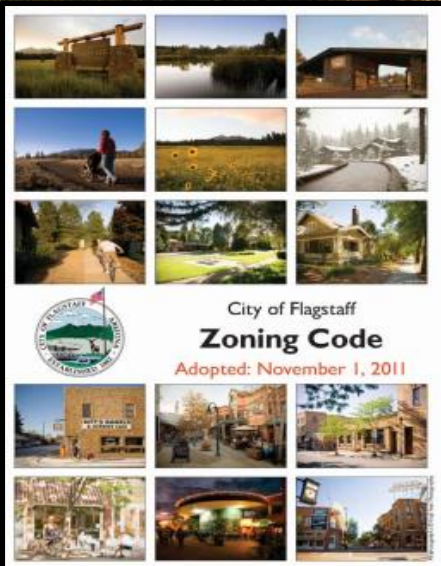


City Council Work Session

City's Request to
Amend the Zoning Code
Case PZ-19-00125



Dan Symer, AICP
Zoning Code Manager



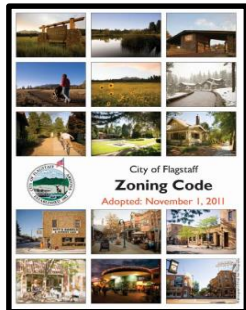


City Council Work Session



Work Session Objectives

- **To inform the public, and allow for their suggestions and concerns to be heard**
- **To inform the City Council and allow for their suggestions, questions and discussion**
- **No action will be taken by the City Council at this work session**

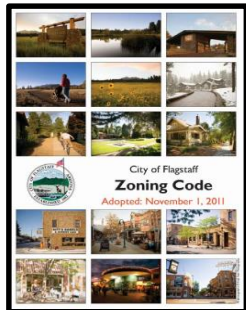




City's Proposed Zoning Code Text Amendment:

Purpose:

- **Resolve conflicts, incorporating technical and clarity corrections, simplify the requirements and remove redundancy, and**
- **Clarify and add to the definitions.**

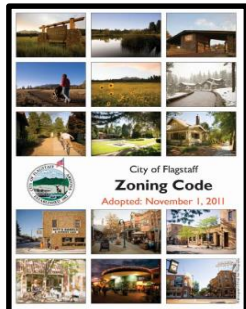




City's Proposed Zoning Code Text Amendment

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

- **Concept Plan Review**
 - **Expiration**
 - **One-time 90 day extension**
- **Site Plans**
 - **Expiration**
 - **One-time one-year extension**

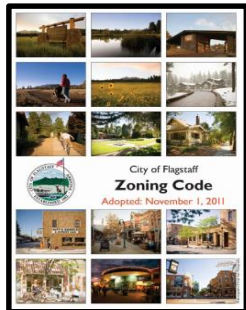




City's Proposed Zoning Code Text Amendment

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

- **Minor Improvement Permits**
 - **Exempting animal keeping shelters less than 50 square feet**
- **Initiation of Amendments**
 - **Zoning Map Amendment**
 - **Zoning Code Text Amendment**

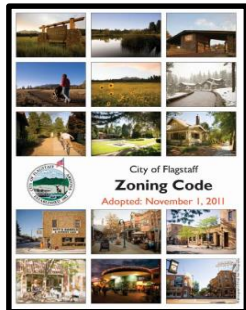




City's Proposed Zoning Code Text Amendment

Chapter 10-40: Specific to Zones:

- **Residential Non-Transect Zones,**
 - **Incorporated modifications to standards for residential lots**
 - **Relocated the building height allowance for pitched roofs**
 - **Clarified Gross Floor Area Ratio (GFAR) requirements**

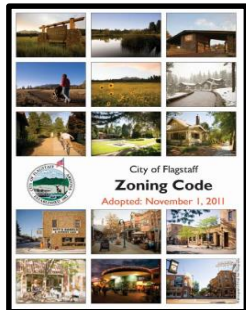




City's Proposed Zoning Code Text Amendment

Chapter 10-40: Specific to Zones:

- **Commercial Non-Transect Zones,**
 - **Relocated the building height allowance for pitched roofs**
 - **Clarified Gross Floor Area Ratio (GFAR) requirements**
 - **Added Kennel, Animal Boarding to the Highway Commercial (HC) zone**

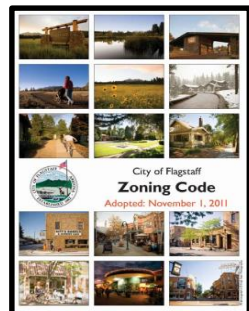




City's Proposed Zoning Code Text Amendment

Chapter 10-40: Specific to Zones:

- **Kennel, Animal Boarding,**
 - **Added use specific requirements in Highway Commercial (HC) zone**
 - **Maximum 10,000 square feet**
 - **No outdoor activities**
 - **Building sound attenuation**

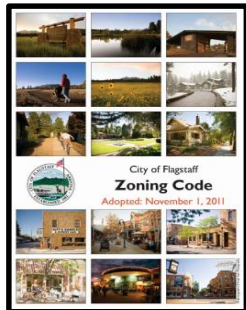




City's Proposed Zoning Code Text Amendment

Chapter 10-40: Specific to Zones:

- **Transect Zones,**
 - **Address conflicts between overlays and transect requirements**
 - **Incorporated exceptions to preserve historic nature or context of the property**

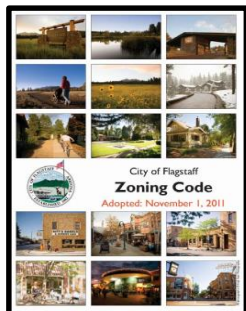


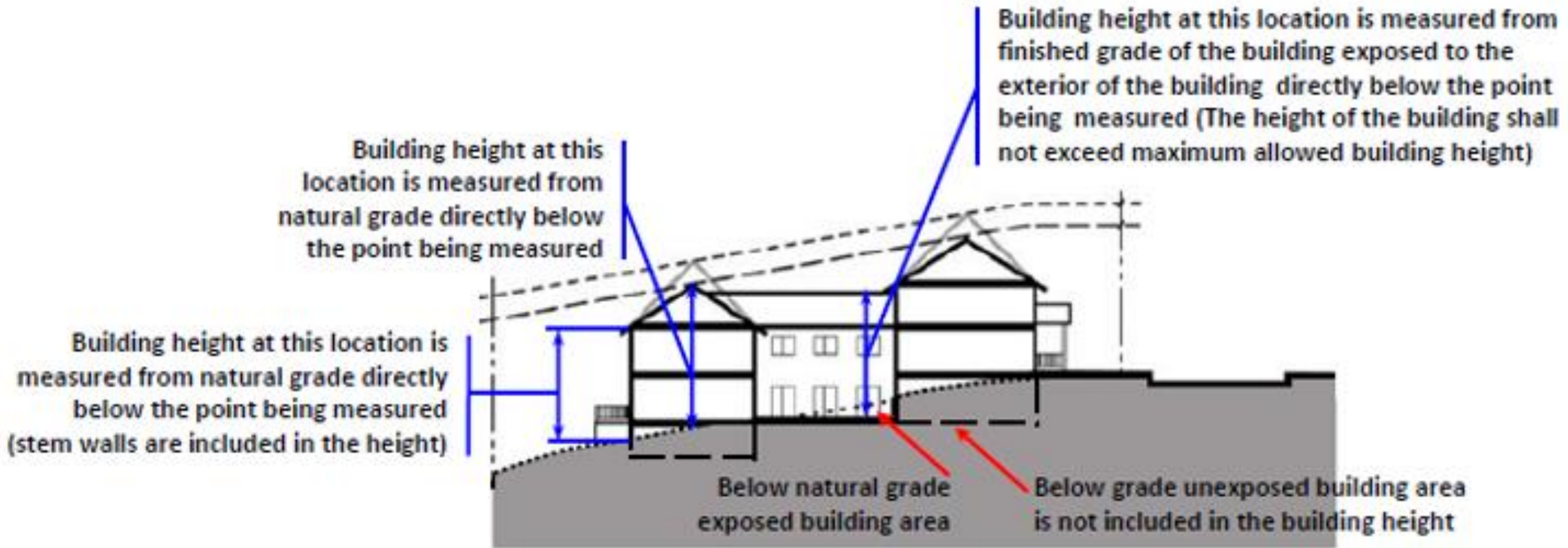


City's Proposed Zoning Code Text Amendment

Chapter 10-50: Supplemental to Zones

- Clarified which façade changes are subject to Architectural Design Standards
 - Visible from a public way
- Relocated and clarified the design requirements for exterior walls.
- Clarified the building height measurement provision

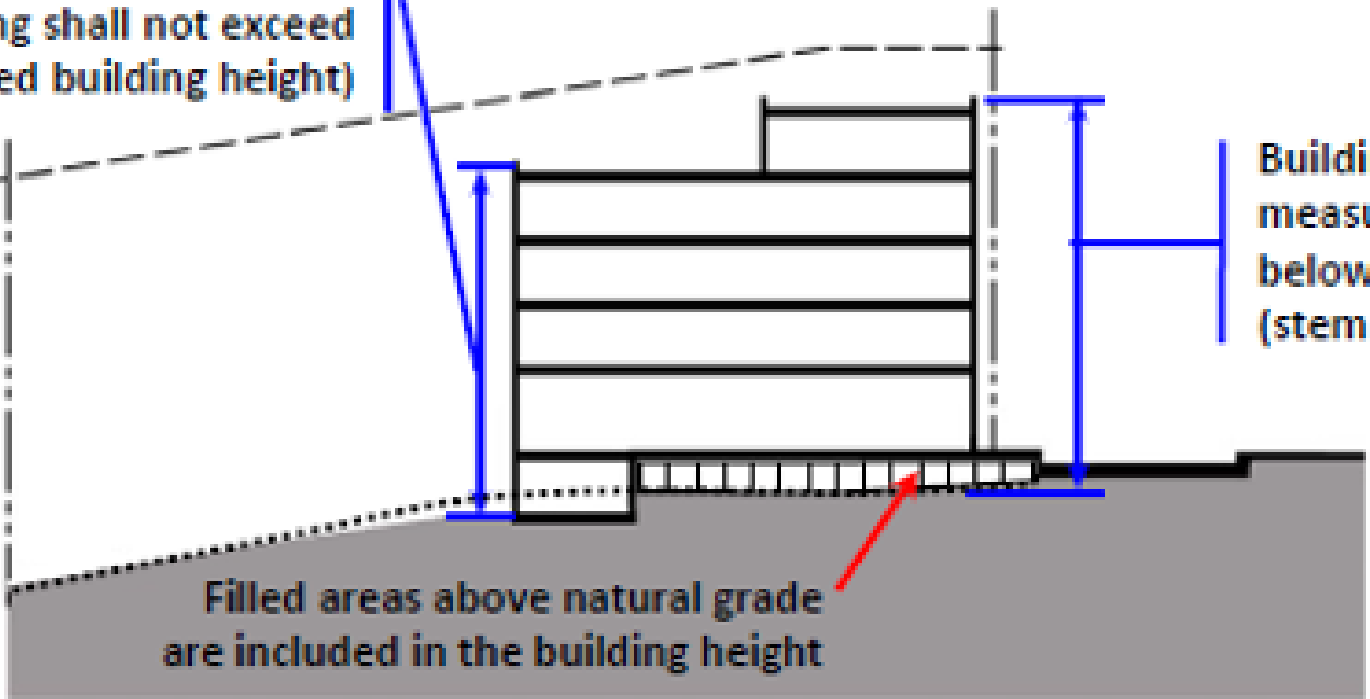




- | | | | |
|-----------|---|-----------|--|
| ----- | Overall Building Height Plane | | Natural Grade |
| - - - - - | Roof Pitch Less Than 6:12 | ————— | Finished Grade |
| ----- | 5 Foot Additional Height Allowance for Roof Pitches Equal to or Greater than 6:12 | · · · · · | ROW/Property Line |
| | | — · — · — | Below Grade Building Cover by Soil, etc. and Not Visible |

Building height at this location is measured from finished grade of the building exposed to the exterior of the building directly below the point being measured (The height of the building shall not exceed maximum allowed building height)

Building height at this location is measured from natural grade directly below the point being measured (stem walls are included in the height)



Filled areas above natural grade are included in the building height

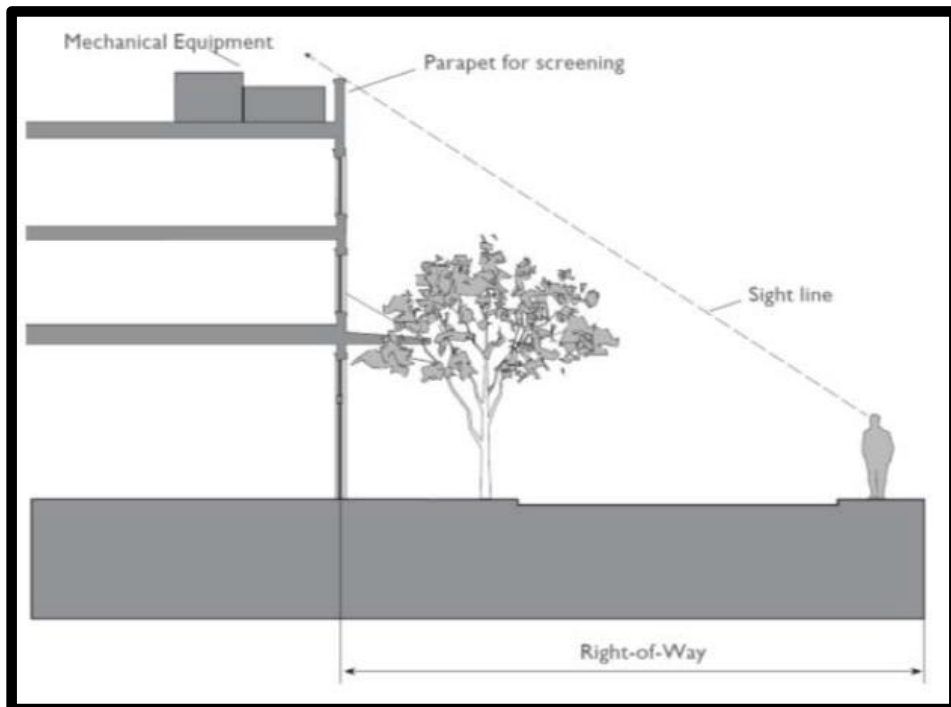
- | | |
|---|--|
| <u>Overall Building Height Plane</u> | Natural Grade |
| - - - - - Roof Pitch Less Than 6:12 | ————— Finished Grade |
| 5 Foot Additional Height Allowance for Roof Pitches Equal to or Greater than 6:12 | - . - . - . ROW/Property Line |
| | — — — — Below Grade Building Cover by Soil, etc. and Not Visible |



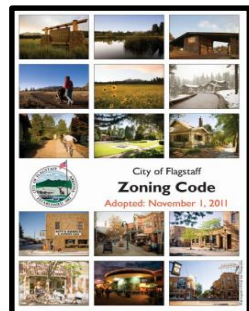
City's Proposed Zoning Code Text Amendment

Chapter 10-50: Supplemental to Zones

- Modified roof top equipment screening



Existing

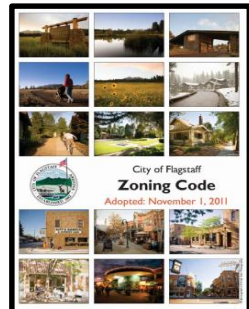
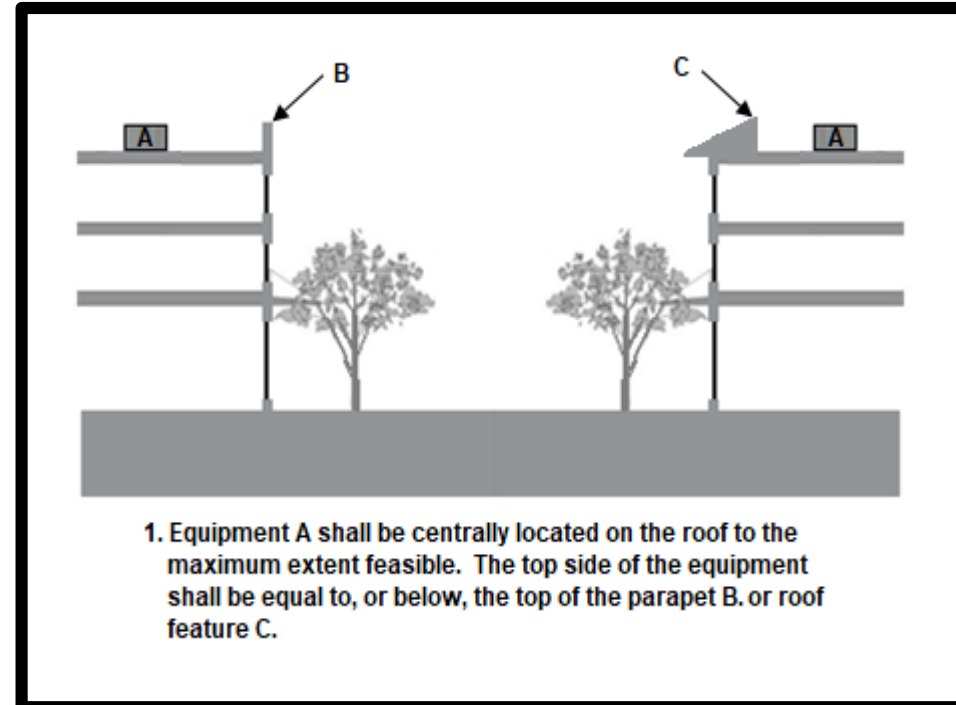
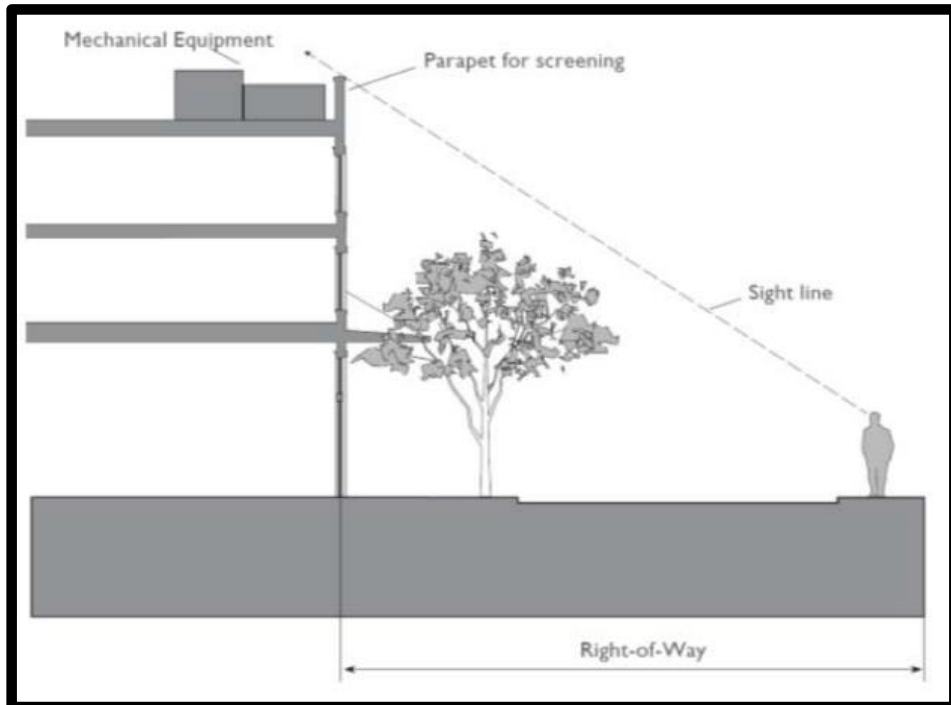




City's Proposed Zoning Code Text Amendment

Chapter 10-50: Supplemental to Zones

- Modified roof top equipment screening

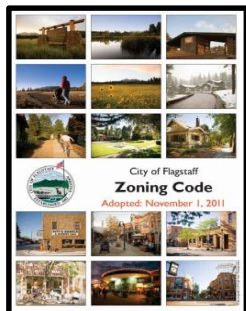




City's Proposed Zoning Code Text Amendment

Section 10-50.60.040 Landscape Location Requirements:

- **Clarified requirements adjacent to street in multi-family and commercial zones**
 - **5-feet adjacent to two lane roads**
 - **10-feet adjacent to 4 lane roads**
 - **Incorporated criteria to reduce width to 5-feet**





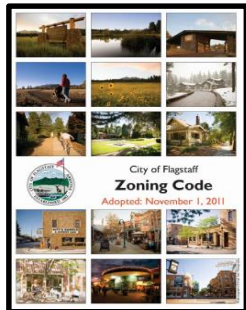
City Council Work Session



City's Proposed Zoning Code Text Amendment

Section 10-50.60.040 Landscape Location Requirements:

- **Industrial Zones**
 - **10-feet adjacent to any street, or**
 - **5-feet with a 6-foot wall or fence**



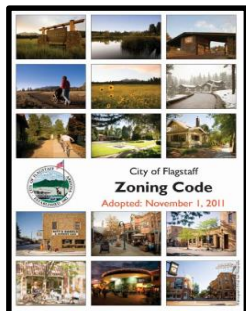


City Council Work Session



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

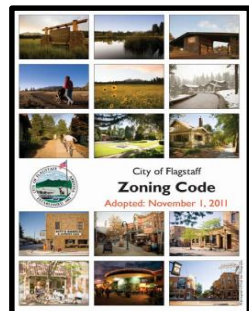
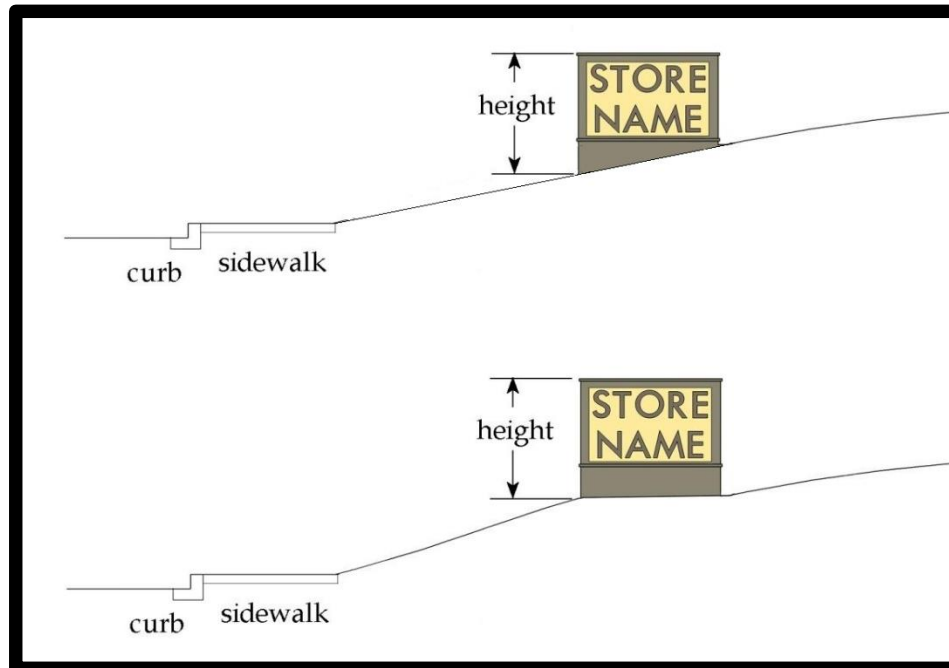




City's Proposed Zoning Code Text Amendment

Chapter 10-50: Supplemental to Zone- Signs

- Removed a sign image from the Central Sign District
- Clarified sign measurement provision

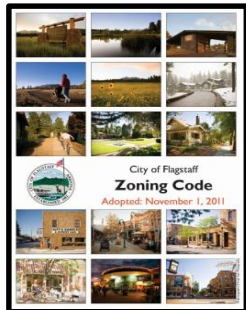




City's Proposed Zoning Code Text Amendment

Division 10-50.110: Specific to Building Types

- **Modified the Stack Triplex lot size requirement.**
 - Existing 50 feet x 75 feet
 - Proposed 75 feet x 100 feet

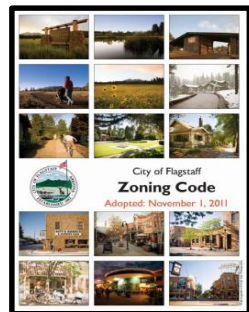
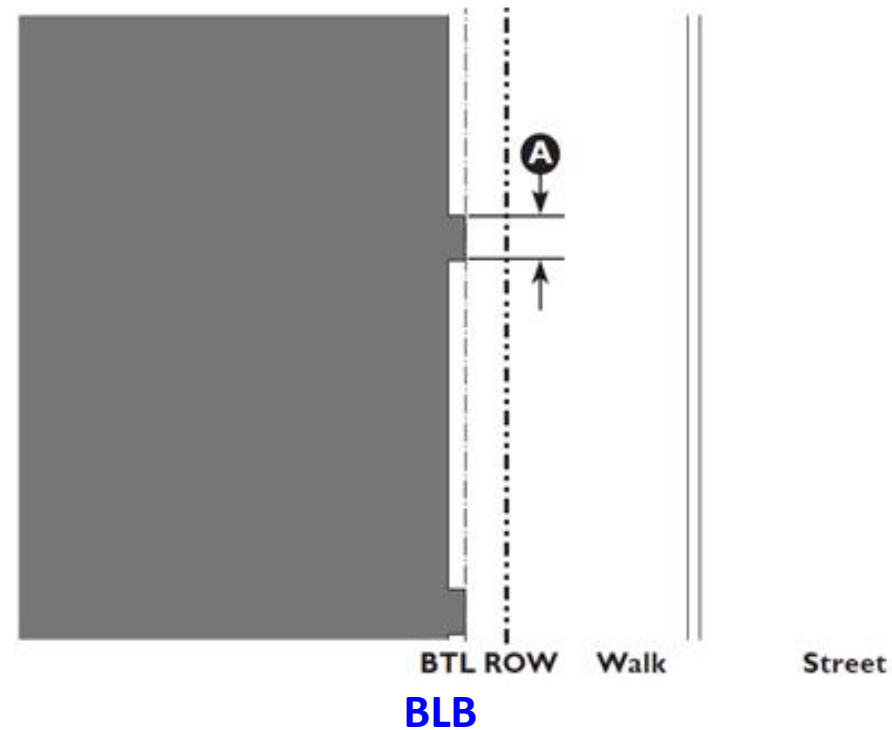
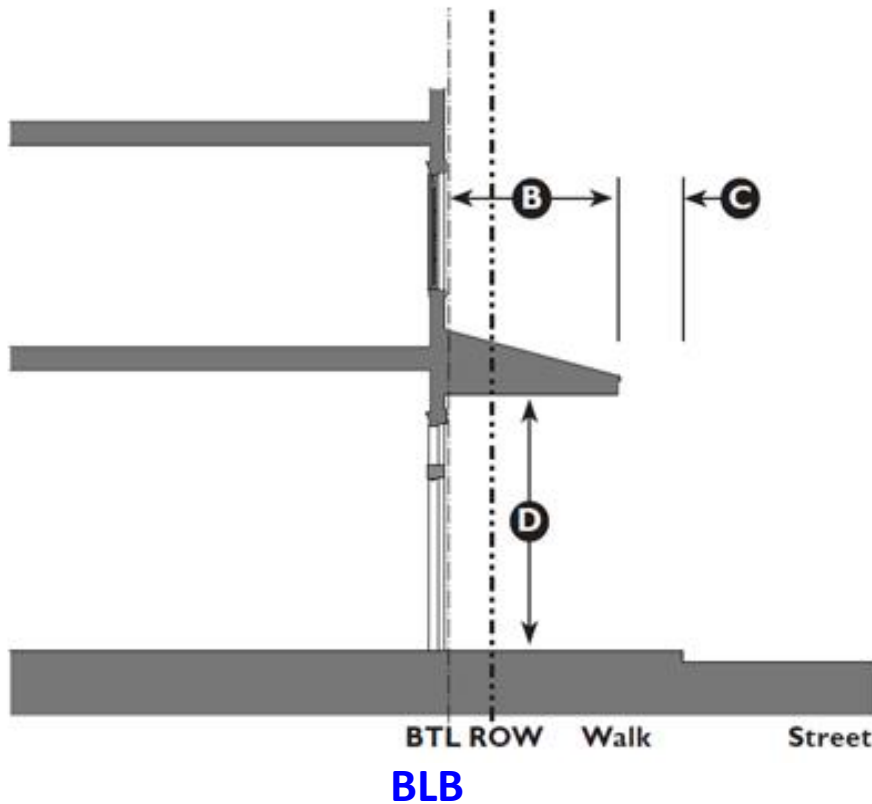




City's Proposed Zoning Code Text Amendment

Division 10-50.110: Specific to Building Types

- Clarified the building location requirements for non-transect developments





Revisions to Address the Public Comments:

- *Clarify the density allowance for commercially zoned properties in the Resource Protection Overlay and inside of a pedestrian shed of an activity center:*

Density Requirements Gross Density (units/acre) (max.) (Not Applicable to Mixed Use)	SC Zone	All Other Commercial Zones
Areas of the City without the Resource Protection Overlay (RPO)	13	29
Areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan, with or without the RPO	13	29
Areas of the City with RPO, excluding areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan.	13	22



Revisions to Address the Public Comments:

- ***Modify and clarify building height exceptions for stairwells and elevators:***
- ***The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.***
- ***Draft Section 12. (Table 10-40.30.030.C., Note 8) Page 7***
- ***Draft Section 14. (Table 10-40.30.040.C., Note 9) Page 9***
- ***Draft Section 16. (Table 10-40.30.050.C., Note 8) Page 11***



Revisions to Address the Public Comments:

- *Modify the maximum height of an exposed basement and basement garage wall; and,*
- *Consider a list of materials for stem walls.*

- *Basements and Basement Garages. The portion of an exterior wall of a basement or basement garage that projects above grade and is visible from a public or private street, or a driveway, shall not exceed **10 feet** in height, measured from the abutting finished grade to the finished floor of the first floor of the structure above the finished grade. **The exterior of the walls shall be finished with architectural materials and colors consistent with the design of the building. The Director may approve alternative materials and color that are consistent with the design of the building, provided that the alternative materials and color maintains a consistent design theme.***

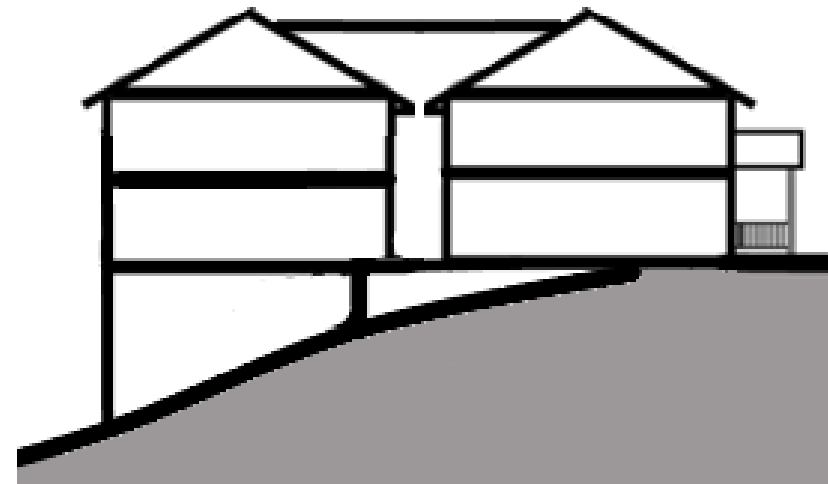


Revisions to Address the Public Comments:

- **Consider allowing stem wall and crawl spaces greater than five feet;**
 - **Existing Requirement: Unfinished crawl spaces shall not exceed five feet in height measured from the exterior finished grade to the finished floor of the floor above.**



Yes



No



Revisions to Address the Public Comments:

- *Modify the provisions to allow additional stem wall and crawl spaces to allow for FEMA floodplain requirements:*
- *The Director may approve a taller stem wall or crawl space up to height no greater than one-foot above the minimum regulatory flood elevation of the first lowest floor elevation that is required to comply with Title 12 Floodplains of the City Code. This allowance may only be approved for residential habitable areas of a development.*

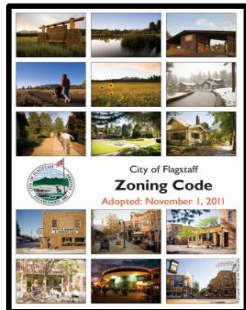


Revisions to Address the Public Comments:

- *Do change the triplex lot sizes, the existing 50' x 130' lots work fine:*

Modified the Stack Triplex lot size requirement.

- Existing 50 feet x 75 feet
- **Proposed 75 feet x 100 feet**

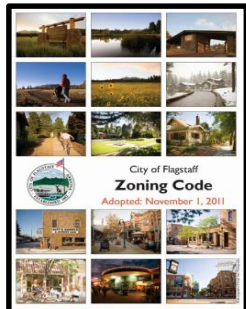




City's Proposed Zoning Code Text Amendment

Technical Additions and Modifications:

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





City Council Work Session



City's Proposed Zoning Code Text Amendment

City Council

Comments, Questions and Discussion

