

# City Code Amendments Development Services

City Council Work Session  
April 24, 2023

# Background

July  
2020

Amendments Phase 1  
Council Approval

Feb.  
2021

Amendments Phase 2  
Beginning Process-  
Subcommittee Meeting

April  
2022

City Council Work Session  
Long Term Deliverables

1. EMP. COR:

- B... NICE SILENT SPOT

# 2A. DENSITY  
MULTI-FAMILY.

- LOCATE:

- NEAR MALL + RETAIL

- NEAR TRANSIT

- SPRINKLED IN SOUTH CHANDLER

- USE AS BUFFER

- NOT IN EMP. COR.

- REDEVELOP STREETS

RESIDENT  
DEMAND NEAR/IN  
EMP. COR. IS THERE.

EAST SIDE OF  
DOWNTOWN/  
OF RAIL.

CHANDLER

ABOVE 1ST FLOOR

NORTH

2B. DENSITY - SINGLE FAMILY.

- SUSTAINABLE + QUALITY COMMUNITIES ✓  
THAT AGE WELL. MORE IMPORTANT

THAT  
RE 3. DEV. STANDARDS

DEV - VALUE OF DEV. RAISED FROM '95  
STANDARDS. COMPREHENSIVELY. ✓✓

- AV  
ARE - "THIS IS CHANDLER"

4. NOTIFICATION:

NOT CONSISTENT/

USE EXISTING MAILINGS - I.E. WATER BILL

POST AT PUBLIC BUILDINGS

- NEXT DOOR / FACEBOOK / ETC.






# Meeting Intent

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- **Identify Code/Policy Issues**
- **Introduce Amendment Options**
- **Seek City Council Input**

**Potential Code Amendments Address:**

-  **Economic Vitality**
-  **Neighborhoods**
-  **Quality of Life**
-  **Sustainability & Technology**



# Strategic Policy & Focus Areas

## **Economic Vitality**

Targeted use of adaptive reuse, infill, mixed-use and redevelopment tools and plans supporting the vitality of commercial centers and neighborhoods.

High development standards incorporating innovative aesthetics and amenities in our built environment.

A predictable development process based on exceptional customer service and finding creative ways to get to “yes.”



# Strategic Policy & Focus Areas

## Neighborhoods

Amenities, infrastructure and services that support community safety and align with the needs of people in the surrounding neighborhood.

## Quality of Life

Unique amenities and experiences that attract people to Chandler.

## Sustainability and Technology

Leading in the sustainability of water infrastructure and conservation.

An architectural rendering of a modern urban development. The scene features a central courtyard with a paved walkway, several palm trees, and a small circular water feature. People are shown walking and sitting on benches in the courtyard. In the background, a multi-story building is labeled "Hilton Garden Inn". To the left, a tall, modern glass skyscraper is visible. The foreground shows a street with a few cars and a brick-paved area. The overall atmosphere is bright and sunny, suggesting a vibrant, walkable community.

# Economic Vitality Potential Code Changes

# Modify Required Setbacks within Certain Areas

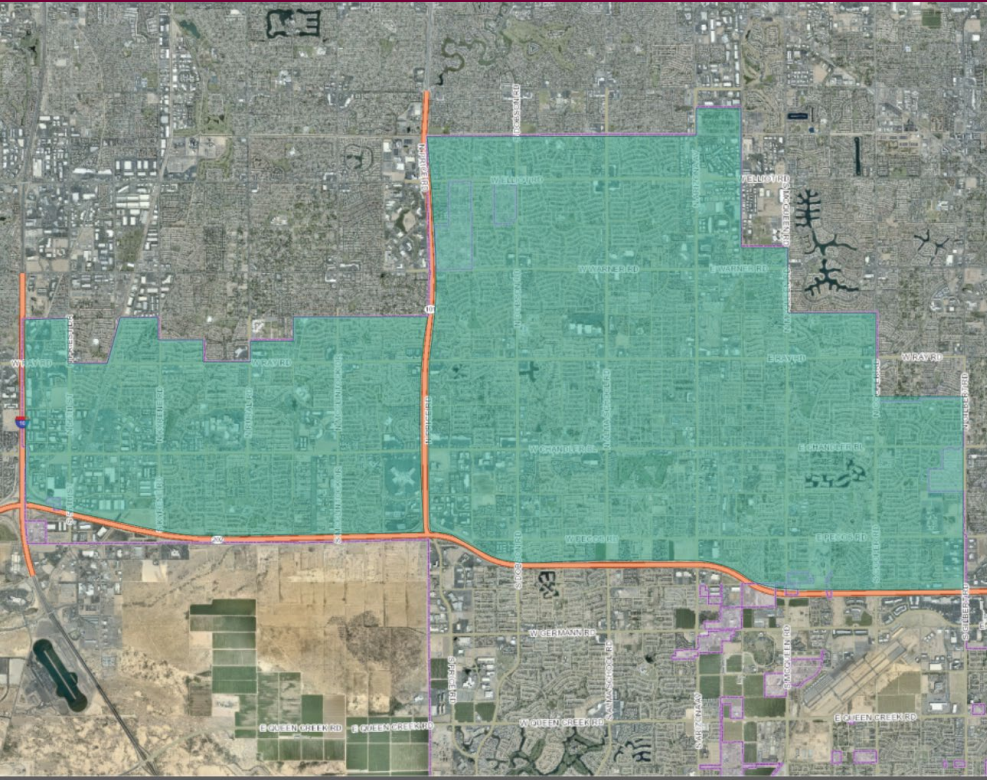


**Challenge:** Required building and landscaping setbacks accommodate large suburban site development

**Current:**  
50' (arterial) 30' (non-arterial) setbacks  
50' x 250' landscaping at intersections

**Proposal:**  
Create administrative ability to reduce on certain sites when development proposes a high quality of design

# Modify Required Setbacks within Certain Areas



**Current:** Building and landscaping setbacks accommodate large suburban site development

50' (arterial) 30' (non-arterial) setbacks  
50' x 250' landscaping at intersections

## **Proposal:**

Create administrative ability to reduce on certain sites where developer proposes a heightened pedestrian oriented design



# Modify Requirements for Free-standing pad Buildings



**Challenge:** Market driven towards smaller building foot prints and more drive-through developments

**Current:** One free-standing pad per arterial street; allowing two per development

**Proposal:**  
Eliminate maximum total number of pads if designed as integral part of the development

# Modify Requirements for Drive Thrus



**Current:** Queuing lanes shall provide 150 feet from pick-up window to start of queue & provide minimum six vehicles from order box

**Challenge:** Two lanes used to meet queuing requirements, but close one lane at certain times

**Proposal:**  
One lane shall meet minimum queuing & additional lanes are considered bonus queuing

# Modify Requirements for Drive Throughs



**Challenge:** Businesses providing separate lane for online pick-up orders not meeting standard queue length

**Current:** Queuing lanes shall provide 150 feet from pick-up window to start of queue & provide minimum six vehicles from order box

**Proposal:**  
Establish minimum queuing for online pick-up lanes

# Increase Height for Mid-Rise Overlay (MRO)



**Current:** Buildings over 45 feet tall need a MRO

**Challenge:** MRO was intended to regulate buildings 5-stories in height or taller

Proposed floor heights & mechanical screening push 3 and 4 story buildings *just* over the 45 feet threshold

**Proposal:**  
Increase MRO Height to 55 feet

# Mechanical Screening



**Challenge:** Developers claim we're "more restrictive than other cities"

**Current:** Roof-mounted mechanical equipment must be completely screened on all four sides and architecturally integrated into building design

**Proposal:**  
Consider reducing screening to only street view within industrial

Reduce requirement if equipment is located as to not be visible, i.e. 8-story building or center of roof

# Enlarge Permitted Blade Sign Area



**Current:** Blade signs permitted to project two feet from a building as measured to edge of sign; four feet within City Center District

**Proposal:**  
Increase allowable projection and sign area, to be visible by drivers above colonnade

The Uncommon built at ten feet

# Medical Parking Requirements



**Challenge:** Medical parking requirements too broad

**Current:** Zoning Code requires One space per 150 square feet for medical office;

Hospitals 3 spaces per each bed

**Proposal:**  
Consider defining outpatient surgery facilities and establishing required parking

# Revise Uses Permitted in Non-residential Properties

## ARTICLE XXI. - TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

The following tables indicate uses permitted by zoning districts with an "X" and use permits with an "UP."

TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Delicatessen, grocery, supermarket or other store carrying a variety of food and related goods	X	X	X	UP	
Dental and medical offices and clinics (excluding veterinarians)	X	X	X	UP	UP
Dental supplies		X	X	UP	
Department store (see footnote #2 at end of table)	X	X	X		
Including sale of items shown elsewhere in this table if customarily sold in such a store					
Diaper service			X	X	X
Donation center (clothing and household furniture)		X	X		
Dressmaker	X	X	X	UP	
Drive-in, drive-up, and all fast-turnover establishments defined as businesses that include in their design and function the use of drive-in windows, curbside service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X	X	UP	UP
Drive-in theater		X	X	UP	UP

**Current:** Zoning Code is silent on relevant uses and not intuitive to navigate

## Proposal:

- Reorganize table to group common uses
- Add relevant uses such as brewery, cloud kitchens, & adult day center
- Permit greater amount of ancillary uses such as office or showroom within industrial



# Use Permit Renewal, Enforcement



**Current:** Not addressed by Zoning Code

**Proposal:**  
Clarify when an application is filed and under the review process, enforcement may be stalled

# Outdoor Speakers



**Current:** Businesses that sell alcohol without live music require an Entertainment Use Permit (EUP) for outdoor speakers within 600 feet of residential

**Proposal:** Where no live music is proposed, allow outdoor speakers without an EUP

City code will continue to mitigate nuisance

# Establishments Operating Under a Bar License



**Current:** All establishments operating under a bar license require a Use Permit; Issued by the state and reviewed by Tax & License

Series 7 Beer & Wine Bar License  
Series 6 Bar License

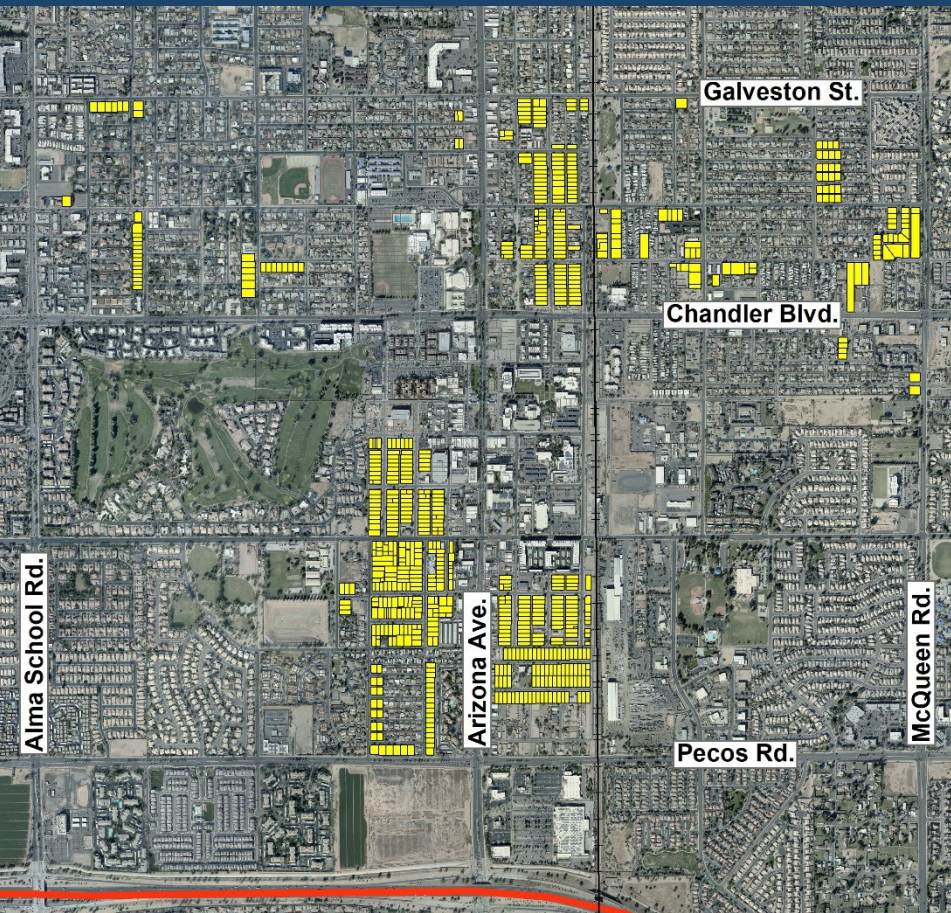
**Challenge:** Delays business' opening

**Proposal:**  
Eliminate requirement for Use Permit for Series 7 Bar license

An aerial photograph of a modern residential development. The central focus is a large, multi-story apartment complex with light-colored facades and brown-tiled roofs. To the left, a wide, green canal winds through the site, bordered by a concrete wall. A swimming pool is visible within the development. In the foreground, the skeletal steel framework of another building under construction is visible. The background shows a mix of green agricultural fields, a large stadium-like structure, and distant mountains under a clear blue sky. The text "Quality of Life and Neighborhoods Potential Code Changes" is overlaid in white, bold font across the center of the image.

# Quality of Life and Neighborhoods Potential Code Changes

# Permit Single-Family in Multi-family Districts



**Current:** Single-family dwellings within a multi-family zoned property requires a Use Permit

**Challenge:** Legal non-conforming lots cannot rebuild a single-family home without a Use Permit or Rezoning

**Proposal:** Permit single-family dwellings by right within certain multi-family zoned properties; limited to lots of a certain square footage

# Allow Residential Access from Alleys



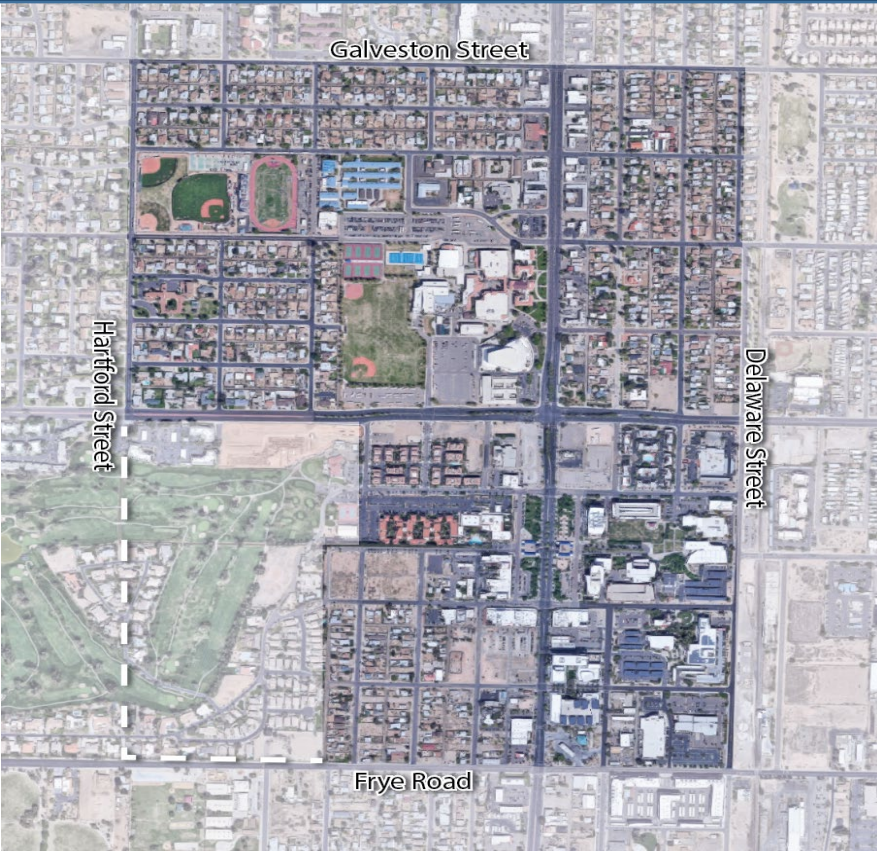
**Current:** Prohibits primary driveway and pedestrian access from alleys

\*Alleys need to accommodate other requirements such as public/private utilities, lighting, drainage, ADA accessibility, etc



**Challenge:** Site layout and conflicts with architectural aesthetics, safety, and walkability

# Allow Residential Access from Alleys



## **Proposal:**

Allow access from alleys where safe and consider improving alleys when feasible in certain areas around Downtown

## **Location:**

Where alleys exist within area bound by:  
Galveston Street (North)  
Delaware Street (East)  
Frye Road (South)  
Hartford Street (West)

# Driveways and Front Yards



**Current:** Nothing in the Zoning Code prevents the front yard from being entirely paved

All required off-street parking must be connected; additional driveways to access rear yards

**Proposed:**  
Establish maximum percentage of hardscape within front yards

Eliminate requirement for areas to be connected



# Permit Accessory Dwelling Units (ADU's) Single-Family District



**Current:** Single-family properties allow for a guest quarters with no cooking unit and cannot be connected to separate meter

**Proposal:**  
Consider permitting ADU's by right within single-family zoned properties meeting requirements for accessory buildings; setbacks and height

# Home-Based Businesses



**Current:** Zoning Code is silent; by policy permitted if no customers or employees who don't live at home

Conducted completely within house

**Proposal:**

Consider permitting certain uses with limited number of clients for home-based businesses when not negatively impact the surrounding neighborhood

Examples: piano lessons, seamstress

# Reduce Setbacks for Residential Swimming Pools



**Current:** Five foot setback is required as measured from property line

**Proposal:**  
Revise to align with building code requirements; three feet from any horizontal plane

# Increase Size of Residential Open Air Ramadas



**Current:** Maximum square footage for an open air ramada is 150 square feet & maximum height ten feet

No limit to amount of ramadas; must be separated by one foot

**Proposal:**  
Increase maximum square footage to 200 square feet

# Neighborhood Perimeter Walls



**Current:** Code does not require minimum wall height or consider grade differences between adjacent developments

**Challenge:** Privacy screening and possible safety concerns for between development

**Proposal:**

Add a requirement to maintain or provide a minimum six foot high perimeter wall for new developments abutting existing residential areas

Measured from the highest point within 5 feet of the wall

# Prohibit Double Walls



**Challenge:** New development prefer to build new fence adjacent to existing development

Safety concerns

**Current:** Zoning Code is silent on double walls

**Proposal:**  
Codify restriction of prohibiting double walls and outline a resolution process

# Holiday Lights in City Right-of-Way



**Current:** Requires multi-departmental review and approval, which is time consuming and confusing to the applicant

**Proposal:**  
Simplify with a no-fee encroachment permit to be issued by the Development Engineering Division

# Conversion of Alley to Curbside Collection for Garbage



**Current:** Clarify code language to align with current practice

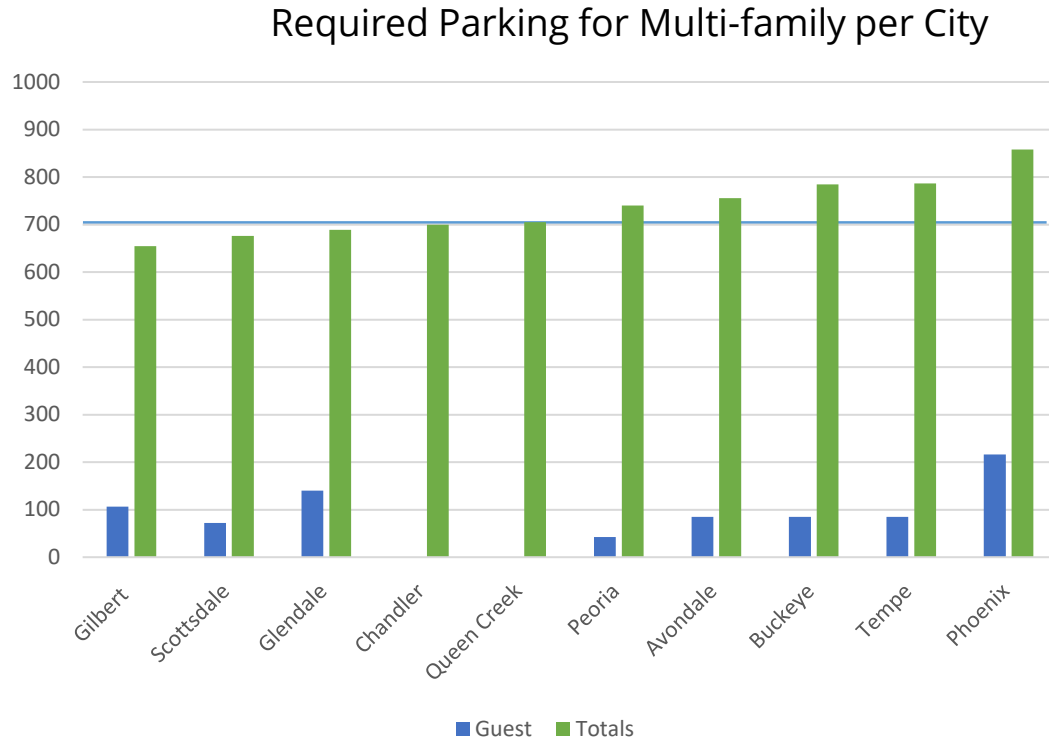
*...where a neighborhood **wishes** to convert...*

**Proposal:**

*...where a neighborhood **votes** to convert...*



# Right Size Multi-family Parking Requirements



**Current:** Zoning Code requires covered & uncovered parking spaces per unit

**Proposal:**  
Increase required amount of parking for multi-family

Require a free assigned space within the development for each unit

# Guest Parking Requirements



**Current:** Zoning Code does not require designated guest spaces; policy to provide guest spaces throughout development

**Proposal:**

Require guest parking spaces if parking on-street is unavailable within development; spaces shall be distributed evenly throughout development

# Murals



## **Challenge:**

Mural with associated text can be considered signage

**Current:** Not addressed by Zoning Code

## **Proposal:**

Clearly distinguish signage from murals

Allow murals by right so long that they are not considered to be a sign



# Sustainability & Technology Potential Code Changes

# Water Conservation for Landscaping



**Current:** Zoning Code establishes maximum amount of turf permitted per land use

**Proposal:**

Encourage Xeriscape landscaping to reduce amount of reclaimed water used

Discourage non-functional turf for new non-residential developments

Require smart irrigation controllers all new developments

Discourage overseeding of winter lawns

# Reclaimed Water



## Public Works Modifications

### Priority of Delivery

Clarify “supply” and “shortage”

### Storage Requirements

Accommodate non-irrigation users with storage tanks

### Operations of Turnout Structures

Include large users without City controlled turnout structure

# Buildings Constructed of Shipping Containers



**Challenge:** Increase requests from developers to use as main material; commercial & residential

**Current:** Not addressed by Zoning Code, however, metal buildings cannot be used along arterial roads

**Proposal:** Consider allowing for buildings to use shipping containers if designed creatively

# Addressing



Update Street Name Address Protocols (SNAPs) to reflect current use

Evaluate SNAPs requirements as they apply to infill developments

Align SNAPs Administration to current practices



# Satellite Dish Regulations



**Current:** Zoning Code restricts height, location, and size of satellite dishes

**Proposal:**  
Remove from Zoning Code to align with federal law



# Next Steps

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**May  
2023**

**Planning and Zoning Commission Work Session**

**Prepare Draft of Ordinance Revisions**

**Stakeholder Outreach**

**Planning and Zoning Commission**

**October  
2023**

**City Council Adoption**

Questions?

