ANNEXATION
- CONDITIONAL USE PERMIT
- DEVELOPMENT AGREEMENT (CITY INITIATED)
- DEVELOPMENT REVIEW PERMIT (MAJOR)
- DONATION BOXES
- FAMILY CHILD CARE (DAYCARE)
- LOT COMBINATION
- MAP OF DEDICATION
- MOBILE VENDOR
- PLANNED AREA DEVELOPMENT AMENDMENT
- PRELIMINARY PLAT EXTENSION
- RESIDENTIAL AND GROUP CARE HOME (7-10 RESIDENTS)
- SEASONAL SALES
- SIGN (MONUMENT/FREESTANDING - 7 FT. TALL & ABOVE)
- SUBDIVISION FINAL PLAT
- SUBDIVISION PRELIMINARY PLAT
- TEMPORARY CONSTRUCTION SIGN PERMIT - SR 347
- TEMPORARY USE PERMIT
- VARIANCE REQUEST
- WALL SIGN (100 SF AND OVER)
- ZONING PERMIT
- ADMINISTRATIVE ZONING COMPLIANCE
- COMPREHENSIVE SIGN PLAN
- CONDITIONAL USE PERMIT- QUALIFYING MARIJUANA FACILITY
- DEVELOPMENT AGREEMENT (PRIVATE)
- Development Review Permit Minor (Minor)
- FACT FINDING
- GENERAL PLAN AMENDMENT
- LOT SPLITS/LOT LINE ADJUSTMENT
- MINOR LAND DIVISION (OVER 2.5 ACRES)
- PLANNED AREA DEVELOPMENT
- PRE-APPLICATION CONFERENCE
- RESIDENTIAL AND GROUP CARE HOME (1-6 RESIDENTS)
- REZONE/ZONE CHANGE
- SIGN (MONUMENT/ FREESTANDING - UNDER 7 FT. TALL)
- STREET NAME CHANGE
- SUBDIVISION FINAL PLAT AMENDMENT
- TEMPORARY CONSTRUCTION BANNER
- TEMPORARY SIGN /BANNER
- TEXT AMENDMENT
- WAIVER REQUEST
- WALL SIGN (UNDER 100 SF)
- ZONING VERIFICATION



For Commercial Walls/Fences Exceeding Seven (7) Feet:

Select the Category: “Building Permits (Commercial Projects)”

Select “Commercial Wall/Fence”

*NOTE: CONSTRUCTION WORK MAY NOT REQUIRE A BUILDING PERMIT, BUT IT IS NOT ALWAYS EXEMPT FROM PLANNING AND ZONING OR OTHER PUBLIC AGENCY REQUIREMENTS.

Select a category to view your options

BUILDING PERMITS (COMMERCIAL PROJECTS)

- COMMERCIAL ADDITION
- COMMERCIAL CELL TOWER WIRELESS COMMUNICATION NEW
- COMMERCIAL DETACHED STRUCTURE
- COMMERCIAL FOUNDATION ONLY (AT RISK)
- COMMERCIAL NEW
- COMMERCIAL NEW BUILDING (PUBLIC SCHOOL)
- COMMERCIAL SHELL
- COMMERCIAL STANDARD PLAN REVIEW
- COMMERCIAL SWIMMING POOL/SPA
- COMMERCIAL WALL/FENCE
- EV CHARGER
- NOISE VARIANCE APPLICATION
- COMMERCIAL CELL TOWER MODIFICATION
- COMMERCIAL CERTIFICATE OF OCCUPANCY
- COMMERCIAL FLAGPOLE
- COMMERCIAL FOUNDATION ONLY- MFR (AT RISK)
- COMMERCIAL NEW (HOTEL/MOTEL)
- COMMERCIAL SHADE STRUCTURE
- COMMERCIAL SOLAR INSTALL
- COMMERCIAL SWIMMING POOL HEATER W/GAS
- COMMERCIAL TENANT IMPROVEMENT
- DEMOLITION NON RESIDENTIAL
- MECHANICAL, PLUMBING, GAS & ELECTRICAL (COMMERCIAL)

After submitting an application:

Please see our Plan Review [Turnaround](#) Time document for staff to review the application and submitted documents.

Contact:

For inquiries related to fences and walls as per the city code, please contact the Development Services Department at 520-316-6920 or e-mail us at dsd@maricopa-az.gov



REGULATORY BILL OF RIGHTS

This past legislative session (Fiftieth Legislature, First Regular Session), the Arizona Legislature passed Senate Bill 1598. This “Regulatory Bill of Rights” went into effect on July 20, 2011 (with full implementation on December 31, 2012). The rights afforded private regulated parties under the new law are provided below.

A.R.S. § 9-832: REGULATORY BILL OF RIGHTS

TO ENSURE FAIR AND OPEN REGULATION BY CITIES, A PERSON:

- IS ELIGIBLE FOR REIMBURSEMENT OF FEES AND OTHER EXPENSES IF THE PERSON PREVAILS BY ADJUDICATION ON THE MERITS AGAINST A CITY IN A COURT PROCEEDING REGARDING A CITY DECISION AS PROVIDED IN A.R.S. § 12-348.
- IS ENTITLED TO RECEIVE INFORMATION AND NOTICE REGARDING INSPECTIONS AS PROVIDED IN A.R.S. § 9-833 (EFFECTIVE JUNE 30, 2012).
- IS ENTITLED TO HAVE A CITY NOT BASE A LICENSING DECISION IN WHOLE OR IN PART ON LICENSING CONDITIONS OR REQUIREMENTS THAT ARE NOT SPECIFICALLY AUTHORIZED AS PROVIDED IN A.R.S. § 9-834.
- MAY HAVE A CITY APPROVE OR DENY THE PERSON’S LICENSE APPLICATION WITHIN A PREDETERMINED PERIOD OF TIME AS PROVIDED IN A.R.S. § 9-835 (EFFECTIVE DECEMBER 31, 2012).
- IS ENTITLED TO RECEIVE WRITTEN OR ELECTRONIC NOTICE FROM A CITY ON DENIAL OF A LICENSE APPLICATION (EFFECTIVE DECEMBER 31, 2012).
 - THAT JUSTIFIES THE DENIAL WITH REFERENCES TO THE STATUTE, ORDINANCE, REGULATION, DELEGATION AGREEMENT OR AUTHORIZED SUBSTANTIVE POLICY STATEMENT ON WHICH THE DENIAL IS BASED AS PROVIDED IN A.R.S. § 9-835.
 - THAT EXPLAINS THE APPLICANT’S RIGHT TO APPEAL THE DENIAL AS PROVIDED IN A.R.S. § 9-835.
- IS ENTITLED TO RECEIVE INFORMATION REGARDING THE LICENSE APPLICATION PROCESS AT THE TIME THE PERSON OBTAINS AN APPLICATION FOR A LICENSE AS PROVIDED IN A.R.S. § 9-836.
- MAY INSPECT ALL ORDINANCES, REGULATIONS, AND SUBSTANTIVE POLICY STATEMENTS OF A CITY, INCLUDING A DIRECTORY OF DOCUMENTS, AT THE OFFICES OF THE CITY AS PROVIDED IN A.R.S. § 9-837.
- UNLESS SPECIFICALLY AUTHORIZED, MAY EXPECT CITIES TO AVOID DUPLICATION OF OTHER LAWS THAT DO NOT ENHANCE REGULATORY CLARITY AND TO AVOID DUAL PERMITTING TO THE MAXIMUM EXTENT PRACTICABLE AS PROVIDED IN A.R.S. § 9-834.
- MAY FILE A COMPLAINT WITH THE CITY COUNCIL CONCERNING AN ORDINANCE, REGULATION OR SUBSTANTIVE POLICY STATEMENT THAT FAILS TO COMPLY WITH A.R.S. § 9832.

