



Glendale

ZONING CODE UPDATE

PLANNING COMMISSION WORKSHOP

APRIL 15, 2021

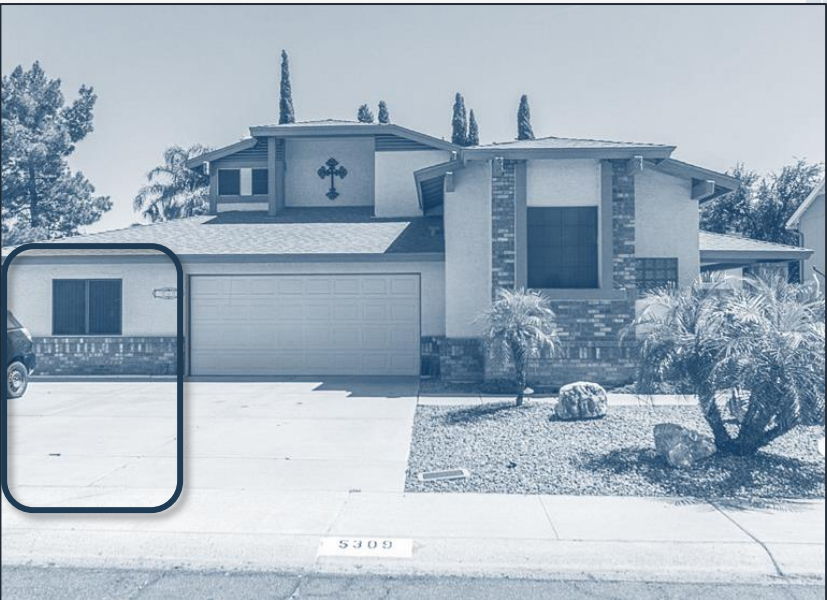
RESIDENTIAL PARKING



Parking Scenarios



Parking Scenarios



Single-Family Residential Parking

Location on Property

Addresses permitted parking area and width, placement on property, and approved surfaces.

Parking vs. Storage

Defines what is 'parking' and what is 'storage'.

Size & Type of Vehicles

Addresses parking and storage of RVs, trucks, equipment, and trailers.

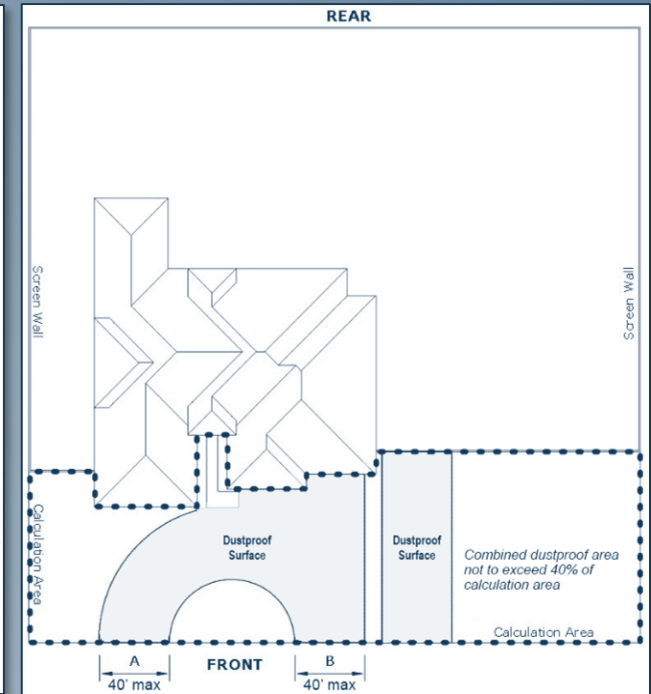
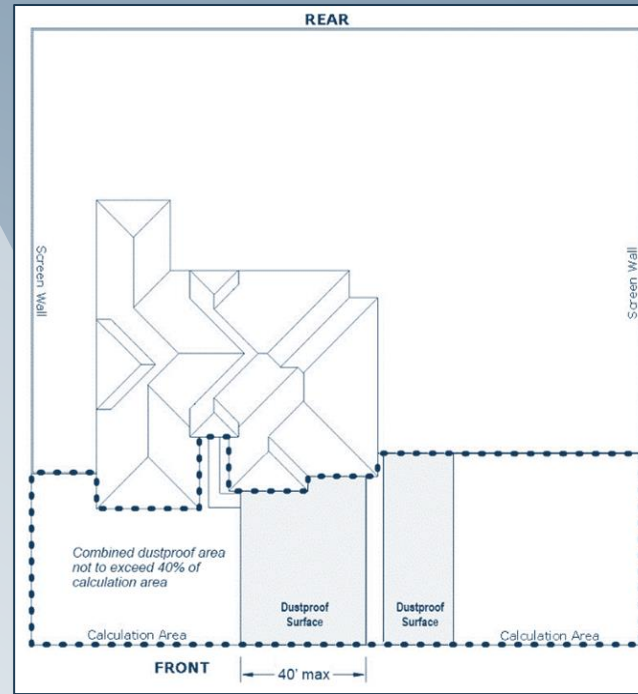
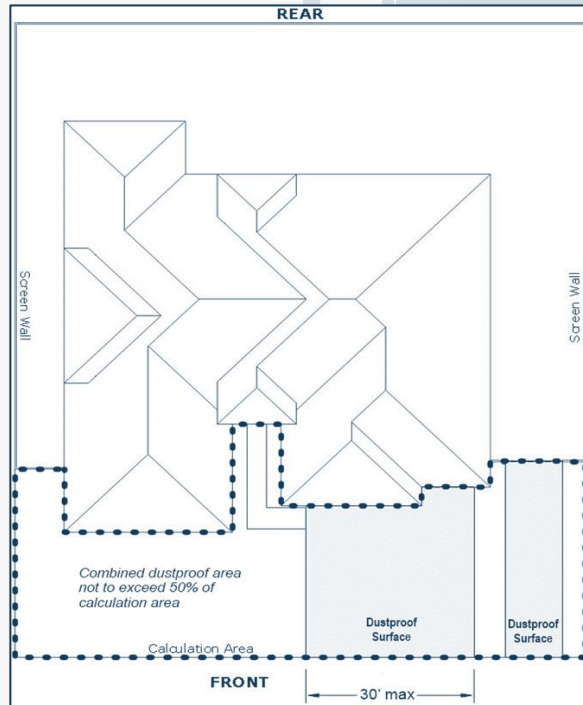
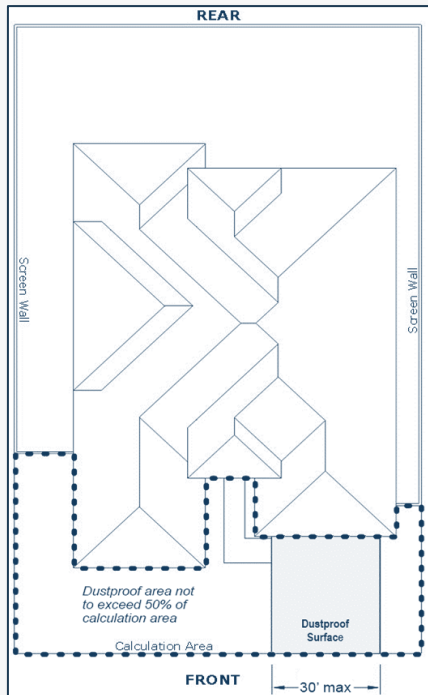
Parking Scenarios

Graphically addresses a variety of parking scenarios to improve usability of code.

Location on Property

Smaller Lots (< 12,000 square feet)

- 50% of Front Yard
- Max continuous width of 30 feet
- Improved dustproof surface only
- Surface must lead to garage, carport, or required parking spaces
- 9'x20' min parking space size



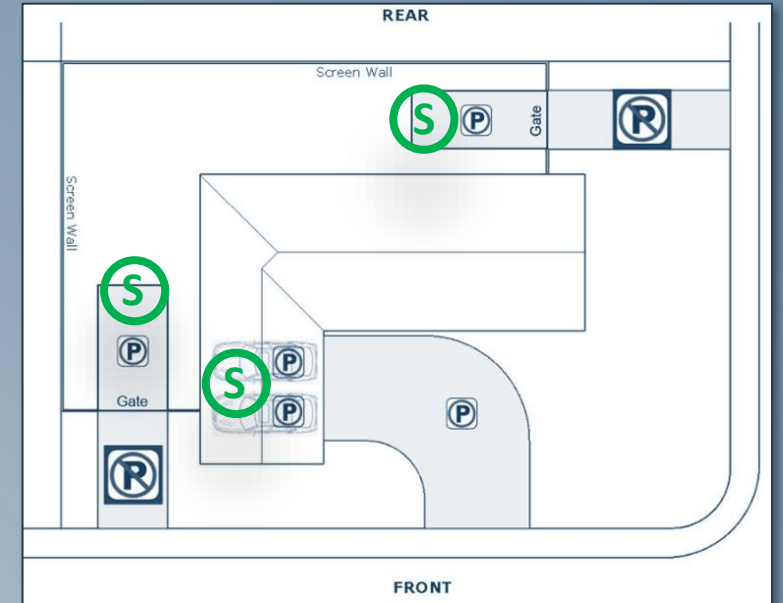
Larger Lots (> 12,000 square feet)

- 40% of Front Yard
- Max Contiguous Width of 40 feet
- Improved dustproof surface only
- Surface must lead to garage, carport, or required parking spaces
- 9'x20' min parking space size

Parking vs. Storage

Parking: A dustproof surface used for the placement of vehicles for limited periods of time.

Storage: For the purposes of this ordinance, references to vehicle storage shall not be determined based on duration, but rather on the negative effects commonly associated with prolonged parking and/or abandonment. A vehicle shall be deemed stored if any of the following effects exist: accumulation of spiderwebs, dirt and debris, flat tires, damaged or missing body parts, or broken or unusable windows. Vehicles placed on blocks or similar devices where all or part of the vehicle is not touching the ground shall be considered inoperable.



Size, Type & Storage of Vehicle

Context-Sensitive Parking

- Parking or Storing of personal vehicles exceeding 14,000 lb. GVWR is prohibited
- Commercial Vehicle Parking (limit 1) is okay, but limited to 14,000 lb. GVWR
 - Commercial vehicle Storage is prohibited
- Stored vehicles must be screened
- Storage of utility trailers are permitted, also with strict locational and performance criteria.
- Storage of personal RVs are permitted, but with size and weight, screening, and locational requirements
- Restrictions on use of RVs as temporary / short-term dwellings
- Additional requirements for inoperable vehicles and service of vehicles



CLASS 1 6,000 lbs or less



MINIVAN



CARGO VAN



SUV



PICKUP TRUCK

CLASS 2 6,001 to 10,000 lbs



MINIVAN



CARGO VAN



FULL-SIZE PICKUP



STEP VAN

CLASS 3 10,001 to 14,000 lbs



WALK-IN



BOX TRUCK



CITY DELIVERY



HEAVY-DUTY PICKUP

CLASS 4 14,001 to 16,000 lbs



LARGE WALK-IN



BOX TRUCK



CITY DELIVERY

CLASS 5 16,001 to 19,500 lbs



BUCKET TRUCK



LARGE WALK-IN



CITY DELIVERY

CLASS 6 19,501 to 26,000 lbs



BEVERAGE TRUCK



SINGLE-AXLE



SCHOOL BUS

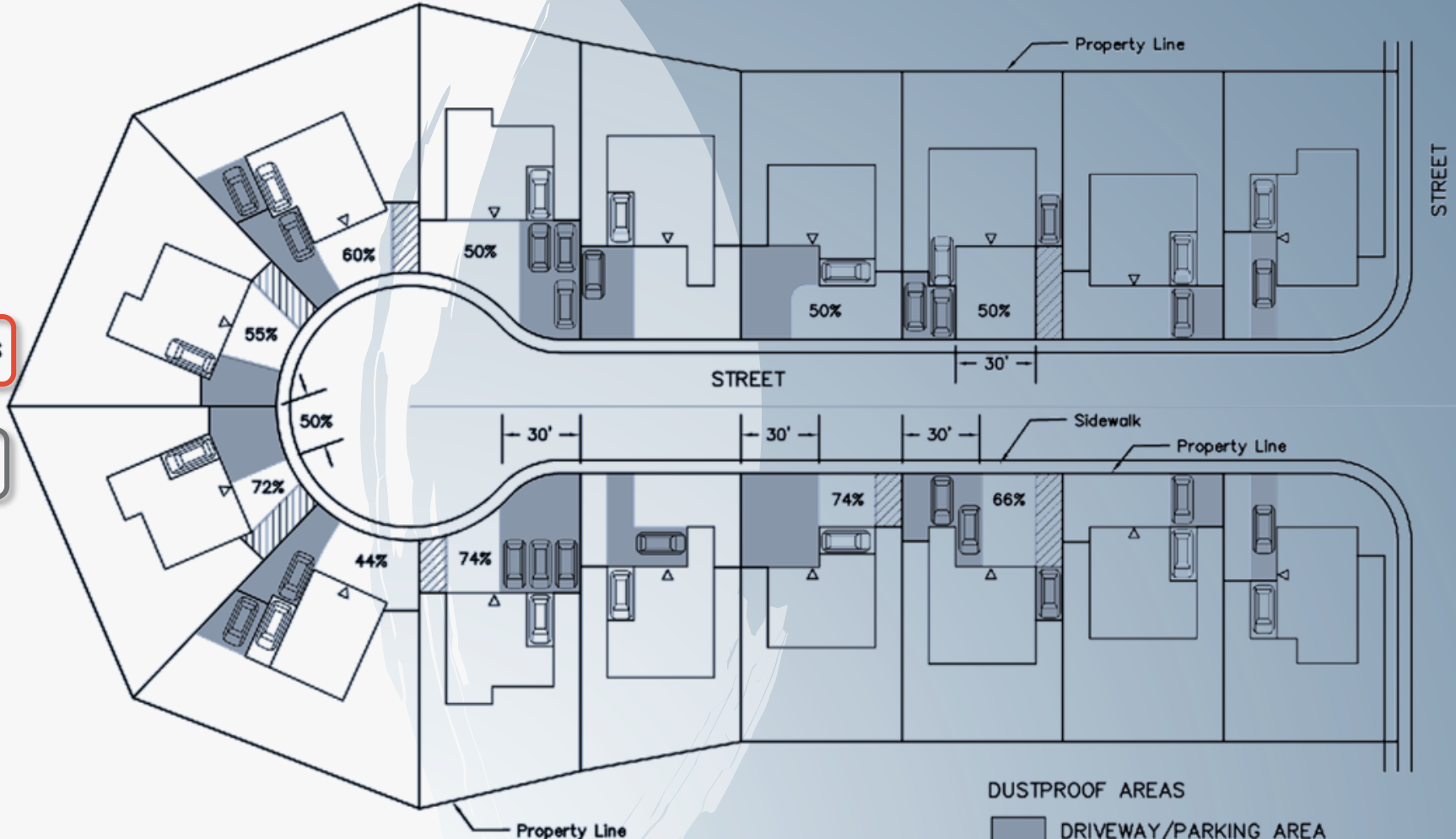


RACK TRUCK

Parking Scenarios

PROPOSED CONDITIONS

EXISTING CONDITIONS



PROPOSED CONDITIONS

EXISTING CONDITIONS

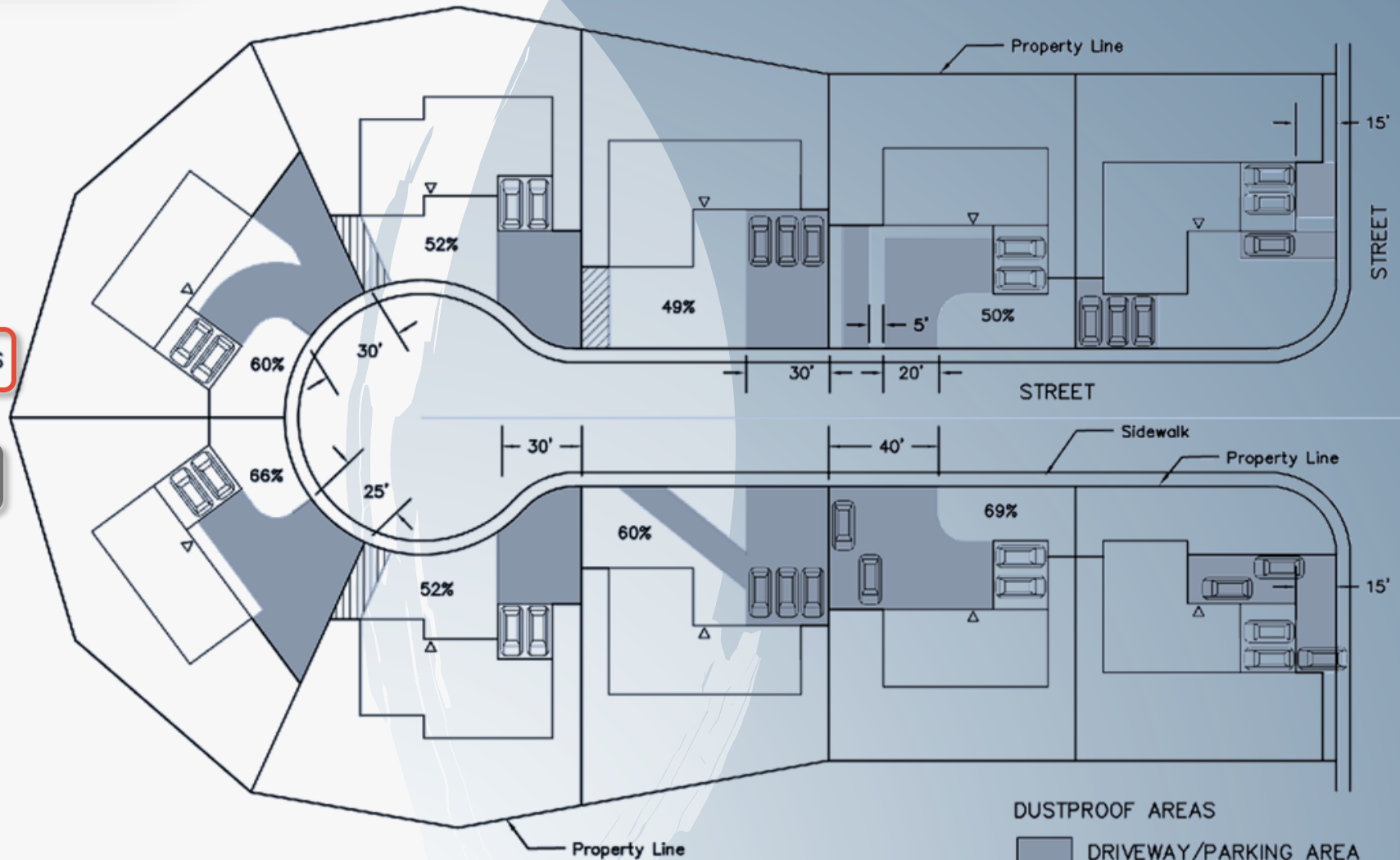
- DUSTPROOF AREAS
- DRIVEWAY/PARKING AREA
 - MANEUVERING/NO PARKING AREA

6,000 SF Lots

Parking Scenarios

PROPOSED CONDITIONS

EXISTING CONDITIONS



PROPOSED CONDITIONS

EXISTING CONDITIONS

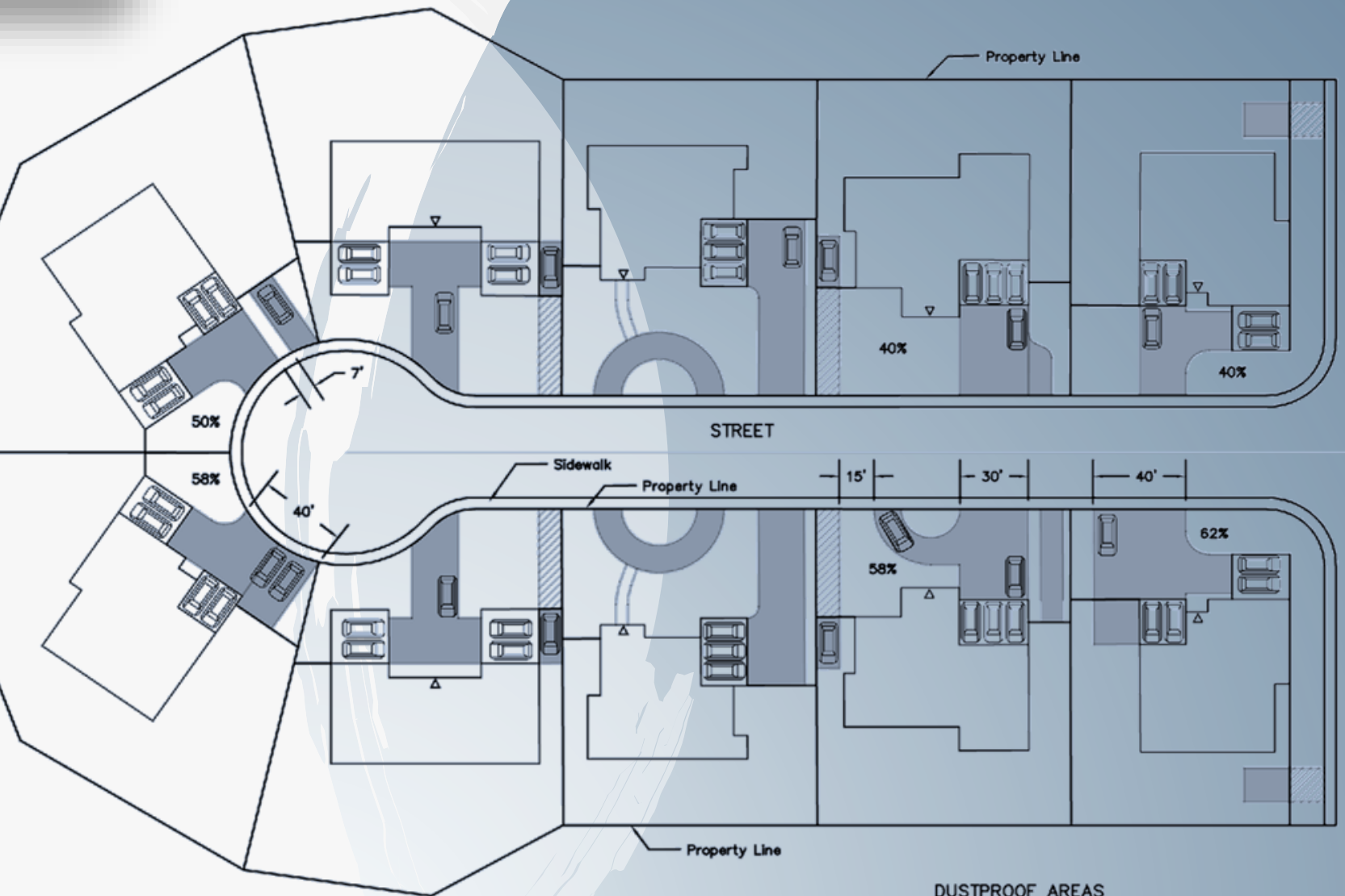
- DUSTPROOF AREAS
- DRIVEWAY/PARKING AREA
 - MANEUVERING/NO PARKING AREA

9,000 SF Lots

Parking Scenarios

PROPOSED CONDITIONS

EXISTING CONDITIONS



PROPOSED CONDITIONS

EXISTING CONDITIONS

15,000 SF Lots

- DUSTPROOF AREAS
- DRIVEWAY/PARKING AREA
 - MANEUVERING/NO PARKING AREA

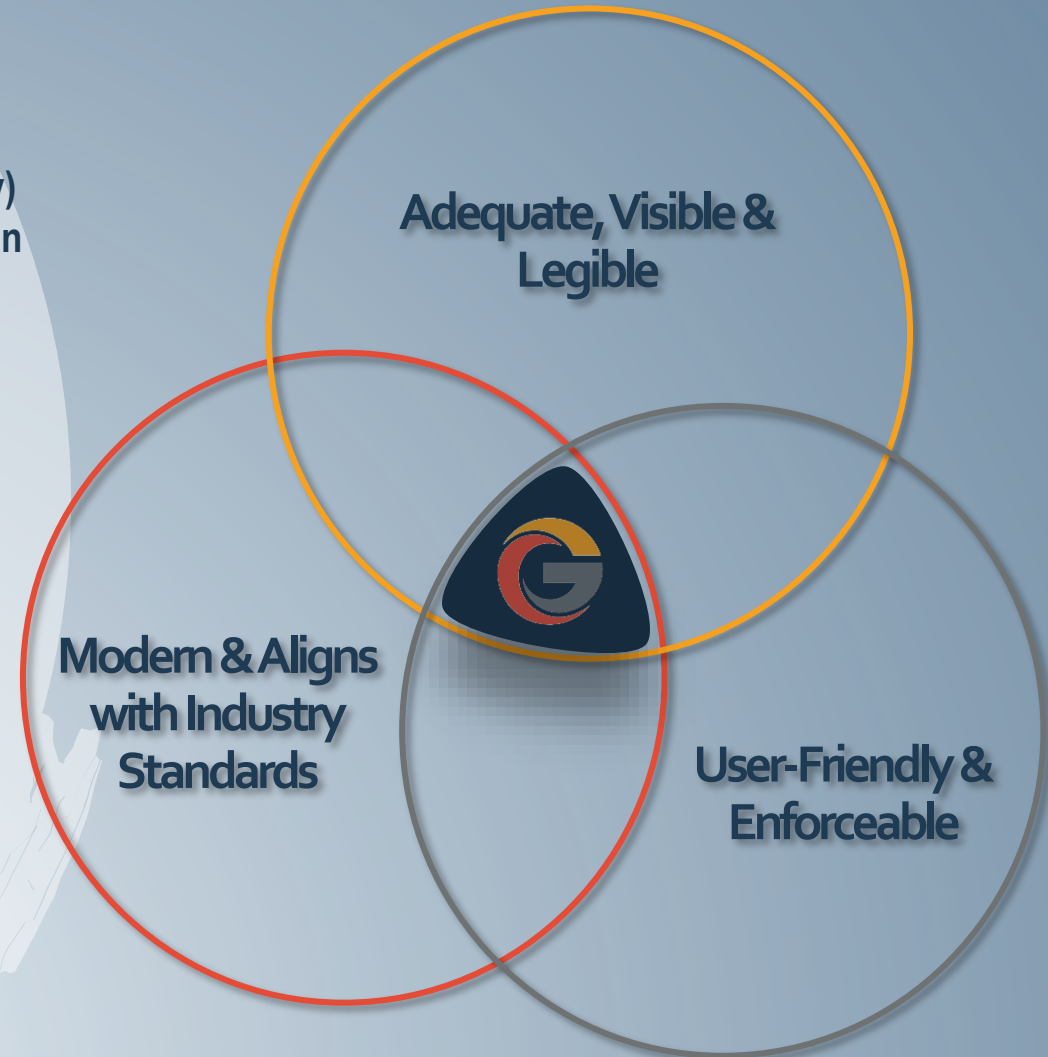
SIGNS



Industry & Stakeholder Feedback

Sought and received feedback from key stakeholders and industry representatives on draft sign code

- Feedback received from:
 - WeSERV (West and SouthEast Realtors of the Valley)
 - Arizona Chapter of the International Sign Association
 - Arizona Sign Association
 - City Council Business Committee
 - Staff Technical Advisory Committee (TAC)
- Comments received and draft code is being updated



Signage Code Update – Approach

“Reed” Compliant

Reed vs Town of Gilbert Supreme Court Ruling. Content Neutral.

Non-Conforming Signs

Stronger language for corrective action for non-compliant and abandoned signs.

Sign Measurement

Clarifies how to measure signs – accounts for new sign types, adds graphics.

Sign Allocation

Calculation for aggregate sign area for building signs.

Sign Type by Use

Added new table that IDs sign types, the zoning districts where they’re permitted, use restrictions, and reference to specific standards.

Sign Standards

Specific size, height, appearance, and permitting requirements



Sign Types & Details

Establish 'PERMANENT' and 'TEMPORARY' sign categories

- Review and update current *specific* sign regulations (type, size and placement)
- New 'Sign Types by Use' table
- Introduce new sign types
- Introduce new aggregate sign allowance for Building Signage

Update Criteria For:

- Building Signs – projecting signs (i.e. “blade” signs)
- Site Signs – location, number of signs, size and spacing
- Temporary Signs – banners, flags, A-frame signs, inflatables, garage sale and real estate signs
- Miscellaneous or New Signs – awning signs, murals

Building Signs



Site Signs



Temporary Signs



Table – Sign Type by Use (sample)

Site Signs
 For the purposes of this code, a Site Sign shall refer to any permanent sign that is not affixed to a building and is commonly used to advertise a business or service.

	Permitted Zoning Districts	Type of Use	Special Requirements & Section References
Billboard	M-1 and M-2	All permitted uses	See Section 4.5.xx for specific sign standards. Loop 101, 303
Digital Billboard	M-1 and M-2	All permitted uses	See Section 4.5.xx for specific sign standards. Loop 101, 303
Directional	R-3, R-4, R-5, R-O; and C-O, G-O PR, SC, C-1, NSC, C-2, CSC, C-3, B-P, M-1, M-2	Multiple Residence uses; All permitted non-residential uses	See Section 4.5.xx for specific sign standards. Excludes single-family residential parcels.
Directory	All districts	All permitted uses	See Section 4.5.xx for specific sign standards. Excludes single-family residential development option.
Drive-Up / Drive-Through	C-O, G-O, PR, C-1, NSC, C-2, CSC, C-3	All permitted drive-up / drive through uses only	See Section 4.5.xx for specific sign standards.
Electronic Reader Panel	R-3, R-4, R-5, R-O; and C-O, G-O PR, SC, C-1, NSC, C-2, CSC, C-3, B-P, M-1, M-2	Multiple Residence uses; All permitted non-residential uses	See Section 4.5.xx for specific sign standards. Excludes single-family residential development and parcels. Excludes individual users / tenants in all Multiple Residence development.
Entry Wall Monument	All districts	All permitted uses	See Section 4.5.xx for specific sign standards. Excludes individual single-family parcels. Permitted in single-family residential communities / subdivisions
Freestanding Monument	All districts	All permitted uses	See Section 4.5.xx for specific sign standards. Excludes individual single-family parcels. Permitted in single-family residential communities / subdivisions
Pylon	R-5; and C-O, G-O, SC, C-1, NSC, C-2, CSC, C-3, B-P, M-1, M-3	Multiple Residence uses; All permitted non-residential uses	See Section 4.5.xx for specific sign standards. Proximity to Loop 101, Loop 303, Northern Parkway, or Grand Avenue

Table – Aggregate Sign Area (*Building Signs*)

Use	Square Feet of Signage
Single Residence	n/a
Multiple Residence	1.25 square feet per 1 linear foot of leasing office building frontage
Non-Residential	
Office	1.5 square feet per 1 linear foot of building frontage
General Commercial	<p>2 square feet per 1 linear foot of building frontage</p> <p>Maximum square feet based on building square footage</p> <p>150 sf maximum signage for buildings <20,000 sf;</p> <p>250 sf maximum signage for buildings 20,000 sf to 40,000 sf;</p> <p>450 sf maximum signage for buildings >40,000 sf</p>
Industrial	<p>1.75 square feet per 1 linear foot of building frontage</p> <p>Maximum square feet based on building square footage</p> <p>200 sf maximum signage for buildings <40,000 sf;</p> <p>350 sf maximum signage for buildings 40,000 sf to 80,000 sf;</p> <p>500 sf maximum signage for buildings >80,000 sf</p>