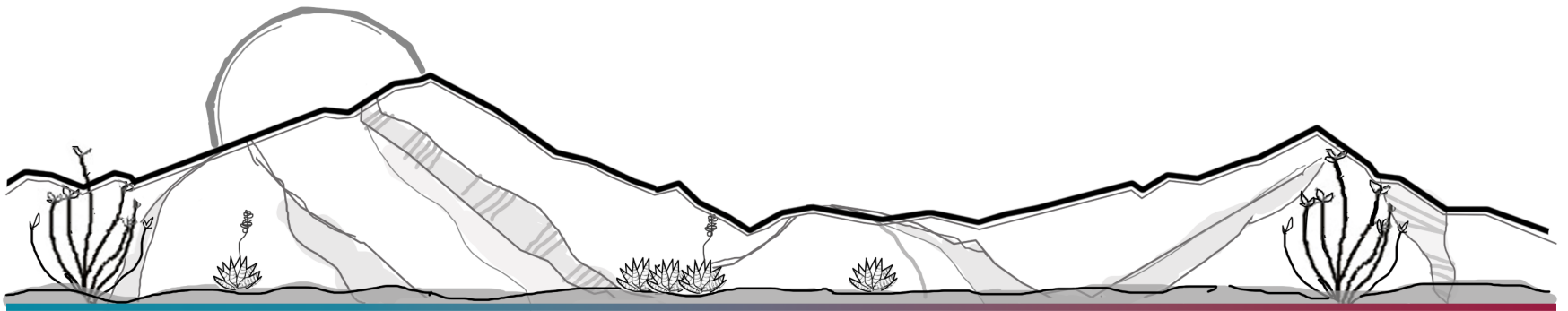


R-26-04

Impoundment Storage Yards

October 13, 2026
Board of Supervisors



Text Amendment Overview

- Definitions (Article 2.03)
 - Amend impoundment storage yard definition
- Zoning Districts
 - Article 2.15 (Rural)
 - Article 2.33 (General Business)
 - Article 2.36 (Light Industry)
 - Article 2.39 (Heavy Industry)
- Site Development Standards
 - Article 2.51 (SDS)

Definition

- Current Definition
 - Impoundment Storage Yard. A site used for the temporary storage of impounded vehicles. No crushing or dismantling of vehicles or storage of vehicle parts shall occur.
- Proposed Definition
 - Impoundment Storage Yard. A secure site used for the temporary storage of impounded vehicles not to exceed one year. No crushing or dismantling of vehicles or storage of vehicle parts shall occur. Impounded vehicles are those lawfully impounded or held in connection with law enforcement, insurance, or vehicle recovery operations.

Zoning Districts

- Article 2.15 (Special Use in RU)
 - ~~Impound~~ Impoundment Storage Yards, subject to site development standards in Article 2.51.
- Article 2.33 (~~Permitted~~ Special Use in GB)
 - Impoundment Storage Yards, subject to site development standards in Article 2.51.
- Article 2.36 (Permitted Use in LI)
 - Impoundment Storage Yards, subject to site development standards in Article 2.51.
- Article 2.39 (Permitted Use in HI)
 - Impoundment Storage Yards, subject to site development standards in Article 2.51.

SDS (2.51.260 Impoundment Storage Yards)

1. Vehicles may be stored in the condition in which they are impounded or towed to the property. Dismantling, crushing, salvage operations, and outdoor storage or sale of vehicle parts are prohibited.
2. Vehicles shall be stored and arranged on the property in a manner that does not create a public nuisance, fire hazard, or environmental hazard.
3. A functional on-premise office is required. The office shall comply with the International Building Code and applicable supplemental codes, including but not necessarily limited to electrical, plumbing, and mechanical codes.
4. Impoundment yards shall comply with Arizona Department of Environmental Quality (ADEQ) permitting requirements and operators shall obtain and maintain any permits required by ADEQ.

SDS Amendments (cont.)

5. Stored vehicles shall be setback a minimum of 20' within designated impound areas or perimeter property lines and adjacent roadways. Internal driveways must be a minimum width of 24'.
6. Business hours are limited to 6:00am to 10:00pm when located within 1,000 feet of existing residences or residential zoning districts.
7. Wrecked and damaged vehicles cannot be stacked atop one another.
8. Drip buckets or other appropriate containment measures must be used to prevent ground contamination caused by leaking automotive fluids.
9. A solid wall or fencing with permanent, sight-obscuring screening treatment is required around all impound areas or property lines.

SDS Amendments (cont.)

10. Existing natural vegetation shall be preserved and enhanced around all impound areas or property lines. Otherwise, irrigated landscaping is required.

11. Business activities may not commence prior to the issuance of a Change of Use permit and Certificate of Occupancy for an on-premise office.

Summary

1. Amend Impoundment Storage Yard definition (Article 2.03)
 - a. Secure site
 - b. One year time limit
 - c. Lawful impoundment
2. Amend Zoning Districts (Articles 2.15, 2.33, 2.36, and 2.39)
 1. Permitted to Special Use in GB
 2. References site development standards
3. Create Section 2.51.260 (Impoundment Storage Yards)
 - a. 11 new site development standards

Recommendations

The Planning and Zoning Commission recommended approval of Docket R-26-04 (9-0) during its meeting on September 9, 2026.

Staff also recommends approval of Docket R-26-04.

R-26-04

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