

## Chapter 18.76 MARICOPA STATION OVERLAY

Sections:

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| <b>18.76.005</b> | <b>Purpose.</b>  |
| <b>18.76.010</b> | <b>Boundaries.</b>   |
| <b>18.76.020</b> | <b>Applicability.</b>  |
| <b>18.76.030</b> | <b>Authority.</b>  |
| <b>18.76.040</b> | <b>Design standards intent.</b>  |
| <b>18.76.050</b> | <b>Transect-based zoning subdistricts.</b>                             |
| <b>18.76.060</b> | <b>Land use regulations.</b>   |
| <b>18.76.070</b> | <b>Allocation and structure of transect-based zoning subdistricts.</b> |
| <b>18.76.080</b> | <b>Allocation and structure of blocks and lots.</b>                    |
| <b>18.76.090</b> | <b>Private realm – General design standards to T4 and T5.</b>          |
| <b>18.76.100</b> | <b>T4 and T5 zones development standards.</b>                          |
| <b>18.76.110</b> | <b>Signage.</b>  |
| <b>18.76.120</b> | <b>Public realm: CD – Civic district design standards.</b>             |
| <b>18.76.125</b> | <b>Food Truck Courts</b>   |
| <b>18.76.130</b> | <b>Review of plans.</b>  |

### **18.76.060 Land use regulations.**

The land use regulations in Table 18.76.060(A) and building intensity guidelines in Table 18.76.060(B) for the district zoning districts as established by the following letter designations:

“X” designates uses that are not permitted.

“P” designates permitted uses.

“C” designates uses that are permitted after review and approval of a conditional use permit.

**Table 18.76.060(A) Land Use Regulations**

| District | T4 | T5 | CD |
|----------|----|----|----|
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| District                         | T4 | T5 | CD |
|----------------------------------|----|----|----|
| <b>Residential</b>               |    |    |    |
| Single Unit                      | P  | P  | X  |
| Multi-Unit                       | P  | P  | X  |
| Accessory Unit                   | P  | P  | X  |
| Single-Room Occupancy Unit       | C  | C  | X  |
| <b>Commercial Services</b>       |    |    |    |
| Home-Based Business              | P  | C  | X  |
| Newsstand                        | P  | P  | P  |
| Convenience Store                | P  | P  | X  |
| Coffee Shop / Café / Bakery      | P  | P  | P  |
| Barber / Hairdresser             | P  | P  | X  |
| Laundromat / Dry Cleaner         | P  | P  | X  |
| Specialty Retail                 | P  | P  | X  |
| Hardware                         | P  | P  | X  |
| Pharmacy                         | P  | P  | X  |
| Supermarket / Grocery            | P  | P  | X  |
| Personal Services (e.g., Tailor) | P  | P  | X  |

| District                           | T4 | T5 | CD |
|------------------------------------|----|----|----|
| Full-Service Restaurant            | P  | P  | X  |
| Limited-Service Restaurant         | P  | P  | X  |
| Drive Through Restaurant           | X  | X  | X  |
| Food Truck Court                   | P  | P  | X  |
| Bookstore                          | P  | P  | X  |
| General Retail (Department Store)  | X  | P  | X  |
| Tavern / Bar                       | X  | P  | X  |
| Live Theater                       | X  | P  | X  |
| Movie Theater                      | X  | P  | X  |
| Dance Hall                         | X  | C  | X  |
| Veterinarian / Small Animal Clinic | X  | P  | X  |
| Medical / Dental Clinic            | C  | P  | X  |
| Bank                               | P  | P  | X  |
| Reception Hall                     | X  | C  | X  |
| Gasoline Station                   | X  | C  | X  |
| <b>Lodging</b>                     |    |    |    |
| Bed and Breakfast (up to 5 rooms)  | P  | P  | X  |

| District                        | T4 | T5 | CD |
|---------------------------------|----|----|----|
| Inn (up to 12 rooms)            | P  | P  | X  |
| Hotel (no limit)                | X  | P  | X  |
| <b>Office</b>                   |    |    |    |
| Single Unit                     | P  | C  | X  |
| Multi-Unit                      | P  | P  | X  |
| <b>Civic and Civil Support</b>  |    |    |    |
| Religious Institution           | P  | P  | P  |
| Library                         | P  | P  | P  |
| Parking Structure               | C  | P  | P  |
| Surface Parking Lot             | P  | C  | P  |
| Rail and/or Bus Station         | C  | P  | P  |
| Community Center and Facilities | X  | P  | P  |
| Outdoor Auditorium              | X  | P  | P  |
| Fire Station                    | P  | P  | P  |
| Police Station                  | P  | P  | P  |

## 18.76.130 Food Truck Courts

### A. Specific Standards:

1. All Food Courts sites must be reviewed, permitted, and developed in accordance with the Maricopa City Code and the adopted Building Code, including those for signage and waste collection, and shall comply with the following standards.

- a. On-site management is required to be present during all hours of operation to ensure compliance with the required standards.
  - b. Hours of operation are limited to 7:00 a.m. to 10:00 p.m.
  - c. Retail sales vendors are permitted as an accessory use to the Food Court but shall not exceed 50% of the designated vendor stalls.
  - d. Canopies, awnings, or shade structures designed to shield operators or patrons must meet the Maricopa City Code and adopted Building Code requirements and must be permanently affixed to the ground.
  - e. If all, or part, of the Food Courts operate outdoors, those outdoor portions shall also comply with the following standards, including outdoor lighting requirements.
    - i. All vendors shall be located within a developed stall. The number of vendors will be limited by the number of developed stalls. A developed stall shall be graded and compacted with a dust prop surface, meet ADA-compliant access, and separation requirements for fire clearance.
    - ii. Overnight parking for vendors is not allowed.
    - iii. Permanent power pedestals for each vendor stall are required.
    - iv. Temporary or permanent accessible restrooms and a parking area with delineated parking spaces with a dust-proof surface may be permitted as exceptions to the standard requirements if requested in the development submittal package.
    - v. If located within an existing developed site, such as a shopping center parking area, excess available parking may be allocated to the requirements for the Food Court. Parking spaces utilized for vendor parking and patron access may continue to be counted towards the parking provided onsite. Onsite circulation standards and fire routes must be maintained. Additional landscaping standards as defined in Chapter 18.90 MCC and stormwater retention and detention standards (DSM Part 3) are not required.
    - vi. If located within an undeveloped site and permanent paving is not provided, regulations of dust-controlled surfaces, lighting, and vehicular ingress and
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egress and traffic circulation are required. Landscaping standards as defined in Chapter 18.90 of the Maricopa Zoning Ordinance and stormwater retention and detention standards (DSM Part 3) do not apply.

- B. Signage: Food Courts shall follow the general criteria for Temporary Signs as defined in Chapter 18.115.120.C MCC.
- C. Permit Type: Food Courts are allowed under a Temporary Use Permit as defined in Chapter 18.150.080 MCC.
- D. It will be the responsibility of the vendor to obtain all necessary inspections and permits\_or licenses as required by state statutes, including Pinal County Division of Environmental Health, and any other applicable agencies or entities.
- E. The zoning administrator may evaluate and accept an alternative method/design that meets the intent and spirit of the code and other City of Maricopa policy documents.

### **18.115.040 Exempt signs.**

A. *Permits Not Required.* Permits are not required for the following signs; provided, that such signs are subject to all other provisions of this chapter. An electric permit is required for all exterior electronic signs.

1. Standard sign maintenance;
  2. Yard, carport or garage sale signs;
  3. Political signs;
  4. Real estate and open house signs. See MCC 18.115.120(C) for regulations;
  5. Nameplate signs for individual residences;
  6. Messages painted directly on, or adhesive vinyl film affixed to, the exterior surface of existing mineral glass windows; except that the aggregate square footage of such signs shall be calculated as window signage;
  7. Signs required by a county, state or federal agency provided such signs are regulated by those agencies and signs are posted per the regulations as determined by the governing agency;
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8. Portable signs.

B. *Exempted Signage*. The provisions of this chapter shall not apply to the following:

1. Pennants or insignia of any nation, state, county, city, or school;
  2. Memorial plaques, statuary or remembrances of persons or events noncommercial in nature, or building identification signs and building cornerstones when cut or carved into a masonry surface or when made of noncombustible material and made an integral part of the building or structure;
  3. Works of fine art, historic or cultural artifacts when not displayed in conjunction with a commercial enterprise that may derive direct commercial gain from such display;
  4. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events;
  5. Signs that are relevant to the function of the property that are not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way;
  6. Signs displayed within the interior of a building;
  7. The placement and maintenance of official traffic, fire and police signs, signals and devices and markings of the state of Arizona and the city of Maricopa or other authorized public agency, and the posting of notices as required by law;
  8. Signs displayed during recognized holidays as identification of temporary sales areas for trees and similar holiday items in conjunction with an approved temporary use permit. Such signs shall be exempted only when displayed within 30 days of the recognized holiday.
  9. Signs associated with City of Maricopa sponsored events as determined by the Zoning Administrator.
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