



# Glendale

## ZONING CODE UPDATE UNIFIED DEVELOPMENT CODE (UDC)

PLANNING COMMISSION

NOVEMBER 9, 2023



### Innovate

Ensure the Code reflects current development trends and promotes balanced land uses while protecting existing neighborhoods



### Utility

Improve the overall user experience of the Code for a variety of users



### Integrate

Align the Code with the General Plan and other desired development outcomes to promote flexibility, enforceability, and effectiveness

# Project Purpose

Produce an innovative, user-friendly, and integrated Zoning Code that advances the City's development goals and vision for the future.

# Process



## Information Gathering

Ongoing process involving key stakeholders, committees, and members of the public



## Issue Identification

Analysis of provided feedback and current Zoning Code sections to identify issues to be resolved



## Annotated Outline

Submit to City Staff an annotated outline that describes the proposed direction, for the forthcoming revisions



## Draft Zoning Code

Submit to City Staff draft sections of the Zoning Code for review, comment, and revision



## Public Review & Final Adoption

With the support of City Staff and thorough stakeholder input, submit Updated Zoning Code to City Council for final action

Summer 2019 •



Winter 2023

# Participating Reviewing Bodies

## Technical Advisory Group

*(Regular team meetings over the life of the project)*

- Comprised of City Staff

## Stakeholder Advisory Group

*(Meetings and 1on1 interviews over the life of the project)*

- Comprised of landowners, developers, homebuilders, attorneys, business owners, professional association reps

## Community Workshops

- Open House  
*(4 total events)*
- Chamber of Commerce  
*(1 presentation)*

## Historic Preservation Committee

*(1 work session over the life of the project)*

## Council Code Committee

*(5 meetings over the life of the project)*

- Comprised of 3 Council members and panel of citizens

## Council Business Committee

*(12 meetings over the life of the project)*

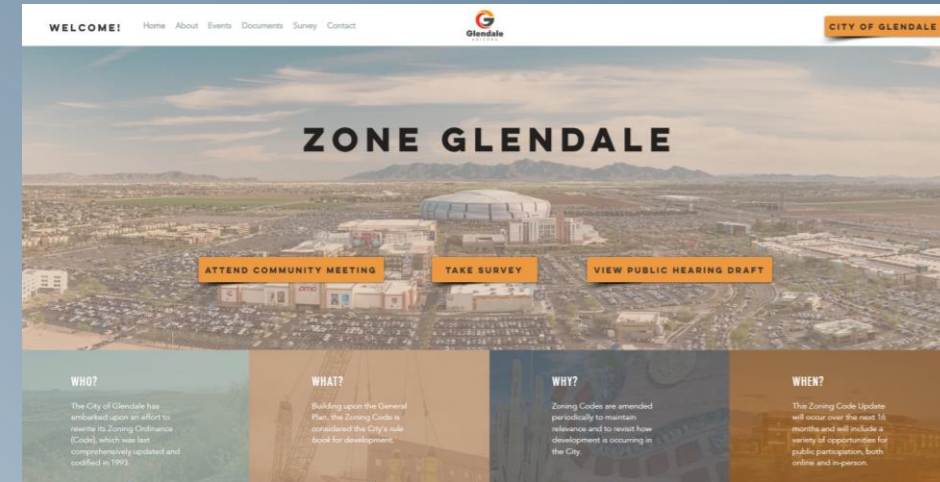
- Comprised of 3 Council members and panel of citizens/business owners/professionals

## Planning Commission Work Sessions

*(6 work sessions over the life of the project)*

## City Council Work Sessions

*(6 work sessions over the life of the project)*



[www.ZoneGlendaleAZ.com](http://www.ZoneGlendaleAZ.com)

# UDC Organization

## Existing Zoning Code

Article 1	Purpose & Applicability
Article 2	Definitions & Rules of Construction
Article 3	Administration
Article 4	Zoning Districts & Boundaries
Article 5	Zoning District Regulations
Article 6	Overlay District Regulations
Article 7	General Development Standards
Appendix A	Special Development Standards
Chapter 19	Landscaping
Chapter 21.2	Sexually Oriented Businesses
Chapter 21.3	Downtown Sidewalk Use & Display
Chapter 21.4	Medical Marijuana Establishments
Chapter 24	Motor Vehicles & Traffic
Chapter 25	Nuisances
Chapter 26	Offenses, Outdoor Lighting
Chapter 28	Planning & Development
Chapter 29.1	Residential Rental Property
Chapter 31	Subdivisions

## Proposed Unified Development Code (Chapter 35)

Article 1	General Provisions (Module 5)
Article 2	Zoning Districts (Module 1)
Article 3	Supplementary Use Provisions (Module 2)
Article 4	General Development Regulations (Module 3 & 4 signage)
Article 5	Subdivisions (Module 3)
Article 6	Administration & Procedures (Module 5)
Article 7	Nonconformities & Enforcement (Module 5)
Article 8	Definitions

# Overview

## Article 2 – Zoning Districts

### Use Table

Created a more user-friendly use table and reviewed permitted and conditionally permitted uses.

(Existing Code Format – C-2 District)

#### 5.752 - Permitted Uses.

- A. Restaurants.
- B. Retail stores:
  - 1. General merchandising, including variety and specialty stores.
  - 2. Food.
  - 3. Apparel and accessories.
  - 4. Home and office furnishings.
  - 5. Hardware stores.
- C. Professional, administrative, and business offices.
- D. Services:
  - 1. Personal Services.
    - a. Barbershops and beauty salons.
    - b. Small appliance repair shops.
    - c. Laundry, cleaning, and dry-cleaning establishments, limited as follows:
      - 1) Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work.

(UDC Format)

**Table 2.500-1: Table Of Allowed Uses for Commercial Districts**

P = Permitted Use C = Conditional Use X = Prohibited SU = Special Use District

Specific Use Type	Commercial Zoning Districts				Supplemental Use Regulations
	C-1	C-2	C-3	PR	
Automotive Refueling Station	C	P	P	C	<a href="#">Sec. 35.3.103.F</a>
Automotive Repair and Service, Major	X	C	P	X	<a href="#">Sec. 35.3.103.G</a>
Automotive Repair and Service, Minor	C	C	P	P	<a href="#">Sec. 35.3.103.H</a>
Bar or Cocktail Lounge	X	P	P	P	<a href="#">Sec. 35.3.103.I</a>
Car Wash	C	P	P	X	
Coffee Shop, Café or Bakery	P	P	P	P	
Commercial Entertainment, Indoor	(requires SU)	(requires SU)	(requires SU)	(requires SU)	<a href="#">Sec. 35.2.902</a>
Commercial Entertainment, Outdoor	(requires SU)	(requires SU)	(requires SU)	(requires SU)	<a href="#">Sec. 35.2.902</a>
Convenience Store	C	P	P	X	<a href="#">Sec. 35.3.103.K</a>
Deferred Presentment Companies	X	X	P	X	<a href="#">Sec. 35.3.103.L</a>

# Development Stds.

Revised the Development Standards table to remove conflicts, address current development types and offer flexibility where appropriate.

Table 1  
Single Residence Districts Development Standards

District	Min. Net Lot Area	Min. Width	Min. Depth	Min. Setback <sup>1</sup>				Max. Structure Ht. <sup>1</sup>	Max. % Lot Coverage
				Front	Rear	Side	Street Side		
R1-10	10,000	90	100	15—20 <sup>2</sup>	25	10	10	30	40
R1-8	8,000	80	100	15—20 <sup>2</sup>	20	5 & 10 <sup>4</sup>	10	30	40
R1-7	7,000	70	100	15—20 <sup>2</sup>	20	5 & 10 <sup>4</sup>	10	30	40
R1-6	6,000	60	100	15—20 <sup>2</sup>	20 <sup>5</sup>				
R1-4	4,000	40	80	15—20 <sup>2</sup>	15				



Table 2.300-2: Single Residence Districts Development Standards

Zoning District	Lot Dimensions, minimum		Setbacks <sup>11</sup>			Lot Coverage, maximum (%)	Building Height, maximum (feet) [9]	Common Open Space, minimum (% of net common lot area) <sup>[10]</sup>
	Net Lot Area (square feet)	Lot Width (feet) [1]	Front (feet) [2]	Side (feet) [7]	Rear (feet) [8]			
R1-10	10,000	90	15-20	10	25	40	30	30
R1-8	8,000	80	15-20	5 & 10 [3]	20	40	30	30
R1-7	7,000	70	15-20	5 & 10 [3]	20	40	30	30
R1-6	6,000	60	15-20	5 & 10 [3]	20 [6]	40	30	30
R1-4	4,000	40	15-20	0 - 10 [4][5]	15	45	30	30

## Special/Overlay Dist.

Reviewed and revised to provide greater diversity of development tools and regulations

**Planned Area Development (PAD)** – Expanded to allow single or mixed land uses

**Planned Residential Development (PRD)** – Maintained City Council as approving body; open to SF and MF Residential; limited to allow select amendments to lot area, lot width, setbacks, lot coverage, and height

**Adaptive Reuse** – Established Reuse Program to encourage retention and/or reuse of select buildings; applied based on building size; defined minimum eligibility criteria; external list of program incentives

**Infill Development** – Established to encourage the development of vacant or underutilized property; limited to the Infill Incentive District boundaries previously approved by Council; defined minimum eligibility criteria; external list of program incentives

# Overview

## Article 3 – Supplemental Use Provisions

### Supplemental Uses

Completed a comprehensive update and reorganization of all supplemental use standards.

Agriculture, Stables  
Agritainment  
Dwelling, Single-Family Detached  
Dwelling, Live/Work  
Dwelling, For Rent Community  
Dwelling, Modular Home  
Mixed Use Residential  
Group Homes  
Model Home Complex  
Adult Businesses  
Animal Pet Facilities  
Automotive and Recreational Vehicle Rentals  
Automotive and Recreational Vehicle Sales  
Automotive, Commercial Parking Lot  
Automotive Refueling Station  
Automotive Repair and Service, Major  
Automotive Service and Repair, Minor  
Bar or Cocktail Lounge  
Convenience Store  
Deferred Presentment Companies

Donation Centers  
Drive-Through  
Financial Institution  
Health and Fitness Center  
Hotels and Motels  
Household Appliance, Furniture, and Small  
Equipment Rentals  
Medical and Dental Laboratories  
Marijuana Facilities  
Microbrewery, Craft Distillery or Tasting Room  
Nightclub and Live Entertainment  
Pawn Shops  
Personal Services  
Recreation, Indoor  
Retail, General  
Retail, Large  
Shopping Center, Community  
Shopping Center, Neighborhood  
Tattoo and Piercing Studios

Thrift Stores  
Veterinary Clinic  
Veterinary Hospital, Emergency  
Animal Kennel / Animal Shelter  
Animal Training, Outdoor  
Broadcast Studios  
Commercial Aviation Business  
Manufacturing and Assembly, Major  
Manufacturing and Assembly, Minor  
Product Processing  
Storage, Recreational Vehicles  
Storage, Self-Service  
Place of Worship  
Private Schools, Colleges, and  
Universities; with or without  
Dormitories  
Social Club or Lodge  
Wireless Communication Facility

# Overview

## Article 3 – Supplemental Use Provisions

### Accessory Uses

Completed a comprehensive update and reorganization of all accessory use standards.

Accessory Buildings & Structures  
Accessory Dwelling Unit  
Agricultural Stand  
Amateur Radio Tour  
Automatic Teller Machine  
Automotive Charging Station  
Cargo Containers  
Child Care, Home

Home Occupations  
Livestock, Non-Commercial  
Outdoor Display and Sales  
Outdoor Storage  
Watchman's Quarters

### Temporary Uses

Completed a comprehensive update and reorganization of all temporary use standards.

Carnivals, Circuses, Concerts, Revivals, Rodeos and Similar Activities  
Corn Maze  
Donation / Recycling Drop-Off Boxes  
Farmer's market, temporary  
Mobile Food Vending  
Mobile Outdoor Vendors  
Seasonal Sales and Special Events  
Temporary Office or Construction Trailers

# Overview

## Article 4 – General Development Standards

### Off-Street Parking

Revised residential parking standards (\*parking area addressed in UDC, act of parking addressed in section 24-68 of City Code). Updated the parking ratio table and incorporated enhanced alternative parking conditions: Parking Justification Study (Transportation Management Plan), Joint Use Parking, Off-Site Parking, Bicycle Parking, Material/Passenger Loading Areas, Drive-Thru.

### Landscape

Refined landscape planting and material requirements and organized into reference tables for easier reference. Updated Urban Forestry provisions.

### Screening, Walls & Fences.

Minimal changes, with enhanced organization and temporary fencing regulations.

### Signage

Modernized the sign code to address current development conditions relative to site, building and temporary signs; introduced aggregate sign criteria, adjusted language to comply with “Reed” Supreme Court ruling.

### Outdoor Lighting

Updated General Requirements to be consistent with best practices and current technology (i.e. Night Sky, LED).

# Article 6 & 7 – Administration & Procedures / Nonconformities & Enforcement

## Application Process

Developed tables to clarify application procedures and enhanced public notification requirements.

## Specific Applications

Clarified specific application requirements for select procedures; overhauled the Design Review process to clarify differences between waiver, minor, and major application types.

## Nonconformities

Updated regulations to provide more detailed guidance for path to conformity.

## Definitions

To enhance clarity reviewed and revised definitions to be consistent with UDC language and regulations.

# Next Steps

## Adoption Process

- **Planning Commission Public Hearing - Recommendation to Council**
- **City Council Public Hearing - Action**