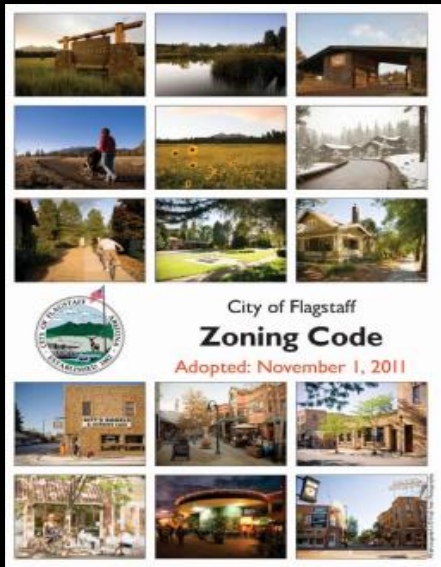


City Council

City's Request to Amend the Zoning Code



Dan Symer, AICP
Zoning Code Manager

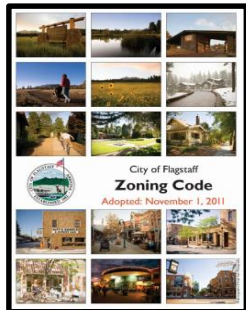




City's Proposed Zoning Code Text Amendment:

Purpose:

- **Resolve conflicts, incorporate technical and clarity corrections, simplify the requirements and remove redundancy, and**
- **Add to the definitions**

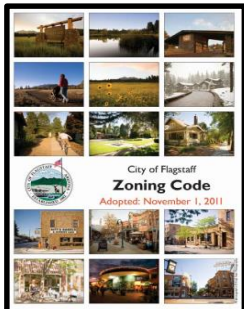




City's Proposed Zoning Code Text Amendment

Chapter 10-20: Administration, Procedures, and Enforcement:

- **Notification**
 - Preliminary subdivision plat and public facilities
- **Minor Improvement Permits**
 - Types (sheds, decks, fences, garden walls, patios, pergolas, trellises, wall, etc)
 - Modifications to the exterior of a structure and landscaping
- **Exemptions.**
 - Children's play houses and tree houses

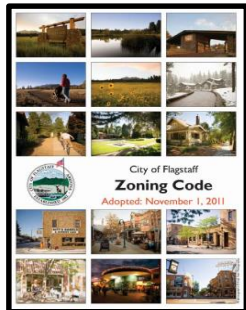




City's Proposed Zoning Code Text Amendment

Chapter 10-20: Administration, Procedures, and Enforcement:

- **Temporary Use Permits and Exempt Temporary Activities**
 - **Temporary Storage Structures**
 - **Construction Yard(s)**
 - **Temporary Construction Trailer(s)**
 - **Outdoor Retail Activities (garden sale, sidewalk sale, etc.)**

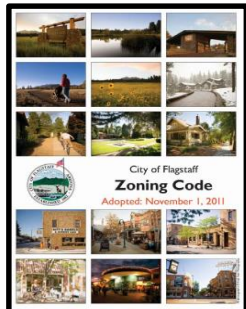




City's Proposed Zoning Code Text Amendment

Section 10-40.30.030 Residential Zones:

- **Animal Keeping, as a primary use**
 - **Rural Residential (RR) and Estate Residential (ER)**
 - **Lots five acres, or greater**
- **Accessory building, structures, and dwelling units**
- **Existing subdivisions with platted setbacks and lot size**

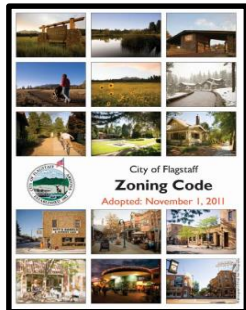




City's Proposed Zoning Code Text Amendment

Section 10-40.30.040 Commercial Zones:

- Replaced the use of Lodging with Travel Accommodations
- Removed cross reference to High Density Residential (HR) standards for density and open space and incorporated into development standards table

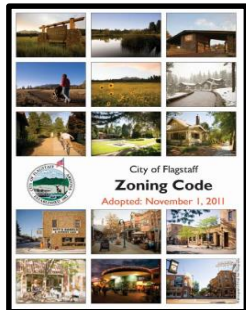




City's Proposed Zoning Code Text Amendment

Section 10-40.30.050 Industrial Zones:

- Separated the outdoor storage use from warehouse, allowed in Heavy Industrial and Heavy Industrial – Open as a primary use

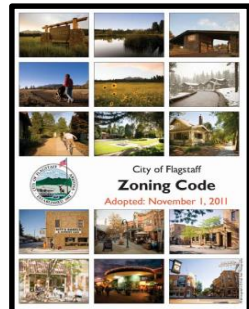




City's Proposed Zoning Code Text Amendment

Section 10-40.60.020 Accessory Buildings and Structures:

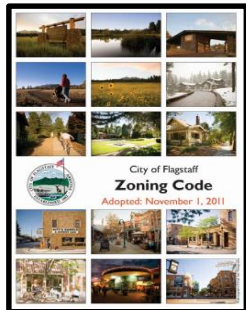
- Separated accessory buildings and Structures into separate sections
 - Accessory Structures - Section 10-40.60.020
 - Accessory Use - Section 10-40.60.025
- Deleted temporary and permanent storage containers section
 - Relocated temporary provision
 - Create a permanent storage containers section and simplified standard





City's Proposed Zoning Code Text Amendment

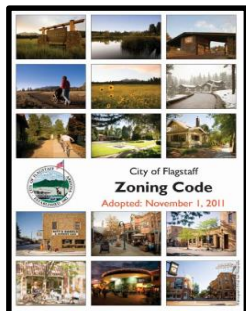
- **Added definitions for temporary and permanent storage containers section**
 - **Storage Structure:** is a manufactured shipping container, moving container, or similar container, as determined by the Zoning Administrator, used to store one or more objects on a property. A storage structure is not a barn, garage, shed, or similar accessory structure.
 - **Storage Structure, Permanent:** is a storage structure that is attached to the ground by a foundation or device in accordance with the Building Code.
 - **Storage Structure, Temporary:** is a storage structure that is not attached to the ground and is placed on a lot or parcel for a specific time frame no greater than the time frame allowed by the Zoning Code.





City's Proposed Zoning Code Text Amendment

- **10-40.60.150 Day Care Home and Center**
 - **Update standards to comply with Arizona Revised Statutes**
- **10-40.60.250 Mini-Storage Warehousing**
 - **Outdoor storage of vehicle shall be operable and registered**

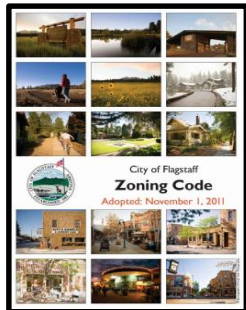




City's Proposed Zoning Code Text Amendment

Section 10-50.90.060 Forest:

- Clarified that the forest resource protection requirements are based on the property's zone
- Incorporated forest resource protection requirements for the Transect Zones with the Resource Protection Overlay
- Clarified the forest resource protection requirements of the a development with a Traditional neighborhood community plan

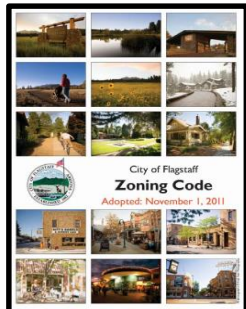




City's Proposed Zoning Code Text Amendment

Technical Additions and Modifications:

- **Miscellaneous**
 - **Various references and cross reference, scrivener's, technical, and table and formatting changes**
 - **Clarified and added definitions**

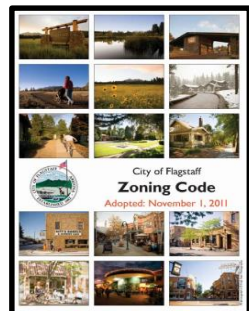




City's Proposed Zoning Code Text Amendment

Required Findings:

- **The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- **The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- **The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**





City Council



City's Proposed Zoning Code Text Amendment

City Council

Comments, Questions and Discussion

