

## **Chapter 18.76**

### **MARICOPA STATION OVERLAY**

Sections:

<b>18.76.005</b>	<b>Purpose.</b>
<b>18.76.010</b>	<b>Boundaries.</b>
<b>18.76.020</b>	<b>Applicability.</b>
<b>18.76.030</b>	<b>Authority.</b>
<b>18.76.040</b>	<b>Design standards intent.</b>
<b>18.76.050</b>	<b>Transect-based zoning subdistricts.</b>
<b>18.76.060</b>	<b>Land use regulations.</b>
<b>18.76.070</b>	<b>Allocation and structure of transect-based zoning subdistricts.</b>
<b>18.76.080</b>	<b>Allocation and structure of blocks and lots.</b>
<b>18.76.090</b>	<b>Private realm – General design standards to T4 and T5.</b>
<b>18.76.100</b>	<b>T4 and T5 zones development standards.</b>
<b>18.76.110</b>	<b>Signage.</b>
<b>18.76.120</b>	<b>Public realm: CD – Civic district design standards.</b>
<b>18.76.130</b>	<b>Food Truck Courts</b>
<b>18.76.<del>130</del>140</b>	<b>Review of plans.</b>

#### **18.76.130 Food Truck Courts**

**A. Specific Standards:**

1. All Food Courts sites must be reviewed, permitted, and developed in accordance with the Maricopa City Code and the adopted Building Code, including those for signage and waste collection, and shall comply with the following standards.

- a. **On-site management is required to be present during all hours of operation to ensure compliance with the required standards.**
  - b. **Hours of operation are limited to 7:00 a.m. to 10:00 p.m.**
  - c. **Retail sales vendors are permitted as an accessory use to the Food Court but shall not exceed 50% of the designated vendor stalls.**
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- E. **The zoning administrator may evaluate and accept an alternative method/design that meets the intent and spirit of the code and other City of Maricopa policy documents.**

## **18.76.130** ~~130~~ **140**      **Review of plans.**

Permit and review procedures should follow the standards in this chapter, and design and approval criteria listed in the Maricopa Station Design Guidelines. There are two types of permitted deviations from the requirements:

A. *Exception and Variance.*

1. *Exception.*

- a. Requests for exception(s) shall only be permitted as specifically indicated in this chapter or as determined by the zoning administrator.
  - b. To apply for an exception, the applicant shall provide the following:
    - i. The specific exception(s) requested including citation from this chapter and why the exception(s) is being sought.
    - ii. Maps, text, drawings, and/or statistical data related to the requested exception(s).
  - c. No exception(s) shall be approved unless the zoning administrator finds the approval would:
    - i. Be consistent with MCC [18.76.040](#), Design standards intent, of this chapter, and
    - ii. Must be consistent with the goals, objectives, and policies of the general plan, redevelopment area plan and the design guidelines for Maricopa Station.
  - d. Any decision regarding an approval or denial of an exception shall state, in writing, the reasons for the approval or denial.
  - e. If the zoning administrator denies any requested exception, the applicant may appeal; refer to MCC [18.140.140](#).
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2. *Variance.*

- a. A variance shall be processed pursuant to city code.
- b. The following standards and requirements shall not be available for variances:
  - i. The maximum dimensions of traffic lanes;
  - ii. The required provision of rear alleys or lanes and/or;
  - iii. The maximum dimensions for parking lanes, spaces, and lots.

B. *Administrative Adjustment.* The zoning administrator has the discretion to approve any regulating plan conformance review, streetscape, site and/or building plan that deviates within 10 percent from any specific numerical standard prescribed in this chapter.

1. The following development or activities shall be exempt from the provisions of this chapter:

- a. Ordinary repairs for the purpose of building, signage, lighting or premises maintenance.
- b. Construction within the interior of the structure not visible from the exterior of the building.
- c. Emergency repairs ordered by any code enforcements official in order to protect health and safety. [Ord. 20-15 § 1; Res. 20-37.]

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**The Maricopa City Code is current through Ordinance 26-07, passed April 21, 2026.**

Disclaimer: The city clerk's office has the official version of the Maricopa City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.maricopa-az.gov](http://www.maricopa-az.gov)

[City Telephone: \(520\) 568-9098](tel:(520)568-9098)

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TXT26-02 Section 18.76.130 MCC, Maricopa Station Overlay – Food Trucks

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[Hosted by General Code.](#)

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