

**PZ-C-007-10**

**Overall Zoning Ordinance  
Amendment**

**Community Meeting  
November 2, 2010**



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- Small changes in one section may result in significant changes to another section
- For this reason, we may not be able to answer all questions today



# 2.05 Purpose and Application

- 2.205.060 Nonconforming uses
- Criteria added for expansion of non-conforming uses
  - Current language permits expansion on 100%
  - Does not define what expansion is or where it can occur
  - Draft clarifies this



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# 2.10 Definitions

- Added Definitions include:
  - Arena, Commercial
  - Livestock
  - Open Space, conservation and developed
  - Service Establishment
  - vertical mixed; horizontal mixed
- Changed:
  - Home Occupation – added to general provisions
- Deleted:
  - Nonconforming use – language added to general provisions
  - Nursery – new definition for “plant nursery”
  - Setback lines – new definition for “setback”



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# 2.15 Zoning Districts, Maps & Boundaries

- Retention of zoning districts existing before adoption date
- Rezoning and PADs before adoption date
- New zones added
- Zoning districts on and after adoption date



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# 2.105 CI-1 Light Industry and Warehouse Zone

Uses Added:

- Manufacture of:
  - Aircraft engine, engine parts, auxiliary equipment
  - Search, detection, navigation, guidance, aeronautical and nautical systems and instruments
  - Plastics and resin, semiconductors, non-corrosive storage batteries, electrical and electronic equipment
  - Medical and dental equipment
  - Missile and space vehicle parts
- Medical and dental laboratories



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# 2.110 CI-2 Industrial Zone

- Reorganization of the IUP section
- Sets up the application procedure
- Violation of conditions handled as a zoning violation
- Previously approved IUPs null and void upon issuance of new IUP unless stated otherwise



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# 2.150 General Provisions, Standards and Exceptions

- 2.150.050 Height Limit Exceptions:
  - Reduced list of uses that may exceed height limits
    - Penthouses, scenery loft, chimneys
  - Public Schools and Hospitals max height of 60 ft with increased setback



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# 2.150 General Provisions, Standards and Exceptions

- 2.150.100 Fences:
  - Added requirements for fences located within setbacks
  - Within front setbacks:
    - Up to 5ft with top 3 feet open fencing
    - Up to 6ft with pipe rail or wrought iron
  - Side and rear setbacks
    - Up to 6ft



# 2.150 General Provisions, Standards and Exceptions

## ■ 2.150.100 Fences:

### ■ Standards:

- Fencing material such as wood, metal rails, wire, chain link
- No electrical current (except for the enclosure of livestock)
- No barbed wire, except in rural or industrial zones
- May not be made of broken glass, tires, junk, other scrap materials
- Provides wall standards (made of concrete, stone, brick)



# 2.150 General Provisions, Standards and Exceptions

- 2.150.150 Storage and accessory uses
  - Mobile homes, manufactured homes and RVs prohibited as storage facilities, guest houses and accessory uses
  - Cargo container limitations and requirements
    - No stacking
    - Number
    - Size
    - Color



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# 2.150 General Provisions, Standards and Exceptions

- 2.150.260-300 Reduction of lot size requirements
  - These sections have been deleted
  - Never been used
  - Reduction of lot sizes done through PAD



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# 2.150 General Provisions, Standards and Exceptions

- 2.150.210-280
- Addition of regulations for:
  - Bed and Breakfast
  - Church
  - Cluster Option for new Rural Zones
  - Golf course
  - Guest house/casita
  - Guest ranch
  - Home occupation
  - RVs as temporary dwellings
  - Schools



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# 2.151 Permits: Special Use, Special Density, Temporary Use & Special Event

## ■ 2.151.010 Special Use Permit

- Policy to Ordinance – SUPs approved by BOS
- Special Uses permitted for new zones are specific to zone
- SUP is null and void if use is discontinued for 12 consecutive months
- Conformity with the Comprehensive Plan
- Application procedures added



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# 2.151 Permits: Special Use, Special Density, Temporary Use & Special Event

## ■ 2.151.010 Special Use Permit

### ■ Factors for Consideration:

- Traffic conditions
  - Services/utilities available to the site
  - Compatibility with adjacent uses
  - Need for the special use in the community
  - Public input
- ### ■ SUP revocation process



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# 2.151 Permits: Special Use, Special Density, Temporary Use & Special Event

- 2.151.020 Special Density Permit
  - Application process revised for clarification
  - Added annual renewal requirement



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# 2.151 Permits: Special Use, Special Density, Temporary Use & Special Event

- 2.151.030 Temporary Use Permit
  - Standards added:
    - No permanent structures/buildings
    - Adequate parking
    - Health department requirements must be met
  - Application process revised for clarification



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# 2.155 Board of Adjustment, Variances and Appeals

- Application requirements added
  - Site plan/floor plan
  - Site postings
  - Newspaper publication
- Violation of conditions: variance shall become null and void
- Appeals and interpretations section added
- Appeals to Superior Court section added



# 2.155 Board of Adjustment, Variances and Appeals

- 2.155.050 Blanket Variance
  - For a specific area where non-conformance in lot sizes or standards was created by the county's approval of the zoning district



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# 2.160 Enforcement

- Added zoning clearance and compliance review information
  - Policy to ordinance
- Legal procedure for enforcement added
- Establishment of Hearing Officers



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# 2.165 Zoning Regulations Amendments

- Reorganization – zone changes moved to its own chapter
- Property owners requesting the commission initiate an amendment
  - Application requirements and process outlined
- Procedure after Commission initiation added



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# 2.166 Rezoning

- Conformity with Comp. Plan requirement added
- Application procedures
  - Concept Review meeting required – policy to ordinance
- Application process added
  - Application deficiencies must be remedied within 90 days or file closed
  - Broadcast notification signs required – policy to ordinance



# 2.166 Rezoning

- Public hearing and notice requirements
- Conditional zoning: may approve based on a schedule for development
- Plans and/or specific site plans should be in substantial compliance with preliminary site plan submitted with rezone



# 2.175 PAD Overlay Zoning District

- Applies to PADs approved prior to the effective date of ordinance amendment
- Remains unchanged with the exception of renumbering and changes in language for consistency



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## 2.176 PAD on and after [effective date of amendment]

- Applies to PADs applied for on or after the effective date of amendment
- General development standards that may be altered (minimum lot area, setbacks, etc.)
- General development standards that may not be altered (parking, lighting, landscaping for open space)



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# 2.176 PAD on and after [effective date of amendment]

- Criteria and elements for consideration:
  - Comprehensive Plan
  - Adjacent properties
  - Transportation
  - Facilities (schools, fire, water, sewer, streets)
  - Open Space



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# 2.176 PAD on and after [effective date of amendment]

- Open Space and Recreation Area Design Manual (OSRAM)
- Open Space Standards
  - Significant strands of natural vegetation preserved
  - Washes with average flow rate of 200 cubic feet/sec preserved
  - Major recreation areas centralized in PADs



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# 2.176 PAD on and after [effective date of amendment]

- Ownership and Maintenance of OS
  - HOA
  - Conservation Trust
  - Dedicated to the public (if acceptable to the county)
- OS Calculations
  - Does not include commercial or industrial



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# 2.176 PAD on and after [effective date of amendment]

- Minimum requirements for OS
  - 0-5% Slopes = 25%
    - 7% minimum for developed OS
  - <5%-10% Slopes = 25%
    - 6% minimum for developed OS
  - <10% Slopes = 30%
    - 4% minimum for developed OS



# 2.176 PAD on and after [effective date of amendment]

## ■ Park and Recreation Area Classifications:

<i>Facility Type</i>	<i>Desirable Size (Acres)</i>	<i>Service Area (Radius)</i>
Recreation Activity Area	1 – 8	¼ mile
Neighborhood Parks	8 – 10	½ mile
Community Parks	60 – 100	3 miles
Linear/Open Space Parks	Varies	¼ mile or a ½ hour drive time

## ■ Uses permitted within OS areas:

- Parks
- Paths and trails
- Retention/detention
- entryways



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# 2.176 PAD on and after [effective date of amendment]

- Uses prohibited within OS areas:
  - Streets
  - Setback areas
  - Un-built portions of a lot
  - Indoor facilities not part of a park
  - Golf course



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# 2.176 PAD on and after [effective date of amendment]

- Park and recreation activity areas
  - Based on dwelling units. Provides for dedicated park space within each PAD.
  - 348 square feet per dwelling unit for Neighborhood Parks
  - 610 square feet per dwelling unit for Community Parks
  - Constructed prior to approval of final plat for 2<sup>nd</sup> phase or 1<sup>st</sup> building permit if single phase



# 2.176 PAD on and after [effective date of amendment]

- Minimum requirements for
  - multi-use paths and trails,
  - retention and detention
  - Streetscapes and entryways
  - Conservation open space
- Compliance with Regionally Significant Routes for Safety and Mobility



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# 2.176 PAD on and after [effective date of amendment]

- Application process defined
- Development plan requirements
  - Site Plan
  - Narrative Report
  - Open Space and Recreation Plan (OSRP)
    - Describes the layout and features of the OS in the PAD
    - Designed in accordance with OSRAM
  - Landscape Plan – low water use plants



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# 2.176 PAD on and after [effective date of amendment]

- Amendments to the PAD Overlay
  - Major PAD amendments
    - Change in zoning
    - Stipulation changes
    - Changes in open space
    - Increased density
    - Acreage changes to approved PAD
  - Minor amendments is a request that is not defined as major, and may be approved by the planning director



## 2.185 Outside Storage and Parking

- Added: Stored items may not be stacked so as to be visible above provided screening or more than 6ft
- Outdoor storage not permitted without an established permitted use



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## 2.190 Adult Oriented Businesses

- I-2 and I-3 zoning districts added

## 2.205 Wireless Communication Facilities

- I-1, I-2 and I-3 zoning districts added



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# 2.215 Addressing and Street Naming

- Process outlined for assigning numbers to properties
- Unacceptable street names
  - Letters of the alphabet
  - Copyrighted/trademark names
- Renaming existing streets process
- Street name signs installed by PW for public streets
- Posting of property numbers



# 2.220 – 2.240 Rural Zoning Districts

- RU-10
- RU-5
- RU-3.3
- RU-2
- RU-1.25
- Permitted uses include
  - Residential
  - Agricultural uses
  - Commercial boarding/riding stables
  - Cluster option
- Special uses include:
  - Commercial Kennel
  - Feed and tack
  - Vet



# 2.245 RU-C Rural Commercial Zoning District

- Minimum lot size 1 acre
- Intended for small scale, low impact, rural commercial uses
- Uses include
  - General store
  - Restaurant/café
  - Feed and tack sales
  - Agricultural supplies and machinery sales
- Special uses include
  - Auto service station
  - Farm and mining machinery repair



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# 2.250 R-43 Single Residence Zoning District

- Low density single family residential with limited agricultural uses
- Cluster option
- Farm use and/or animals subject to limitations
  - 2 large animals per acre
  - No more than 20 chickens and rabbits
  - Raising of swine prohibited



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# 2.255-2.275 Single Residence Zoning Districts

- R-35
- R-20
- R-12
- R-9
- R-7
- Permitted uses include
  - Residential
  - Child care (no more than 5 children)
  - Group home
  - Home occupation
- Special uses include:
  - Child care (more than 5 children)
  - Beauty salon
  - Golf course



# 2.280 Mixed Dwelling Zoning District

- To provide wide range of housing
  - Single family detached
  - Single family attached
  - Multi-family
- Uses Permitted:
  - Duplex/triplex
  - Child care (no more than 5 children)
  - home occupation
- Special Uses:
  - Beauty salon or barber shop
  - Child care (more than 5 children)
  - Golf course



# 2.285 Multiple Residence Zoning District

- To provide multi-family residential
- Minimum land area per dwelling unit: 1,750sf
- Uses permitted:
  - Multiple dwelling for any number of families
  - Assisted living center
  - Home occupation
- Special uses:
  - Child care
  - Clubs/lodges/assembly halls



# 2.290 AC-1 Activity Center Zoning Districts

- Permitted uses include
  - Residential (5 du/ac minimum)
  - Office
  - Retail sales establishments
  - Service establishments
- Special uses include:
  - Auto repair
  - Car wash
  - Private school



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# 2.295 AC-2 Activity Center Zoning Districts

- Permitted uses include
  - Residential (15 du/ac minimum)
  - Office
  - Retail sales establishments
  - Service establishments
- Special uses include:
  - Auto repair
  - Car wash
  - Private school



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# 2.300 AC-3 Activity Center Zoning Districts

- Permitted uses include
  - Residential (25 du/ac minimum)
  - Resort/motel/hotel
  - Retail sales establishments
  - Service establishments
- Special uses include:
  - Fire station
  - Group home of 11 or more residents
  - Private school



# 2.305-2.300 Office Zoning Districts

- To provide for office uses in proximity to residential development
- Uses permitted
  - Office
  - Child care center
  - Community service agency/library/museum
- Special uses
  - Banks
  - Beauty salon or barber shop
  - Laundry/dry cleaning establishment



# 2.315 C-1 Neighborhood Commercial

- To provide limited commercial to serve local neighborhood needs
- Uses permitted
  - Retail sales up to 75,000sf for any single use
  - Self storage subject to criteria
  - Service establishments up to 50,000sf
- Special uses
  - Medical/dental clinic
  - Motel/hotel
  - Larger retail or service establishments



# 2.320 C-2 Community Commercial

- To provide commercial and provide employment opportunities
- Uses permitted
  - Hospital, medical/dental clinic
  - Retail sales up to 100,000sf for any single use
  - Self storage subject to criteria
  - Service establishments up to 100,000sf
- Special uses
  - Billiard/pool hall/bowling alley
  - Bar
  - Light manufacturing incidental to retail sales



# 2.325 C-3 General Commercial

- To provide retail and wholesale businesses
- Uses permitted
  - Pool hall, bowling alley, theaters
  - Automotive repair
  - Builders supplies
  - Light manufacturing incidental to retail sales
  - Sale, rental of automobiles, airplanes, boats
- Special Uses
  - Heliport
  - Wholesale activities
  - Warehouse



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# 2.330 I-1 Industrial Buffer

- To provide a range of low impact manufacturing uses that result in employment
- Uses permitted
  - Light manufacturing
  - Scientific or research laboratories
  - warehouse
- Special uses
  - Welding shop
  - Distribution plant
  - Gasoline or flammables bulk station



# 2.335 I-2 Light Industrial & Warehouse

- To provide for manufacturing and related establishments
- Uses permitted
  - Adult oriented businesses
  - Airport subject to criteria
  - Manufacturing
- Special uses
  - Airport
  - Gasoline or flammables bulk station



# 2.340 I-3 Industrial

- To provide areas for medium and heavy industrial development
- Uses permitted
  - Adult oriented businesses
  - Airport subject to criteria
  - Junk, salvage or auto wrecking yards
  - Landfill and transfer stations
  - Power plants
  - Prisons
- Special uses
  - Dwelling unit for security/caretaker



# 2.345 MH-8 Manufactured Home

- Uses permitted
  - Manufactured home or conventional construction
  - Child care (no more than 5 children)
  - Group home
  - Horses subject to criteria
  - Recreation areas, laundry, offices, service buildings
- Special uses
  - Beauty salon
  - Bed and breakfast
  - Child care (more than 5 children)



# 2.350 MH-435 Manufactured Home Park

- Uses permitted
  - Manufactured home park or conventional construction
  - Home occupation
  - Recreation areas, laundry, offices, service buildings
- Special uses
  - Child care
  - Golf course
  - Private schools



# 2.355 PM/RV-435 Park Model/RV Park

- Uses permitted
  - Park model and recreational vehicle park
  - Model complex
  - Recreation areas, laundry, offices, service buildings
- Special uses
  - Golf course
  - Private schools



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