

- General Plan
- Zoning Code; Land Usage - Volume 2

March 18, 2025

# Agenda

- General Plan
- Development Application Process
- Title XV: Zoning Code; Land Usage – Volume 2:

Chapter 154. Zoning Code

Chapter 150. Building

Chapter 151. Public Rights-of-Way; Encroachments

Chapter 152. Property Development; Off-Site Construction Improvement Requirements

Chapter 153. Floodplain Management

Chapter 155. Subdivisions

- Remarks by City Attorney



# What is a General Plan?

A General Plan is a broad, long-term strategy outlining the vision for a community's future growth, development, and resource management.

All jurisdictions are required by Arizona Revised Statutes (A.R.S.) §9-461.05 to have a General Plan to guide future land use and development in their community. General Plans are required to include a variety of elements and based on the population of a City or Town, certain elements are mandatory for their General Plan.

To ensure the potential for community awareness and 'buy-in' for the General Plan, A.R.S. legislation also requires each city or town to adopt or re-adopt a General Plan every ten years and have it ratified by the voters at the ballot box.

The 2020 General Plan was approved by the City Council on May 19, 2020, and ratified by the voters in November 2020.

<https://content.civicplus.com/api/assets/ecb0f62a-16d1-4188-9f3a-0d8e66a71dd3?cache=1800>



General Plan

2020

# 2020 General Plan – City Profile

- History
- Regional Context
- Planning Area
- Demographic, Population & Growth Trends

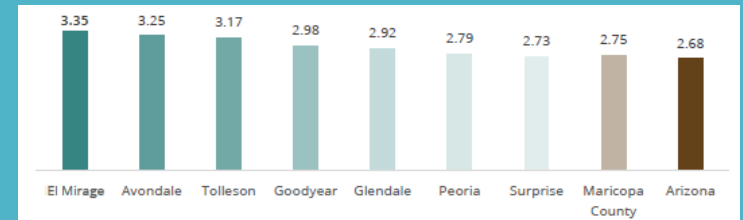
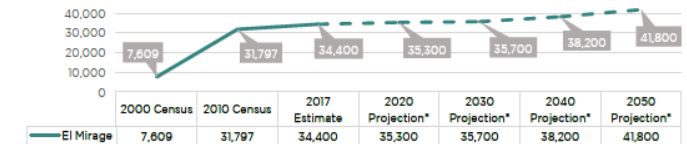
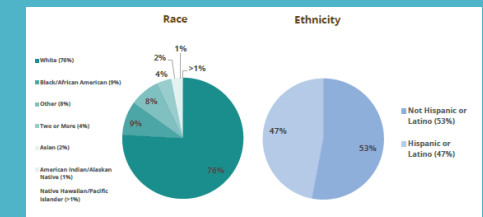


Figure 4: El Mirage Population & Trends Projections

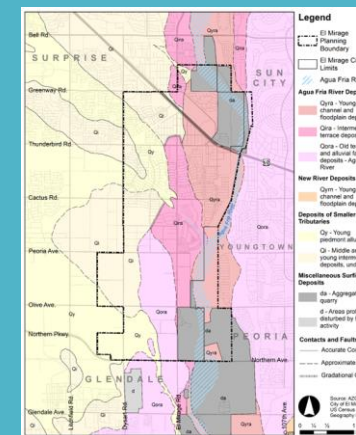
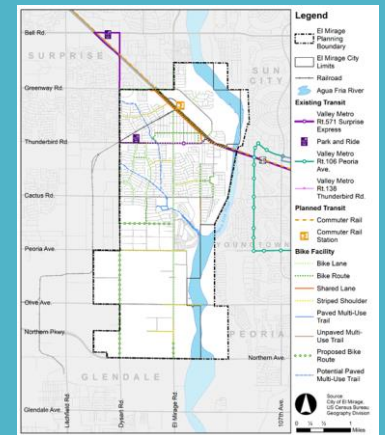
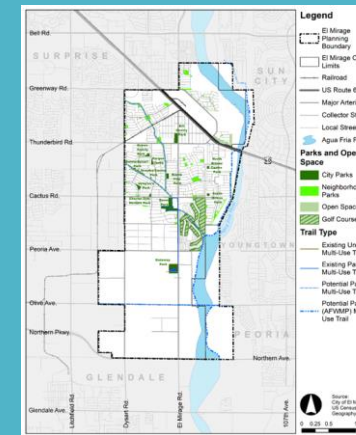
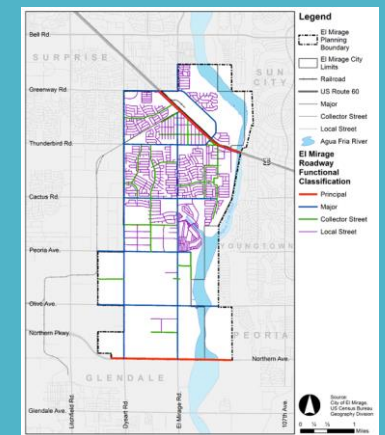
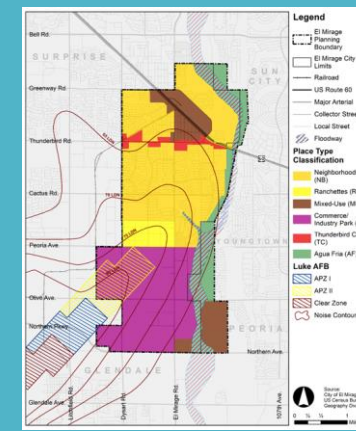


\*Population projections based on municipal planning boundaries  
 Source: U.S. Census Bureau, Census 2000, Census 2010, 2017 ACS 5-Year Estimate, & Maricopa Association of Governments Socioeconomic Projections of Population and Employment, May 2016



# 2020 General Plan - Elements

- Land Use & Growth
- Circulation
- Open Space, parks, Recreation & Trails
- Wellness & Livability
- Economic Development
- Community Facilities, Services & Safety
- Water Resources
- Environmental Stewardship
- Cost of Development



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# 2020 General Plan - Advisory Committee

The General Plan Advisory Committee (GPAC) offered guidance to the overall General Plan Process. The GPAC, composed of El Mirage residents, stakeholders, and elected and appointed officials, played an important advisory role throughout the Plan development process, and met regularly to review materials, share ideas and provide feedback.



- Anita Norton, Council Member
- David Shapera, Council Member
- Edward (Skip) Ast, Planning & Zoning Commissioner
- Chance Mikos, El Mirage Resident
- Reggie Christianson, Luke Air Force Base
- Christopher Toale, Luke Air Force Base
- Kevin Shipman, Dysart Unified School District
- Peiter Hjertstedt, BNSF
- Sean Tonge, John F. Long Properties
- Kenneth Steel, Maricopa County Public Health
- Paul McKim, NorthWest Valley Family YMCA
- William Lies, Grand Mirage HOA
- Cindy Hunziker, Rancho El Mirage
- Vickie Jepperson, Pueblo El Mirage RV & Resort

# 2020 General Plan - Public Engagement

## Mobile Workshops

Two Mobile Workshops for this project were hosted at the El Mirage Carnival and the El Mirage Spring Faire. Both events were successful and proved to be great sources of feedback using Priority Assessment, Vision Wall, Opportunities & Challenges Map exercises.

## Traditional Workshops

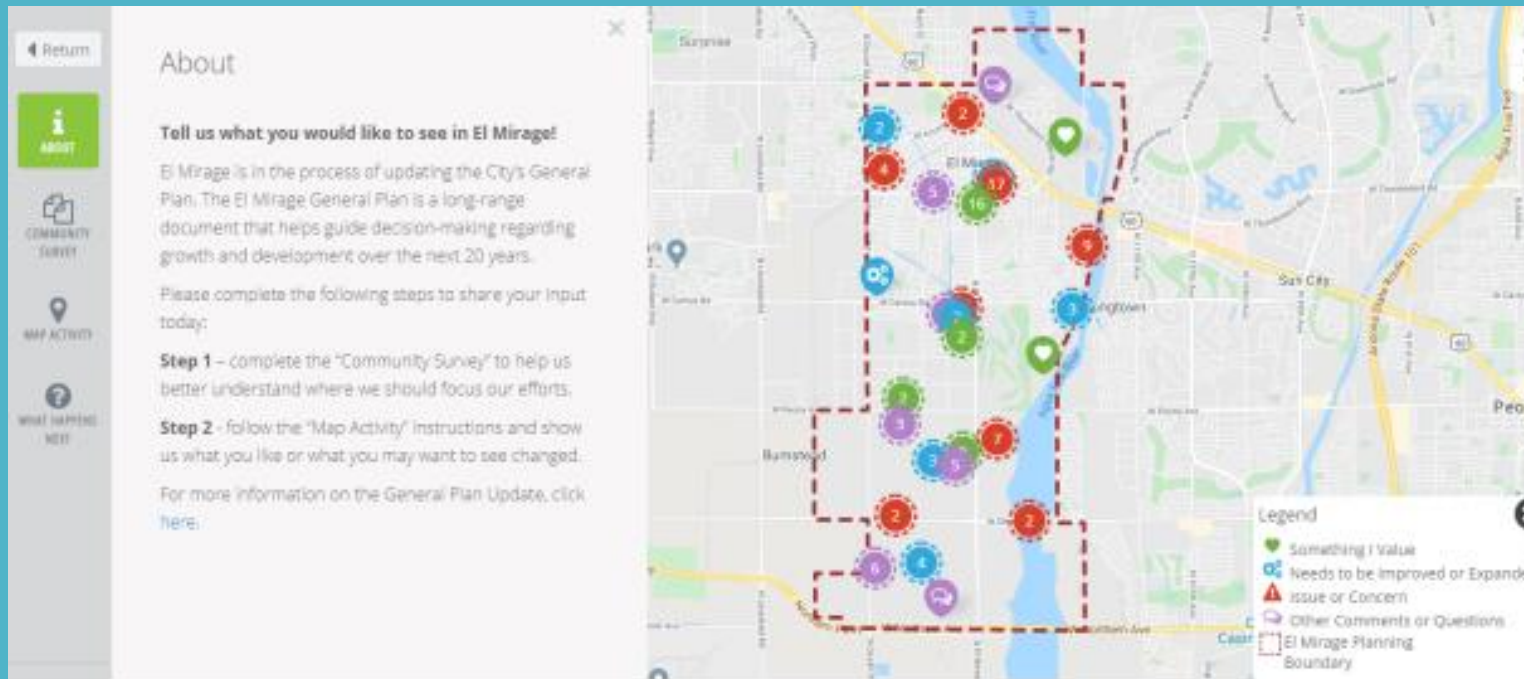
A community workshop was conducted to solicit input from residents on a range of topics. To encourage participation and enhance accessibility, this workshop was held at the El Mirage Senior Center. Participants learned about the General Plan update process, reviewed and commented on the land use plan, and discussed overall plan goals and policies with members of the General Plan team.



# 2020 General Plan - Public Engagement

## Online Engagement

For residents who wanted to participate, but couldn't attend one of the Mobile Workshops, an online survey tool was created. The survey was comprised of two components; a traditional survey component and a map survey that allowed residents and interested parties to provide responses to prepared survey questions, but also unique responses that were tied to a map of El Mirage.



# El Mirage's General Plan History

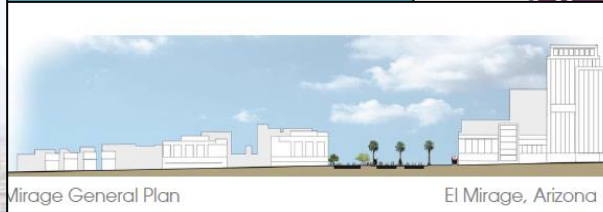
General Plan

City of EL MIRAGE Arizona  
GRAND HERITAGE, BRIGHT FUTURE!

General Plan  
2020

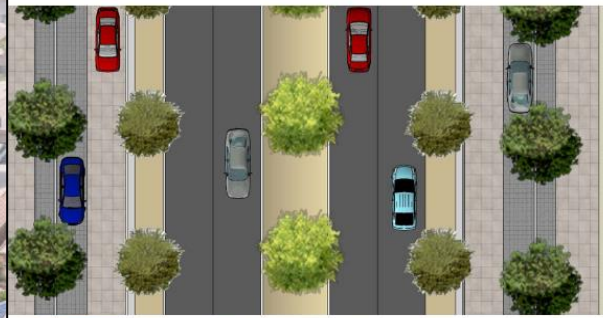
Ratified November 2020

The cover features an aerial view of a residential neighborhood with mountains in the background. A blue geometric overlay is on the left side.



El Mirage... Arizona's Sustainable Community!

Icons representing sustainability: a recycling symbol, a green leaf, and a water drop.



The Planning Center SERA Architects Nolte Engineering Theater Simple

2010 General Plan

General Plan Implementation Plan Volume



City of El Mirage

December 18, 2003

General Plan

A collage of four images: a playground, a house, a field, and a sunset.

December 18, 2003

HDR

The cover features a white background with a blue banner across the middle. The HDR logo is in the bottom right corner.



Adopted January 1988



# Development Application Process

- Informal conversation with developer.
- Pre-Application Meeting.
- Formal application submittal through the ELM Permit Center:
- The Technical Advisory Committee (TAC) reviews the application to ensure conformance with the General Plan, and the City and Zoning Codes.

The TAC committee consists of staff from the Public Works, Police, Fire, Economic Development, Zoning, Building Safety, Engineering and Code Compliance departments/divisions.



Introducing the **NEW** online Permit Center! Submit plans electronically.

**AVAILABLE NOW**

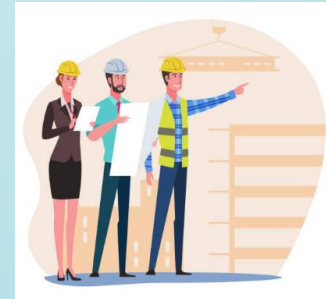


City of **EL MIRAGE** Arizona

[ElMirageAZ.gov/PermitCenter](http://ElMirageAZ.gov/PermitCenter)

# Development Application Process

- Planning & Zoning Commission – Recommendation to City Council
- City Council – Zoning Approval
- Developer submits construction drawings for permitting
- Building Safety & Engineering Permits & Inspection



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**AVAILABLE NOW**



City of **EL MIRAGE**  
Arizona

[ElMirageAZ.gov/PermitCenter](http://ElMirageAZ.gov/PermitCenter)

# Chapter 154. Zoning Code

## What is Zoning

Zoning is a set of local laws that regulate how land can be used in a specific area. Municipalities create zoning laws to ensure the health and safety of the community.

## Zoning Map

A zoning map is a visual representation of a city or town dividing land into different zones with designated permitted uses, such as residential, commercial, or industrial. It allows people to understand where specific types of buildings and activities can be located according to local regulations; essentially, it's a map that shows how land can be used in different areas based on zoning ordinances.

## Form Based Zoning

Form-based zoning (FBC) is a legally binding code that regulates land development to create a specific urban form. FBCs are an alternative to conventional zoning, which is based on separating commercial and residential land uses.

## Zoning Text Amendment:

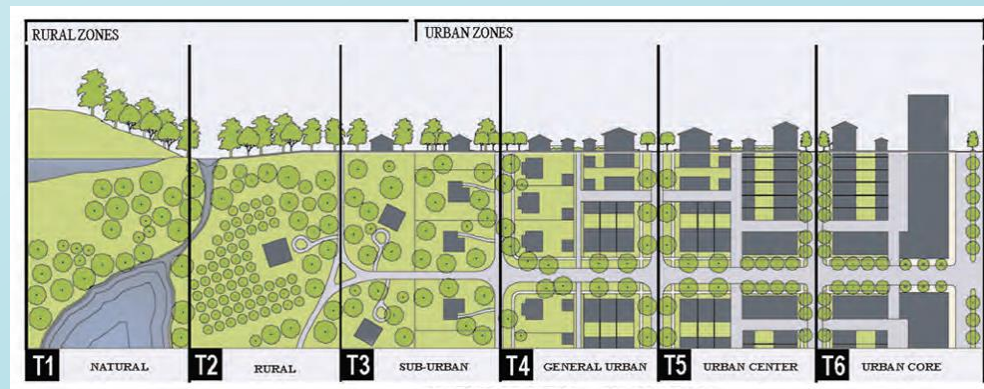
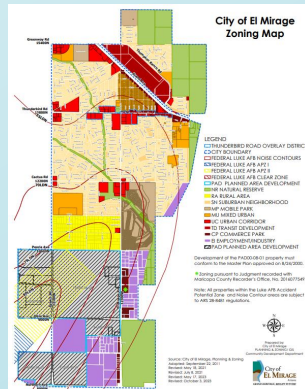
A zoning text amendment (ZTA) is a change to the text of a zoning ordinance, which is a set of laws that control how land can be used in a specific area.

**CITY OF EL MIRAGE TABLE OF ZONE STANDARDS**

The standards for each zone are set forth in the table below:

Zone	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Height	Max. Height	Max. Floor Area Ratio (FAR)	Max. Building Coverage Ratio (BCR)	Max. Parking Spaces
NS (Neighborhood Service)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RS (Residential Single-Family)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM (Residential Medium-Density)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-2 (Residential Medium-Density - 2 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-3 (Residential Medium-Density - 3 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-4 (Residential Medium-Density - 4 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-5 (Residential Medium-Density - 5 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-6 (Residential Medium-Density - 6 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-7 (Residential Medium-Density - 7 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-8 (Residential Medium-Density - 8 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-9 (Residential Medium-Density - 9 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-10 (Residential Medium-Density - 10 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-11 (Residential Medium-Density - 11 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-12 (Residential Medium-Density - 12 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-13 (Residential Medium-Density - 13 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-14 (Residential Medium-Density - 14 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-15 (Residential Medium-Density - 15 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-16 (Residential Medium-Density - 16 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-17 (Residential Medium-Density - 17 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-18 (Residential Medium-Density - 18 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-19 (Residential Medium-Density - 19 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-20 (Residential Medium-Density - 20 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-21 (Residential Medium-Density - 21 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-22 (Residential Medium-Density - 22 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-23 (Residential Medium-Density - 23 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-24 (Residential Medium-Density - 24 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-25 (Residential Medium-Density - 25 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-26 (Residential Medium-Density - 26 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-27 (Residential Medium-Density - 27 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-28 (Residential Medium-Density - 28 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-29 (Residential Medium-Density - 29 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-30 (Residential Medium-Density - 30 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-31 (Residential Medium-Density - 31 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-32 (Residential Medium-Density - 32 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-33 (Residential Medium-Density - 33 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-34 (Residential Medium-Density - 34 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-35 (Residential Medium-Density - 35 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-36 (Residential Medium-Density - 36 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-37 (Residential Medium-Density - 37 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-38 (Residential Medium-Density - 38 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-39 (Residential Medium-Density - 39 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-40 (Residential Medium-Density - 40 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-41 (Residential Medium-Density - 41 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-42 (Residential Medium-Density - 42 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-43 (Residential Medium-Density - 43 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-44 (Residential Medium-Density - 44 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-45 (Residential Medium-Density - 45 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-46 (Residential Medium-Density - 46 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-47 (Residential Medium-Density - 47 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-48 (Residential Medium-Density - 48 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-49 (Residential Medium-Density - 49 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1
RM-50 (Residential Medium-Density - 50 Units)	10,000	40	100	10	5	5	12	35	0.3	25%	1

\*\*\* Any building above 30 feet in height shall be subject to additional fire protection provisions per IRC and IFC.  
 \*\*\* The maximum rear setback for developments over 30 acres shall be 100 feet.  
 (Revised 03/2022)



**RESOLUTION R21-04-03**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF EL MIRAGE, MARICOPA COUNTY, ARIZONA, AMENDING THE CITY OF EL MIRAGE ZONING MAP FOR 35.51 ACRES OF LAND LOCATED EAST OF THE INTERSECTION OF AC 15 ROAD AND MANIFESTE IN THE EAST PORTION OF THE NORTHEAST QUARTER OF SECTION 34 TOWNSHIP 2 NORTH RANGE 1 WEST, GILA AND YAVAPAI COUNTIES, ARIZONA.

WHEREAS, this Resolution has been properly noticed for public hearing pursuant to the requirements of El Mirage Zoning Ordinance and the Statutes of the State of Arizona set forth in A.R.S. § 9-462(B), A.R.S. § 9-462(C), and necessary hearings have been completed; and

WHEREAS, the City Council adopted Ordinance 011-09-17 on September 22, 2011, amending the Zoning Map per Zoning Ordinance; and

WHEREAS, the City Council amended Ordinance 011-09-17 on May 6, 2014, amending section 15.14.010 Zoning Map by Ordinance 011-05-02; and

WHEREAS, the City Council amended Ordinance 011-09-17 on May 19, 2015, amending section 15.14.010 Zoning Map by Ordinance 011-05-01; and

WHEREAS, the City Council amended Ordinance 011-05-01 on December 5, 2017, amending section 15.14.010 Zoning Map by Ordinance 017-12-14; and

WHEREAS, the City Council amended Ordinance 017-12-14 on May 21, 2018, amending section 15.14.010 Zoning Map by Ordinance 018-05-05; and

WHEREAS, the City Council amended Ordinance 018-05-05 on October 06, 2020, amending section 15.14.010 Zoning Map by Ordinance 020-10-06; and

WHEREAS, the City Council amended Ordinance 020-10-06 on July 08, 2021, amending the El Mirage Zoning Map by Ordinance 022-04-01; and

WHEREAS, the proposed amendment will enhance public health, safety, and welfare by developing vacant land;

**NOW, THEREFORE**, be it resolved, by the Mayor and Council of the City of El Mirage, Arizona, as follows:

Section 1. That the Zoning Map of the City is hereby amended and made a part of this Resolution as incorporated and attached as Exhibit A.

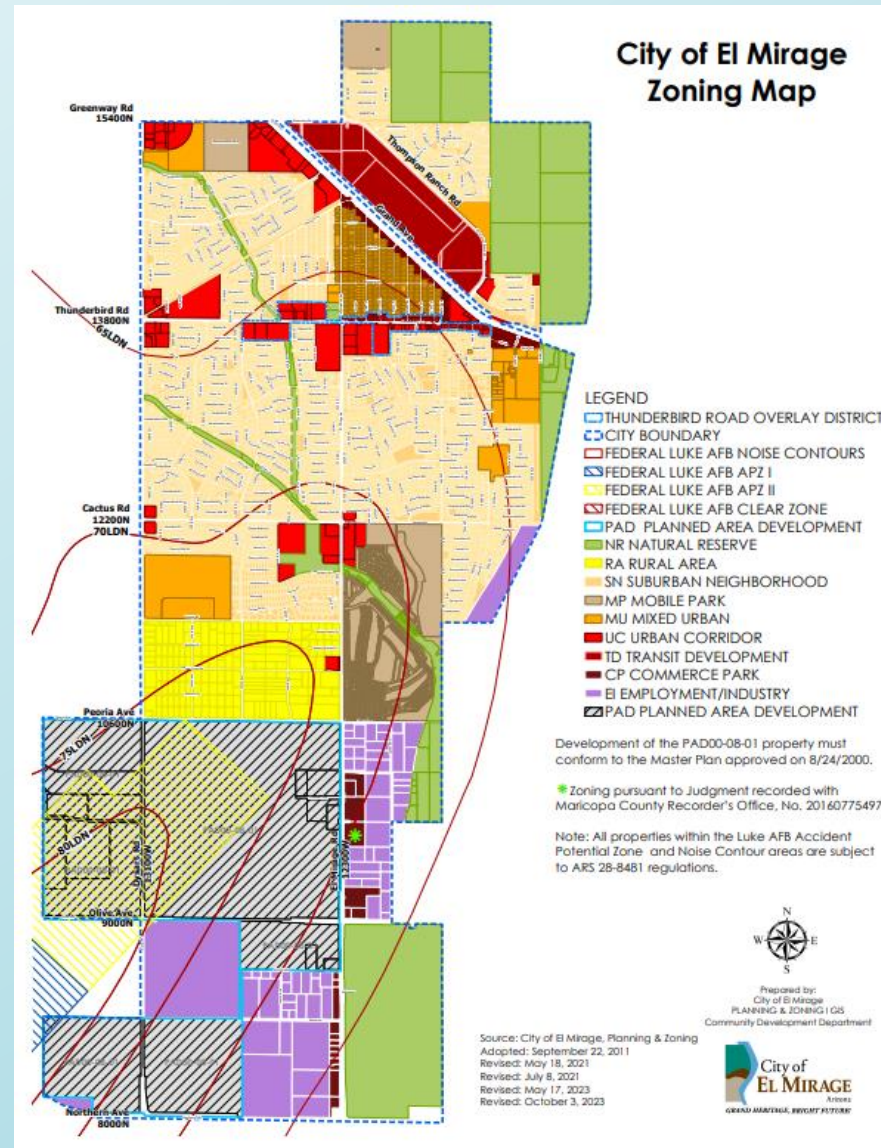
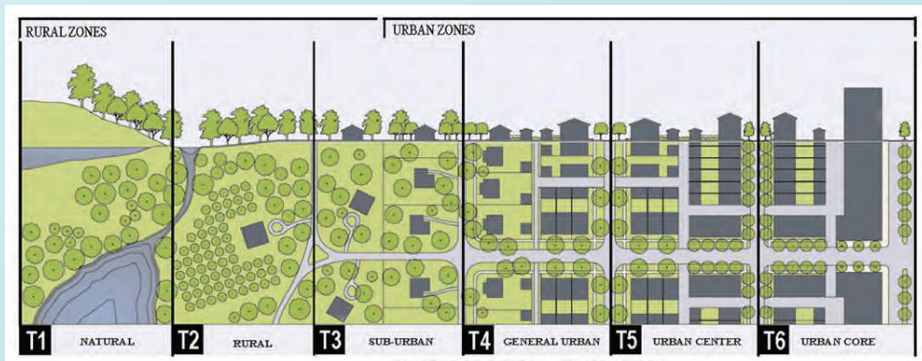
(Signatures on next page)



# Chapter 154. Zoning Code

## El Mirage Zoning Districts

- Natural Reserve (NR) Zone.
- Rural Area (RA) Zone.
- Suburban Neighborhood (SN) Zone.
- Mobile/Manufactured Park (MP) Zone.
- Mixed Urban (MU) Zone.
- Urban Corridor (UC) Zone.
- Transit Development (TD) Zone.
- Commerce Park (CP) Zone.
- Employment/Industry (EI) Zone.



# Chapter 154. Zoning Code

## ZONING APPLICATIONS

**Plan Area Development (PAD):** A PAD is a zoning option that allows for more flexibility in development and land use than standard zoning. PADs are intended to create a desirable and stable environment that is in harmony with the surrounding area.

**Site Plan:** A site plan is a diagram that shows the existing and proposed features of a property. It's a key part of construction drawings and is used by architects, engineers, and urban planners.

**Site Plan Amendments:** A site plan amendment is a request to make changes to an approved site plan.

**Final Plat:** A final plat is a map that shows how a piece of land is divided into lots, streets, utilities access easements, and other divisions. It's the official record of a subdivision's land division.

**Conditional Use Permit:** A conditional use permit (CUP) is a local government-issued permit that allows a property owner to use their land in a way that would otherwise be prohibited by zoning regulations.

**Variances:** A modification or variation of the provisions of this chapter as applied to a specific piece of property. Dimensional variances only may be allowed; no variance regarding the use of property shall be permitted; no variance decreasing lot area requirements shall be allowed. A variance may be permitted only by the Board of Adjustment.

**Legal Non-Conforming Uses:** When a building, land, or use no longer meets the current zoning regulations due to a change in the zoning code.



# Chapter 150. Building

- Chapter 150's primary purpose is to establish the adopted building codes that will be used within the City of El Mirage. Currently, that building code is the 2018 International suite of codes, which includes the 2017 National Electrical Code. All approved construction shall meet the applicable building code requirements as well as the applicable zoning code requirements.

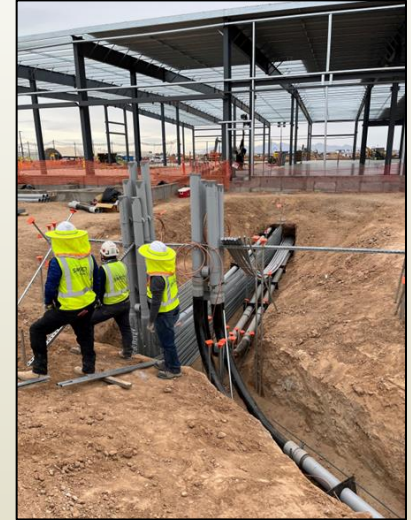


- Chapter 150 sets forth the manufactured home standards of the Arizona Department of Housing and specifies the required utility connections and which type of accessory structures can be utilized.

- This chapter also outlines the building permit and bonding fee requirements for any building being moved into the city limits. It specifies the professional certification requirements for the Building Inspector and his (her) primary responsibilities.

# Chapter 150. Building

- Chapter 150 also outlines the approved hours during which construction operations may take place in the City of El Mirage and the penalties for operating outside these hours.



  
**City of EL MIRAGE**  
Arizona  
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## Certificate of Occupancy

*City of El Mirage, Arizona*

*This certificate issued pursuant to the requirements of Section 110.2 of the 2018 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the city regulating building construction or use for the following:*

Business Name: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Owners Name: \_\_\_\_\_  
Owners Address: \_\_\_\_\_

Construction Type: \_\_\_\_\_ Occupancy Group: \_\_\_\_\_

Sprinkler: Yes  No   
Alarm: Yes  No  Permit No: \_\_\_\_\_

Date: \_\_\_\_\_

*Brigham Bennett, Building Official*

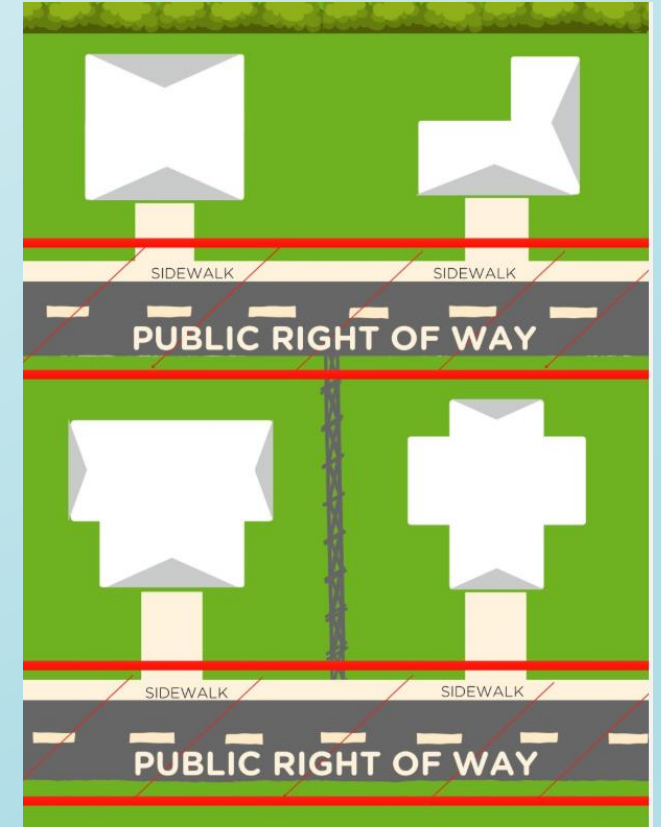
**OCCUPANT LOAD**

- Certificate of Occupancy (CofO). A document issued by the Building Official allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable codes of the City of El Mirage as defined in the current building code adopted by the city.

- It is anticipated that staff will present an updated version of this Chapter to the City Council in the fall of 2025 for adoption of the 2020 International Building Code.

# Chapter 151. Public Rights-of-Way; Encroachments

- This chapter discusses the requirement for Encroachment Permits for any proposed work within City properties or right of way, including but not limited to pavement restoration, landscape maintenance, signage or striping installation, and holding block parties.
- This chapter also discusses proposed work related to Telecommunication Services, Fiber Optic Cable, Cable television, and other utility work.
- In addition, this Chapter establishes the terms of the permit, the need to pay fees, the requirement of providing insurance certificates and indemnifying the City, any necessary bonds, and the need for inspections.
- City Council approved several revisions to this Chapter at the December 3rd, 2024 Council Meeting.



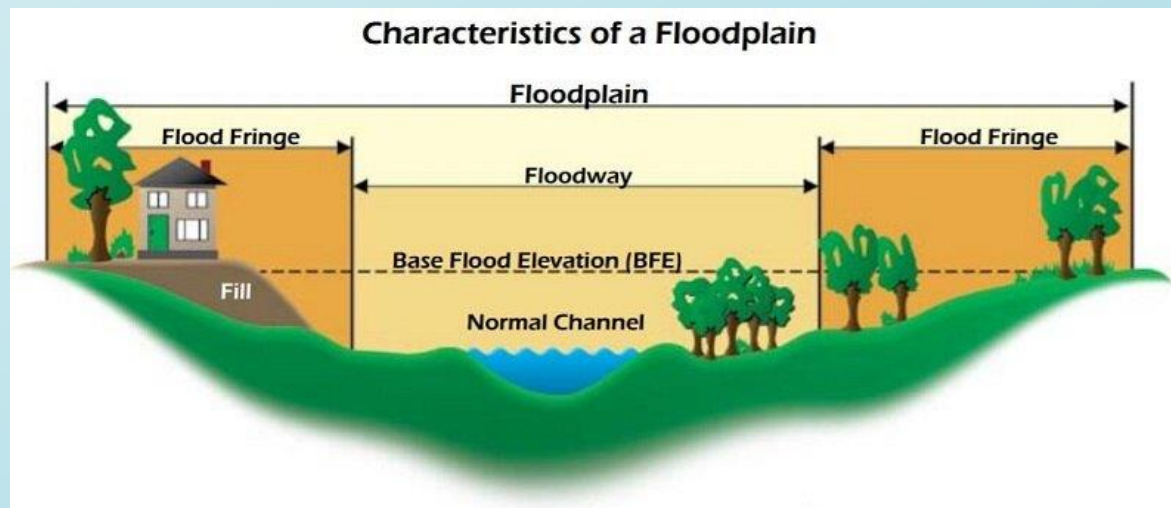
# Chapter 152. Property Development; Off-Site Construction Improvement Requirements

- Chapter 152 breaks down the process and the requirements for offsite improvements, which are typically improvements that are required in addition to developing the project property and will be maintained by the City upon approval.
- Offsite improvements include but are not limited to half-street roadway and related appurtenances along the property frontage, streetlights, traffic signals, and the undergrounding overhead utility lines.
- The chapter discusses the need for engineering plans, terms of the permit, associated fees, any necessary bonds, and the need for inspections and testing.
- This section also discusses more complicated financial topics such as benefit studies, reimbursement agreements, and accelerated public improvements.
- It is anticipated that staff will present an updated version of this Chapter to the City Council in the summer of 2025.



# Chapter 153. Floodplain Management

- Chapter 153 designates the Flood Control District of Maricopa County as the City's Floodplain Manager and that the Floodplain Regulations as set forth by the County has been adopted by the City.
- The chapter also designates the Floodplain Administrator for the City of El Mirage, who is responsible for coordinating with the Flood Control District of Maricopa County, and will serve as the community point of contact on Floodplain issues for county, state, and federal officials.
- It is anticipated that staff will present an updated version of this Chapter to the City Council in the summer of 2025.



# Chapter 155. Subdivisions

- Chapter 155 outlines the various design requirements for improving land within the City, including drainage, streets, water, sanitary sewer, and open space.
- This section also walks developers through the information that must be shown on Preliminary and Final Plats for City approval and/or recordation when subdividing land and dedicating right of way and/or easements.
- It also discusses the process for obtaining deferrals for required improvements.
- Much of the information provided in this Chapter is covered in more detail within the City's Design and Development Standards Manual which has been updated and approved by the City Council on December 3rd, 2024.
- It is anticipated that staff will present an updated version of this Chapter to the City Council in the winter of 2025-2026.



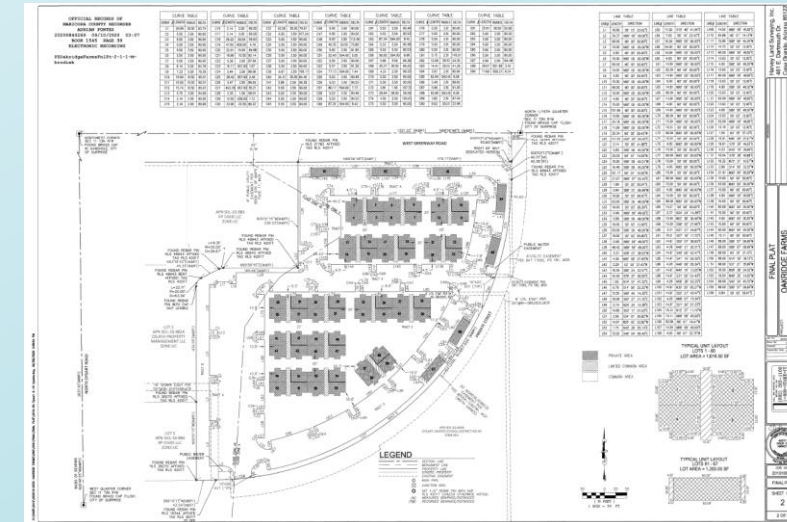
# Design and Development Standards Manual (DDSM)

- The Design and Development Standards Manual (DDSM) is an in-depth guide for design of both private and public improvements within the City. Where the City Code concentrates on the processes and requirements for development, the DDSM is meant to be a complete reference document for residents, designers and contractors by defining the criteria necessary for preparing and submitting plans for permit as well as the construction of roads, storm drainage, water and wastewater infrastructure.
- Each year the Engineering Division, Public Works Department and Fire Department collaborate to review and update the DDSM in an attempt to provide a more consistent and comprehensive set of guidelines. This 279 page document includes design criteria, notes, details, checklists, maps and other documents to aid in the development process.
- The Maricopa Association of Governments (MAG) Details and Specifications are the basis for most of the standards used by the agencies in the region but most cities also have their own supplemental design requirements, notes and details to assure improvements adhere to the unique characteristics of that particular municipality and to standardize processes.



# Preliminary and Final Plats

**Preliminary Plats (City Code Section 155.031)** are typically prepared for residential subdivisions during the Technical Advisory Committee (TAC) phase and act as a conceptual Site Plan during the early stages of design. These documents provide the layout and sizes of the proposed lots, setbacks and easements but also includes such design elements as roadway dimensions and alignment, sidewalks, utilities, hydrants, streetlights, signage and mailboxes. Preliminary Plats provide a basic overview of what the development will look like and allows staff to verify that it meets the intent of the Zoning and Subdivision Codes. Approved Preliminary Plats are the basis for the final design of a subdivision but are not typically recorded with the County.



**Final Plats (City Code 155.032 and DDSM Section B-2)** are typically required for all new residential, commercial and industrial properties. These Plats are legally binding documents that are required to provide the exact layout and dimensions of all existing and proposed lots, right of way and easements but do not typically show detailed improvements. Final Plats are required to be signed by the City Engineer, Planning and Zoning Commission Chairperson and City Council and then recorded prior to releasing the Certificate of Occupancy. Recordation of the Final Plat finalizes the creation of the lots and dedication of land.