

PZ-C-007-10

**Overall Zoning Ordinance
Amendment**

**Community Meeting
October 20, 2010**



PINAL • COUNTY
wide open opportunity

- 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



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”



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



PINAL • COUNTY
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



PINAL • COUNTY
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



PINAL • COUNTY
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

2.160 Enforcement

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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)



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



PINAL • COUNTY
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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 2nd phase or 1st 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



PINAL • COUNTY
wide open opportunity

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



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



PINAL • COUNTY
wide open opportunity

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



PINAL • COUNTY
wide open opportunity

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



PINAL • COUNTY
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



P I N A L • C O U N T Y
wide open opportunity

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



PINAL • COUNTY
wide open opportunity