

EXHIBIT -B

TXT18-02

**ZONING TEXT AMENDMENT
CITY OF MARICOPA, ARIZONA**

PREPARED FOR

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Laveen, AZ

PREPARED BY

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Olsson Associates Project No. 018-0658



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1.0 PROJECT SUMMARY

Red River Cattle, LLP owns the 46.21 acre subject property located southeast of the intersection of Cowtown Road and North White and Parker Road (see Figure 1). The existing zoning of the property is based on the Old Zoning Code, Industrial Zone (CI-2), and is used as a cattle feedlot. The owner proposes to restrict the feedlot activity to an adjacent parcel to the south and develop the subject parcel as a feed pellet milling operation and retail store. The owner is cognizant of the New Zoning Code which was adopted by the City Council in 2014. As such, the owner would like to rezone the property to New Zoning Code Zoning District designation of General Industrial (GI) without giving up any uses currently permitted on their property. The rezoning application will be submitted at a later date; contingent upon the approval of this text amendment request.

Figure 1. Subject Property

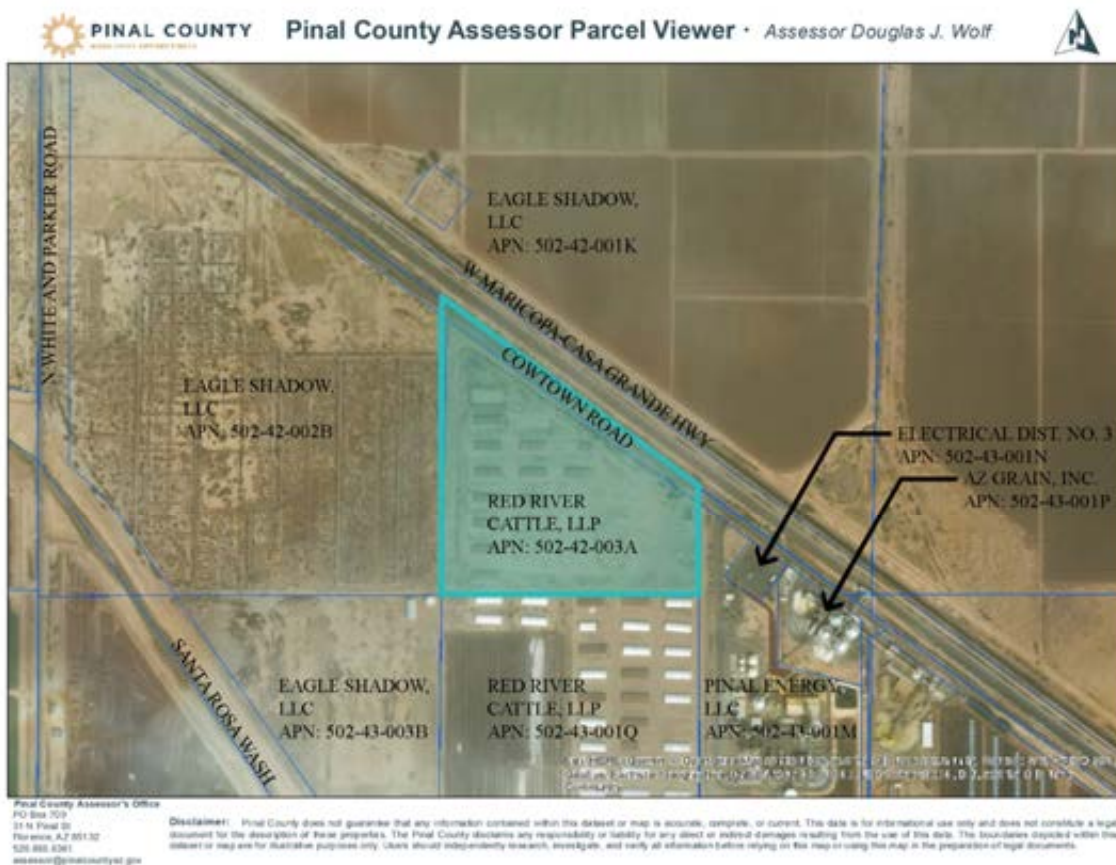


Table 1. Project Summary Data

Item	Description
Owner	Red River Cattle, LLP
APN	502-42-003A
Net Site Area	46.21 acres
Existing Zoning	Industrial Zone CI-2 (Old Zoning Code)
Proposed Zoning	General Industrial GI (New Zoning Code)
Applicable Zoning Text	Article 205; Table 205.03
	Article 401; Table 401.08

1.1 Requested Amendment

Per the City of Maricopa Zoning Code Article 205 Industrial Districts, the current maximum building height for a General Industrial (GI) parcel is 40 feet (see Table 1). Although language exists to allow exceptions to height limits, Article 401.08 does not currently address agricultural grain operations including the use of grain elevators and storage silos. Grain elevators typically reach heights of up to 120 feet with silos extending up to 275 feet (see Appendix B). Red River Cattle, LLP requests a text amendment to the Zoning Code to provide an additional building height allowance up to a maximum of 100 feet to be obtained with a conditional use permit (see Appendix A).

Table 2. City of Maricopa Table 205.03: Development Standards – Industrial Districts

Building Form and Location	Type		
	LI	GI	IP
Maximum Building Height (ft.)	40	40	40

1.2 Supporting Evidence

2040 Vision Statement:

“The City of Maricopa is a family friendly, vibrant community that offers diverse opportunities in culture, technology, education, business, entrepreneurship, transportation, entertainment, and recreation for all ages. A close-knit community of committed leaders, engaged citizens, and diverse partners with pride in our history, and a shared vision for a prosperous future.”
 (“City of Maricopa 2040 Vision and Strategic Plan”, page 5)

In order to achieve the vision for Maricopa, six elements of strategic importance were defined:

- Well planned quality growth and development
- Economic development
- Community resources and quality of life amenities
- Safe and livable community
- Community pride, spirit and relationships
- Fiscal policies and management

The proposed alfalfa pellet processing plant will assist in achieving the goals of the Vision Statement by:

1. Creating an employment opportunity
2. Improving air quality
3. Creating a sustainable economy
4. Acknowledging agricultural heritage

The addition of a reliable employer will contribute to the economic diversity and well-being of the community at large.

Fallow fields and feed lots generate a great deal of dust in the desert. The proposed processing plant and general store will add native landscaping over unpaved areas that will reduce the amount of dust generated by the current use. Air quality may also be improved due to the reduced transportation required by local farmers to access current pellet facilities.

An alfalfa pellet processing plant will call on local businesses to support its operation and employees. Likewise, local producers of livestock may decrease their costs associated with the transport and storage of feed pellets. Thus, the alfalfa pellet processing facility will help to sustain the local economy.

Maricopa was established as an agricultural community. Maintaining a connection with our past begins by providing an employment opportunity and service to local farmers to continue the agricultural tradition.

1.3 Conclusion

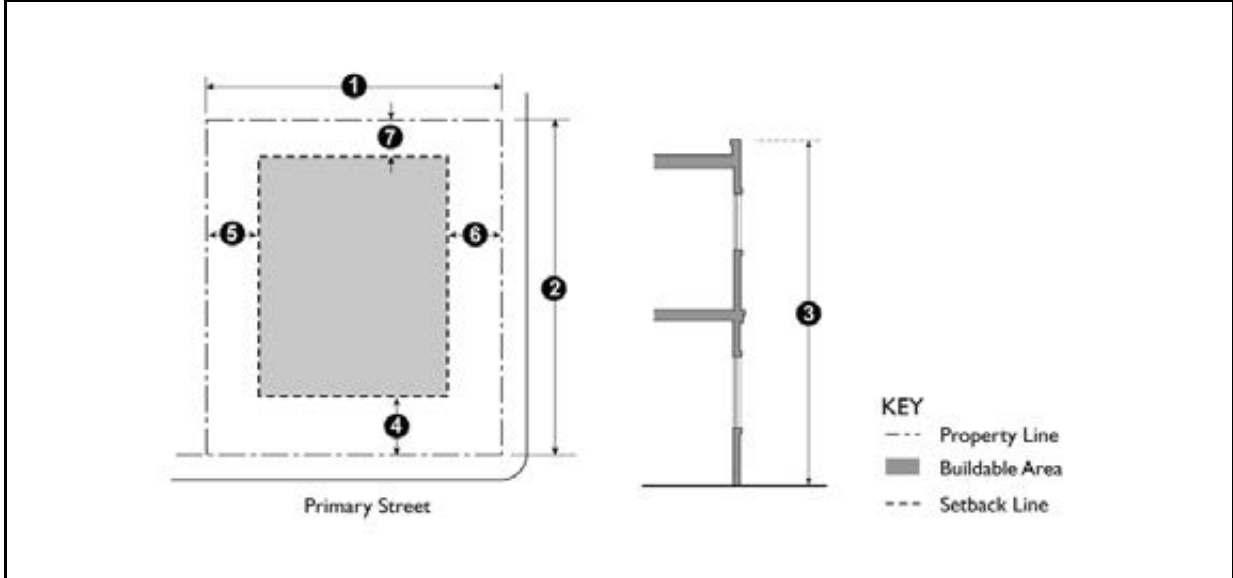
This requested amendment to the height restriction is reasonable due to the location of the proposed alfalfa pellet processing facility in an area where existing structures already exceed the current zoning height restrictions. The property to the immediate east of the proposed alfalfa processing facility owned by Arizona Grain, Inc., processes corn for ethanol production and has an existing structure height of approximately 120 feet (see images in Appendix B). This structure is very similar in both height and function as the proposed alfalfa pellet processing facility.

Also, an investigation of Arizona municipalities has revealed similar flexibility in their respective zoning ordinances. In Pinal County, both Florence and Queen Creek allow for height restrictions to be exceeded by obtaining conditional use permits. Other proximate municipalities, such as the Town of Gilbert, do not have any height restriction for general industrial buildings (see Appendix C).

Altering the language by adding a provision for a conditional use permit lets the City maintain a standard height restriction, but allows for greater heights in a discretionary manner. The milling operation will provide employment opportunities to a rural area and sales of animal feed to local farmers reducing travel/shipping costs. This project provides a service, creates jobs and asks no more than to build at a height up to that of the neighboring property.

APPENDIX A PROPOSED TEXT AMENDMENT

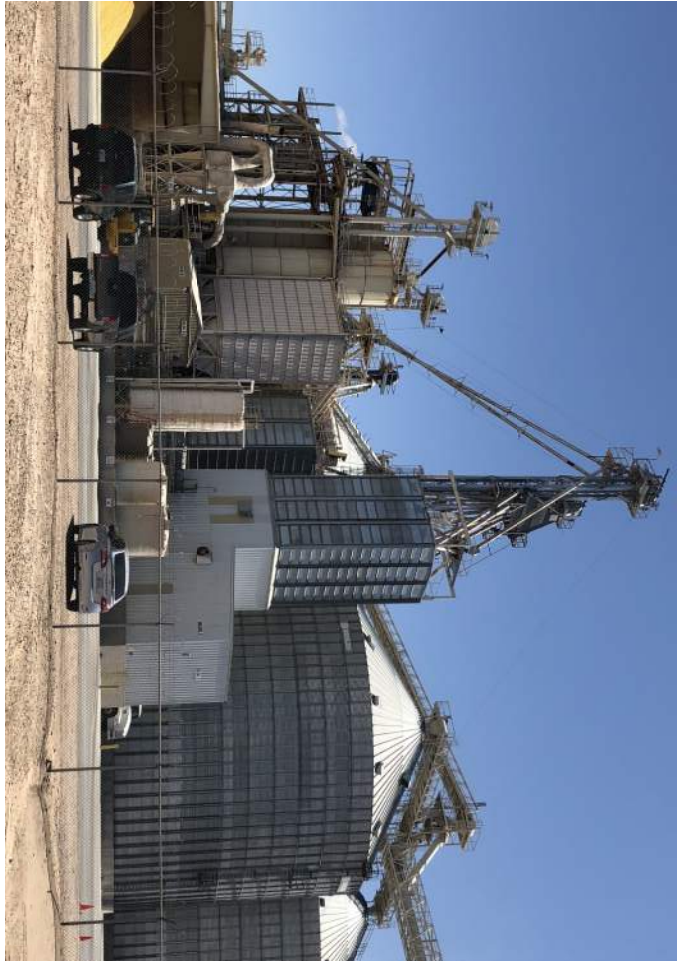
TABLE 205.03: DEVELOPMENT STANDARDS - INDUSTRIAL DISTRICTS



	Type			Additional Standards	#
	LI	GI	IP		
Lot and Density Standards					
Minimum Lot Area (s/f)	10,000	10,000	20,000		
Minimum Lot Width (ft.)	100	100	100		①
Minimum Lot Depth (ft.)	100	100	100		②
Building Form and Location					
Maximum Building Height (ft.)	40	40*	40		③
1st Floor Ceiling Height (ft. clear)	15	15	15		
Setbacks (ft.)					
Front	25	35	25		④
Interior Side	0	0	0		⑤
Street Side	20	25	20		⑥
Rear	15	20	15		⑦
Additional Standards					
Outdoor Storage and Screening	N	Y	N	(A), (B)	
Transitions	Y	Y	Y	(C)	
Truck Docks, Loading and Service Areas	Y	Y	Y	(D)	
Additional Standards					
Accessory Structures	Section 401.02, Accessory Building or Structures				
Exceptions to Height Limits	Section 401.08, Exceptions to Height Limits				
Fences and Walls	Section 401.09, Fences and Freestanding Walls				
Landscaping	Article 404, Landscaping				
Lighting	Article 405, Lighting				
Off-Street Parking and Loading	Article 407, On-Site Parking and Loading				
Outdoor Storage	Section 401.10, Outdoor Storage				

* Additional building height allowances up to a maximum of 100 feet may be obtained with a conditional use permit.

APPENDIX B NEIGHBORING PROPERTY EXISTING STRUCTURE HEIGHT



APPENDIX C

SELECTION OF AZ MUNICIPALITIES' GENERAL INDUSTRIAL DISTRICT HEIGHT REGULATIONS

**Town of Florence
Pinal County, AZ**

Florence, AZ Code of Ordinances

§ 150.065 HEAVY INDUSTRIAL (HI).

(A) *Purpose.* The purpose of the Heavy Industrial zoning district is intended to promote and protect large and intensive industrial manufacturing plants and their appurtenant uses, and to provide attractive and well maintained and planned industrial parks for the location of the activities.

(B) *Permitted uses.* Those uses permitted in the HI zoning district per the table in § 150.047(B).

(C) *Conditional uses.* Uses may be permitted subject to a conditional use permit (see § 150.015 and the table in § 150.047(B).

(1) Those uses conditionally permitted in the HI zoning district per the table in § 150.047(B).

(2) Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

(D) *Property development standards.* (See Part 8 of the chapter, Additional Height and Area Regulations and Exceptions.)

(1) *Setbacks.*

<i>Land Use</i>	<i>Minimum Yard Setbacks</i>				<i>Lot Coverage</i>
	<i>Front</i>	<i>Side</i>	<i>Side Street</i>	<i>Rear</i>	
H/I	50 feet *	25 feet	50 feet *	25 feet	N/A

* From all streets, 50 feet which shall be maintained as open space, except that access drives may penetrate the open space and parking may cover 15% of the required setback area. The parking shall be screened from the street by a solid fence, wall or landscaping screen of three feet in height.

(2) *Area and bulk requirements.*

<i>Minimum Site Area</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Maximum Height</i>
10 acres	N/A	200 feet	200 feet	60 feet *

* Additional building height allowances up to a maximum of 50 feet may be obtained with a conditional use permit.

(E) *Parking.* The applicable provisions of Part 7 of this chapter, Parking; Loading and Unloading shall apply.

(Prior Code, Ch. 4, Art. III, § 4-66) (Ord. 432-06, passed 6-19-2006; Ord. 593-13, passed 4-1-2013)

ARTICLE 4 – ZONING DISTRICTS

4.0 Zoning Districts Pinal and Maricopa Counties, AZ

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4.1 Purpose

- A. The Town is hereby zoned and divided into districts. The purpose of establishing these districts is:
1. To implement the Queen Creek General Plan;
 2. To conserve and promote the public health, safety, and general welfare;
 3. Encourage the most appropriate use of land throughout the Town and to ensure logical and orderly growth and development of the physical elements of the Town;
 4. Prevent scattered and haphazard growth and guide orderly transition of urban areas;
 5. Conserve and enhance economic, social and aesthetic values;
 6. Protect and maintain the integrity and character of established neighborhoods;
 7. Facilitate adequate provision of transportation, water, sewage, schools, parks, and other public and commercial facilities and services;
 8. Promote the development of convenient and beneficial clusters of uses, including business and shopping facilities where

satisfactory proof is made that the same are reasonably necessary and desirable for the public convenience and welfare;

9. Provide for adequate light and clean air;
10. Aid in preventing traffic congestion in the streets and public ways of the Town;
11. Prevent unduly noisome and / or injurious substances, conditions and operations; and,
12. Secure safety from fire, panic and other dangers.

4.2 Establishment of Zoning Districts

- A. In accordance with the requirement of A.R.S. §9-462.01.B, that zoning regulations be districts, the Town of Queen Creek, as shown on the Official Zoning Map accompanying this Ordinance and incorporated herein by this reference, is hereby divided into the following zoning districts which shall be governed by all of the uniform use and area requirements of this Ordinance, the respective symbol for each type of district being set forth opposite its title.
- B. Additional zoning districts may be added from time to time upon the recommendation of the Planning Commission to the Town Council pursuant to A.R.S. §9-462.03. Proposed changes to the zoning district regulations or the Official Zoning Map, including the addition of new zoning districts, may be submitted by the Planning Commission or any other interested party.
- C. Uses not listed as a permitted use or conditional use within the applicable zoning district regulations herein shall be prohibited, unless determined by the Planning Administrator as described in subsection 4.6.B.1.
- D. If a use does not conform to the uses designated as permitted uses within the zoning district, the applicant may submit an

ARTICLE 4 – ZONING DISTRICTS

application for an amendment to the Official Zoning Map and / or the text of the Zoning Ordinance, or an interpretation of zoning

district boundaries or permitted uses pursuant to Section 2.2 of this Ordinance.

Table 4.2-1 Zoning Districts

Zoning District		Area Requirements	
Residential Districts	A-1	Agricultural District – Rural Development	Ten (10) acres/du
	R1-190	Rural Development District	Five (5) acres/du
	R1-145	Rural Development District	Three and one-third (3 1/3) acres/du
	R1-108	Rural Development District	Two and a half (2 1/2) acres/du
	R1-54	General Rural Development District	One and one-fourth (1 1/4) acres/du
	R1-43	Rural Estate District	One (1) acre/ du
	R1-35	Suburban Residential Type A District	Thirty five thousand (35,000) sq. ft. /du
	R1-18	Suburban Residential Type B District	Eighteen thousand (18,000) sq. ft. /du
	R1-15	Suburban Development Type B District	Fifteen thousand (15,000) sq. ft. /du
	R1-12	Suburban Development Type B District	Twelve thousand (12,000) sq. ft. /du
	R1-9	Urban Development Type A District	Nine thousand (9,000) sq. ft. /du
	R1-8	Urban Development Type A District	Not Permitted after August 1, 1998
	R1-7	Urban Development Type A District	Seven thousand (7,000) sq. ft. /du
	R1-6	Urban Development Type A District	Not Permitted after August 1, 1998
	R1-5	Urban Development District	Up to 5 du/acre
	R1-4	Urban Development District	Up to 8 du/acre
	MDR	Medium Density Residential District	Up to 14 du/acre
	HDR	High Density Residential District	Up to 25 du/acre
Non-Residential Districts	C-1	Light Commercial District	N/A
	C-2	General Commercial District	N/A
	C-3	Regional Commercial Center District	N/A
	EMP-A	Office/Industrial Park	N/A
	EMP-B	General Industrial District	N/A
	PRC	Parks, Recreation and Conservation Zone District	N/A
	P/QP	Public/Quasi Public District	N/A
	NC	Neighborhood Commercial/Office Mixed Use District	N/A
	TC	Town Center Mixed Use District	N/A
	MU	Mixed Use District	N/A
	AT	Agri-tainment District	N/A
PCD	Planned Community District	Two-hundred (200) acres	
Overlay Districts	PAD	Planned Area Development Overlay District	N/A
	MHR	Manufactured Housing Overlay District	N/A

4.3 Relationship to General Plan

A. The purpose of this Ordinance is to implement the land use policies of the General Plan Land Use Element, including the Land Use Plan. Pursuant to A.R.S. §9-462.F, all zoning ordinances or regulations adopted pursuant to this Ordinance shall be consistent with the General Plan and any specific plans of the Town, if any, as adopted under A.R.S. §9-6 This section describes the relationship between the various zoning districts and the General Plan and a summary of each development district in tabular form. The provisions of

Article 4 to Article 7 shall prevail, if there is any inconsistency with the tabular summary below.

1. Purpose Statements for All Districts. The purpose and intent of each district is listed in Table 4.3-1 on the next page.

ARTICLE 4 – ZONING DISTRICTS

Table 4.3-2 Relationship of Non-Residential Districts to General Plan (Continued)

Employment Districts		
EMP-A	Office/ Industrial Park	To provide for a mix of light manufacturing uses, office park, and limited retail service uses that services the industrial uses, in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. This district implements the Employment A future land use classifications of the Queen Creek General Plan.
EMP-B	General Industrial	Areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation, and the availability of public services and facilities. EMP-B must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. This district implements the Employment B future land use classification of the Queen Creek General Plan.
Others		
PRC	Recreation and Conservation Zone	The principle purpose of the Recreation and Conservation Zoning District is to conserve and protect open space, washes, natural desert lands, wildlife habitats, and lands agreed to be left undeveloped through the plan approval process. The primary purpose of designating these areas is to raise the degree of assurance that such areas will remain open.
P/QP	Public/Quasi Public District	The purpose of this zoning district is to accommodate large-scale governmental, public utility, recreational and educational facilities. It is the intent of this district to recognize, by classification, those uses, which are provided by public usage or convenience, and to insure compatibility with surrounding uses.

4.4 Zoning Map

- A. The boundaries of zoning districts established by this Ordinance shall be designated on a map or maps entitled Official Zoning Map(s) of the Town of Queen Creek, which Official Zoning Map is hereby incorporated by reference.
- B. The Official Zoning Map shall be located in the Office of the Planning Administrator and a copy of the Official Zoning Map shall be kept on file with the Town Clerk. Any changes thereto shall be identified as an amendment to the Official Zoning Map and shall be filed in accordance with this subsection. The Official Zoning Map may, from time to time, be republished to delineate any rezoning approved pursuant to Section 3.4 of this Ordinance or any other amendments thereto.

4.5 District Boundaries

- A. Unless otherwise provided, zoning district boundaries shall be located on municipal corporate lines, section lines, parcel lines, natural boundary lines or on the center lines of highways, streets, alleys, railroad rights-of-way or these lines extended. In

cases where these lines are not used, the zoning district lines shall be determined by using the scale of the Official Zoning Map. If a parcel of land is divided by a zoning district boundary line at the time of enactment of this Ordinance or by subsequent amendments thereto, the appropriate standards and uses for each zone shall apply on the portion of the parcel covered by that zone.

- B. Any dispute as to the boundary or location of property within a zoning district shall be resolved in accordance with Section 2.2 of this Ordinance.

4.6 Use Regulations

- A. *Generally.* No use shall be permitted pursuant to this Ordinance, and no Development Permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency of the Town, unless said use is listed as a permitted, accessory or conditional use in this Section 4.6 and all applicable permits and approvals have been issued by the Town. Those uses permitted as permitted uses,

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	TC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Retail Sales and Service (Continued)	* Large Format Retail	--	--	--	--	--	--	--	--	P	--	P	P	--	--	--	--
	Book Stores	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--
	Cemeteries, Mausoleums	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	Contractor and Trade Shops, Indoor operations and storage	--	--	--	--	--	P	--	C	--	--	C	C	P	P	--	--
	Supermarkets or Convenience Stores	--	--	--	--	--	P	--	P	P	P	P	P	--	--	--	--
	Delivery and Dispatch Services (vehicles on-site)	--	--	--	--	--	P	--	--	C	P	P	P	P	P	--	--
	Department Stores	--	--	--	--	--	--	--	P	P	--	P	P	--	--	--	--
	* In-vehicle ("drive-thru") service facilities uses, including automated tellers, banks, cleaners, liquor, fuel and restaurants.	--	--	--	--	--	--	C	--	C	C	C	P	--	--	--	--
	Farm-Related Business, such as: feed stores, fruit, and vegetable stands. (see Section 4.6.D.3)	--	--	--	--	--	P	W	W	W	W	W	W	--	--	--	--
	Fertilizer and Seed Sales	--	--	--	--	--	P	C	C	--	C	C	C	P	P	--	--
	Food Service	--	--	--	--	--	P	--	--	--	--	--	P	--	--	--	--
	Catering	--	--	--	--	--	P	C	P	P	C	P	P	C	C	--	--
	Funeral Home/Mortuary Crematorium	--	--	--	--	--	--	--	C	C	C	C	P	P	P	--	--
	Hardware Stores	--	--	--	--	--	P	C	P	P	C	P	P	--	--	--	--
	Landscaping Materials	--	--	--	--	--	P	C	P	--	P	P	C	P	P	--	--
	Manufactured Building Sales and Service	--	--	--	--	--	--	--	--	--	--	--	C	C	P	--	--
	* Massage Establishments	--	--	--	--	--	--	--	C	C	C	P	P	--	--	--	--
Motor Vehicle Dealer	--	--	--	--	--	--	--	--	C	--	P	P	--	--	--	--	
*Non-chartered Financial Institutions	--	--	--	--	--	--	--	C	--	--	C	--	C	--	--	--	

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts											
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	TC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP	
Other (Continued)																		
Mining (Continued)	Processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Sand or Gravel Extraction or Processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
* Tele-communication Facilities	* Antennas or towers, other	C	C	C	C	C	C	C	C	P	C	C	P	C	C	C	C	
	*Antennas or towers on property owned, leased, or otherwise controlled by the Town of Queen Creek	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	
	Satellite Dish Antennas for private residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	
Temporary Uses (see Section 3.6)	Enterprise Sales	T	T	-	-	-	T	T	T	T	T	T	T	T	T	--	--	
	Temporary Events	T	T	-	-	-	T	T	T	T	T	T	T	T	T	T	--	
	Temporary Retail Sales	T	T	-	-	-	T	T	T	T	T	T	T	T	T	--	--	
	Temporary real estate and construction-related uses	T	T	T	T	T	T	T	T	T	T	T	T	T	T	--	T	
	Amusement enterprises	T	T	T	T	T	T	T	T	T	T	T	T	T	T	--	--	
	Promotional activities involving the display of goods and merchandise	T	T	-	-	-	T	T	T	T	T	T	T	T	T	--	--	
	Special events and activities on public property	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
	Display and Sale of Consumer Fireworks	--	--	--	--	--	T	--	T	T	T	T	T	T	T	--	--	
	Temporary uses not specified	T	T	-	-	-	T	T	T	T	T	T	T	T	T	T	T	
Industrial Service, Manufacturing and Production	Animal Food Manufacturer	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	
	Cleaning or Processing Establishment	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
	Indoor Operations and Storage such as Assembly, Food Products, and Manufacturing/ Processing	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Non-Residential Zoning Districts															
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	TC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Industrial Service, Manufacturing and Production (Continued)	Indoor Operations with Outdoor Storage such as Assembly, Food Products, and Manufacturing/Processing, Contractor and Trade Shop (see Section 4.6.D.11)	--	--	--	--	--	W	--	--	--	--	--	--	C	W	--	--
	Outdoor Operations and Storage such as Assembly, Food Products, and Manufacturing/Processing, Contractor and Trade Shops (see Section 4.6.D.11)	--	--	--	--	--	W	--	--	--	--	--	--	W	W	--	--
	All other Industrial Service	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
Warehouse and Freight Storage	Indoor Operations, Storage and Loading	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Indoor Storage with Outdoor Loading Docks (see Section 4.6.D.11)	--	--	--	--	--	--	--	--	--	--	--	--	W	W	--	--
	Outdoor Storage or Loading (see Section 4.6.D.5)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
Waste-Related Use	Transfer Station: (Non)Hazardous Waste	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
	Solid Waste Disposal Sites	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
	Junkyards/Automotive Recycler	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
	All other waste-related	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
Wholesale Sales	Wholesale business without highly flammable material or liquids	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
	All other wholesale uses	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--

(1) Designation of R1-8 and R1-6 districts is prohibited after August 1, 1998 (pursuant to this Ordinance, and Ordinances 127-98 and 128-98).

ARTICLE 4 – ZONING DISTRICTS

4.7 Dimensional and Density Regulations

A. *Purpose.* This section establishes minimum and maximum standards for the location, height, bulk, number of stories and size of buildings and structures, the size of lots, yards, courts and other open spaces, the percentage of a lot which may be occupied by a building or structure, access to incidental solar energy and the intensity of land use within each zoning district pursuant to, A.R.S. §9-462.02.A.3.

B. *Intensity of Land Use Standards.*

1. *Computation of Permitted Dwelling Units.* Total permitted dwellings units shall be computed by multiplying the maximum net density (Table 4.7-1, Column (B)) by the net area of the site, as set forth in the equation below. The maximum net density (Table 4.7-1, Column (B)) shall not be construed to guarantee the establishment of a given number of dwelling units on any parcel, but is used exclusively for the calculation of the total number of dwelling units that may be established on a given parcel. This section shall not apply to the computation of permitted dwelling units for a PCD district, as set forth in Section 4.10 of this Ordinance. The following formula shall be used to compute the total number of dwelling units on any parcel, which formula is deemed to be consistent with the "Residential Net Density" formula as set forth in part D.2 of the Queen Creek General Plan:

Standard Residential Density Calculation:

$$D = \frac{DU}{A - (C + I + S + a + OS)}$$

- DU: Total No of Dwelling Units Permitted
 D: Maximum Net Density (Table 4.7-1, Column (B))
 A: Total Site Area (Acres)
 C: Total Commercial Land Area (acres)
 I: Total Industrial Land Area (acres)
 S: School Sites Reserved for Purchase by the School District (acres)*
 a: Arterial and Collector Rights-of-Way (acres)
 OS: Open Space
 * Does not include sites dedicated to the School District.

2. *Measurement of Floor Area Ratio.* Unless otherwise stated, all references to non-residential intensity refer to the ratio of enclosed floor area to the gross area of the lot.
3. *Residential and Non-Residential Density and Intensity.* No Application for Development Approval shall be approved unless the density, intensity, floor area ratio, and impervious surface ratio conform to the requirements as set forth in Table 4.7-1 and Table 4.7-2 below. In Table 4.7-1, density (column (B)) is expressed in dwelling units per acre. In Table 4.7-2, Floor area ratio and impervious surface ratio (B) and (C) is a maximum and is expressed as a ratio.
4. *Floor Area Ratio.* Applicable to all zones, except single family residential zones refer to Table 4.7-2.
5. *Impervious Surface Ratio.* Not applicable to single family residential.

Table 4.7-1 Density and Intensity Regulations

(A) Zoning District	(B) Maximum Net Density	(A) Zoning District	(B) Maximum Net Density
A-1	0.1	R1-9	4.0
R1-190	0.2	R1-8*	4.0
R1-145	0.3	R1-7	4.0
R1-108	0.4	R1-6*	4.0
R1-54	0.8	R1-5	5.0
R1-43	1.0	R1-4	8.0
R1-35	1.2	MDR	14.0
R1-15	3.0	HDR	25.0
R1-12	3.0		

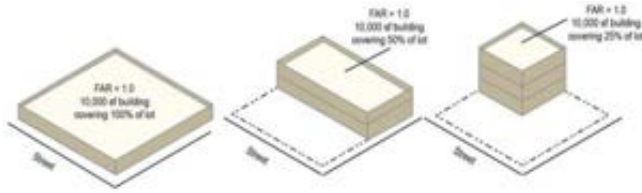
* Designation of R1-8 and R1-6 districts is prohibited after August 1, 1998 (pursuant to this Ordinance, and Ordinances 127-98 and 128-98).

ARTICLE 4 – ZONING DISTRICTS

Table 4.7-2 Intensity Regulations

(A) Zoning Districts	(B) Floor Area Ratio	(C) Impervious Surface Ratio
GMU	1.0	0.9
TC	3.0	0.7
NC	0.5	0.52
AT		
C-1	0.3	0.7
C-2	0.6	0.7
C-3	1.0	0.9
EMP-A	1.0	0.8
EMP-B	1.0	0.9
RC	-	0.10

C. *Dimensional Standards.* Table 4.7-1, Table 4.7-2 and Table 4.7-3 lists the dimensional standards that apply within zoning districts. These are required standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this Ordinance or site-specific conditions may further limit development on a site. The standards apply to all uses unless otherwise expressly provided in this Ordinance. The Alternative Development Standards of this Section provide additional or supplemental standards for Flag Lots, Attached Housing, and Zero Lot Line.



ARTICLE 4 – ZONING DISTRICTS

Table 4.7-3: Dimensional Standards

(A) Zoning District	(B) Minimum Area (Sq. Feet or Acres)	(C) Minimum Width (Feet)	(D) Minimum Depth (Feet)	(E) Maximum Lot Coverage (Percent)	(F) Maximum Height (Feet)	(G) Minimum Front Yard Setback (Feet)	(H) Minimum Side Setback (Feet)	(I) Minimum Rear Setback (Feet)
Residential Zoning Districts								
A-1	10 acres	300	--	10	30	60	30	60
R1-190	190,000 sf	300	--	10	30	60	30	60
R1-145	145,054 sf	200	--	10	30	50	30	50
R1-108	108,900 sf	200	--	20	30	40	30	40
R1-54	54,450 sf	100	--	20	30	40	20	40
R1-43	43,560 sf	145	--	25	30	40	30	40
R1-35	35,000 sf	145	--	25	30	40	20	40
R1-18	18,000 sf	120	150	35	30	20 ⁽⁹⁾	10	30
R1-15	15,000 sf	115	130	35	30	20 ⁽⁹⁾	10	25
R1-12	12,000 sf	100	120	35 ⁽⁴⁾	30	20 ⁽⁹⁾	10	25
R1-9	9,000 sf	90	100	40 ⁽⁴⁾	30	20 ⁽⁹⁾	5 ⁽³⁾	25
R1-8*	8,000 sf	80	--	40 ⁽⁴⁾	30	20 ⁽⁹⁾	7	25
R1-7	7,000 sf	70	100	40 ⁽⁴⁾	30	20 ⁽⁹⁾	5 ⁽³⁾	25
R1-6*	6,000 sf	60	--	40 ⁽⁴⁾	30	20 ⁽⁹⁾	5	25
R1-5	5,000 sf	50	100	50 ⁽⁷⁾	30	20 ⁽⁹⁾	5 ⁽⁶⁾	20 ⁽¹⁰⁾
R1-4	4,000 sf	40	100	50 ⁽⁸⁾	30	20 ⁽⁹⁾	5 ⁽⁶⁾	15 ⁽¹¹⁾
MDR (up to 14 du/ac)	--	--	--	60**	36	10	5 ⁶	10
HDR* (up to 25 du/ac)	--	--	--	60**	40	10	5 ⁶	10
Non-Residential Zoning Districts								
NC	--	50	100	75	30	--	10	5
TC	--	--	--	100	30(1)	--	0(2)	15
MU	--	--	--	80	90	(5)	(5)	(5)
AT	--	(5)	(5)	(5)	(5)	(5)	(5)	(5)
C-1	--	50	100	60	30	--	5(2)	0
C-2	--	50	100	60	48	--	0(2)	15
C-3	--	--	--	80	(5)	(5)	(5)	(5)
EMP-A	--	100	150	80	48	--	0(2)	15
EMP-B	--	100	150	80	48	--	0(2)	25
PRC	--	--	--	--	48	60	30	60
P/QP	--	--	--	100	30(1)	--	0(2)	15

Notes:

(1) Building height may be increased to a height not exceeding forty feet (40') if a conditional use permit is approved by the Town Council.

(2) Buffer yard standards apply (See Table 5.3-1).

(3) In the R1-9 and R1-7 districts, adjoining lots shall have a minimum spacing of fifteen feet (15') between buildings. For example, if one (1) lot has an existing five foot (5') side

ARTICLE 4 – ZONING DISTRICTS

yard setback, then the adjoining lot shall have a side yard minimum of a ten foot (10') setback. Staggered setbacks are encouraged to create differentiation in building orientation to the street.

- (4) In the R1-6, R1-7, R1-8, R1-9, and R1-12 districts, lot coverage may increase up to five percent (5%) for houses that provide a qualifying front porch.
- (5) These dimensional standards for the MU, C-3, and AT Districts will be established as part of the development approval PAD process.
- (6) Side yard setbacks may be 0' for attached housing products and other designs such as but not limited to detached z-lot configurations with the application of a use benefit easement.
- (7) 55% for single-story homes.
- (8) 60% for single-story homes.
- (9) 20' to front of garage (front entry); 10' to front of garage (side entry) and living area; 10' to covered front porch.
- (10) 20' for two-story homes; 15' for single-story homes and/or covered patios.
- (11) 15' for two-story homes; 10' for single-story homes and/or covered patios.
- (12) Utilities. Utilities using land or an unoccupied building covering less than 1,000 square feet of site area are exempt from minimum lot area standards.

* 15' minimum separation is required between all buildings.

**Lot coverage shall be calculated for the overall development site.

1. In Table 4.7-3, lot area (B) is expressed in square footage unless otherwise specified. In Table 4.7-3, the following figures are expressed in feet: lot width (C), lot depth (D), height (E), minimum and maximum street frontage (G) through (I).
2. Maximum lot area restrictions do not apply to lots designated for open space or

recreational uses pursuant to Section 5.5 of this Ordinance. The minimum setback for the TC district applies only to the first twenty feet (20') of building height in order to assure the provision of adequate sidewalk and planting strips.

D. *Lot Area.* No building permit or development approval shall be issued for a lot that does not meet the minimum and maximum lot area requirements of Section 4.7.C of this Ordinance except in the following instances:

1. *Utilities.* Utilities using land or an unoccupied building covering less than 1,000 square feet of site area are exempt from minimum lot area standards.

E. *Setbacks.*

1. *Measurement.* For purposes of this Section, the "setback line" shall be deemed the future right-of-way line of a street or the property line. Setbacks are measured as the unobstructed, unoccupied open area between the furthestmost projection of a structure (except as modified by the standards of subsection E.3, below) and the nearest setback line of the lot on which the structure is located. Structures shall meet the front yard setback from all abutting streets unless otherwise provided in this Ordinance. This measurement does not apply to corner lots unless the garage is side loaded in which case this measurement applies to both street frontages.

2. *Obstructions.* Setbacks shall be unobstructed from the ground to the sky except as specified in this Section.

3. *Exceptions and Permitted Encroachments.* The following features may encroach into required setbacks:

- a. Landscaping;
- b. Bay windows, not to exceed three feet (3');
- c. Chimneys, not to exceed two feet (2');
- d. Clothesline post;

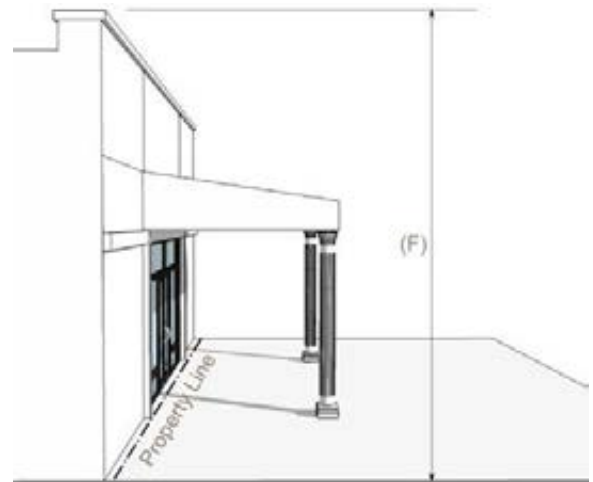
ARTICLE 4 – ZONING DISTRICTS

- e. Driveways, curbs and sidewalks;
- f. Flagpoles;
- g. Heating and cooling units, not to exceed three feet (3');
- h. Mailboxes;
- i. Overhanging roofs, eaves, gutters, cornices, or similar architectural features and awnings, not to exceed three feet (3');
- j. Septic systems, wells and underground utilities;
- k. Signs (in accordance with Article 7 of this Ordinance);
- l. Steps, stairs or fire escapes (non-enclosed), not to exceed six feet (6');
- m. Uncovered, unenclosed terraces or porches not to exceed six feet (6'), but in no case closer than three feet (3') to any property line;
- n. Accessory buildings or uses, within required side and rear setbacks only or as otherwise allowed in Article 6 of this Ordinance;
- o. Fences, in accordance with Section 5.2 of this Ordinance;
- p. Yard and service lighting fixtures or poles;
- q. Fire escapes not to exceed six feet (6'); and,
- r. In residential districts covered front porches may be allowed to encroach up to twenty-five percent (25%) of the distance of the required front yard setback. For example, a lot in the R1-43 district requires a forty (40)-foot front yard setback, twenty-five percent (25%) of which is ten feet (10'). Therefore, the front porch may encroach up to ten feet (10') for that particular lot. Porches built in the R1-7, R1-9, and R1-12 districts shall meet a minimum design criteria outlined in Article 5 to qualify for this exemption.

- 4. *Measurement of Front Yard Setbacks and Garage Placement.* Front facing garages shall be setback a minimum of five feet (5') from the livable or front porch area of the building. For purposes of this subsection, the front face plane shall not be measured from porch or overhang encroachments. Alternative setbacks may be proposed with the intent of reducing garage door dominance through the Administrative Appeal Process outlined in Section 2 of this Ordinance.

F. Height.

- 1. *Measurement.* Please refer to Section 1.14, for interpretive purposes.



- 2. *Exceptions.* Zoning district height limits shall not apply to belfries, cupolas, steeples, spires, domes, monuments, airway beacons, structures for essential services, windmills, chimneys, or chimney flues. Height limits shall not apply to any bulkhead, elevator, water tank, or to any similar structure or necessary mechanical appurtenance extending above the roof of any building if such structure does not occupy more than thirty-three percent (33%) of the area of the roof.
- 3. *Navigation Hazards.* The construction, maintenance, or establishment of any building, tree, smokestack, chimney, flagpole, wire, tower or other structure or appurtenances thereto, which may constitute a hazard or obstruction to safe air navigation, landing, or take off of aircraft near an airport, is prohibited.

Article 2.6 Employment Districts

Sections

- 2.601 Purposes
- 2.602 Employment Districts
- 2.603 Land Use Regulations
- 2.604 Site Development Regulations
- 2.605 Additional Development Regulations
- 2.606 Additional Use Regulations

2.601 Purposes

The purposes of employment districts established in this article are to:

- A. Provide for a range of employment uses at appropriate intensities and locations;
- B. Identify areas of the Town for the location of employment uses and protect such areas from incompatible uses;
- C. Protect adjacent uses from potential adverse impacts of employment uses by setting forth standards for compatibility; and
- D. Encourage quality and variety in building and landscape design.

2.602 Employment Districts

The employment districts are:

Business Park (BP). This district permits integrated campus-style office development serving high technology, research and development, office, service and light industrial uses. Limited business service uses serving the development may be permitted. Development will include buildings of quality design in a landscaped setting.

Light Industrial (LI). This district permits employment uses of moderate intensity such as assembly, light manufacturing, processing, vehicle and equipment service, research and development, general offices, storage and distribution.

General Industrial (GI). This district permits more intense employment uses that may not occur in buildings and that require access for heavy trucks, such as manufacturing, food and materials processing and packaging, warehousing and storage, waste management, motor vehicle and heavy equipment storage and repair, utilities and freight/truck terminals.

2.603 Land Use Regulations

- A. **Regulations** Table 2.902: Use Regulations sets forth the land use regulations for employment districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.902: Use Regulations.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.902: Use Regulations or not assigned to a Use Definition pursuant to Section 2.603B: Unlisted Uses are prohibited.
- D. **Additional Use Regulations.** Additional use regulations for employment districts are set forth in Section 2.606: Additional Use Regulations.

2.604 Site Development Regulations

Table 2.604: Site Development Regulations – Employment Districts sets forth the site development regulations for employment districts, which are in addition to the development regulations set forth in Section 2.605: Additional Development Regulations and Division 4: General Regulations. Letter designations in the Additional Regulations column refer to regulations that follow Table 2.604: Site Development Regulations.

Table 2.604: Site Development Regulations – Employment District

Standards	BP	LI	GI	Additional Regulations
Maximum Building Height (ft.) / (Stories)	35/2	55/3	--	
Building Step-back	No	Yes	No	(A)
Minimum Building Setback (ft.)				(B)
<i>Front (Arterial)</i>	25	30	35	
<i>Front (Collector or local)</i>	20	25	30	
<i>Side (Street)</i>	20	20	25	
<i>Side (Residential)</i>	25	75	100	
<i>Side (Commercial/Office/ Public Facility/ Institutional)</i>	15	15	20	
<i>Side (Employment)</i>	0	0	0	
<i>Rear (Residential)</i>	25	75	100	
<i>Rear (Commercial/Office/ Public Facility/Institutional)</i>	15	15	15	
<i>Rear (Employment)</i>	0	0	0	
Separation between Buildings (ft.)				
<i>Single story</i>	15	15	15	
<i>Multiple story</i>	20	20	20	
Minimum Required Perimeter Landscape Area (ft.)				
<i>Front (Arterial)</i>	25	25	25	(C, D)
<i>Front (Collector or local)</i>	20	20	25	(C)
<i>Side (Street)</i>	20	20	25	(C)
<i>Side (Residential)</i>	20	25	30	
<i>Side (Commercial/Office/ Public Facility/Institutional)</i>	15	15	20	(F)
<i>Side (Employment)</i>	5	5	5	(E) (F)
<i>Rear (Residential)</i>	20	30	35	
<i>Rear (Commercial/Office/ Public Facility/Institutional)</i>	15	15	15	(F)
<i>Rear (Employment)</i>	5	5	5	(E) (F)
Landscaping (% of net lot area)	15	--	--	See Article 4.3: Landscape Regulations
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings			
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations			
Exterior Lighting Standards	See Section 4.103: Lighting Standards			

- A. **Building Step-back.** Where a building in the LI district is within 100 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required.
- B. **Employment Uses Adjacent to Residential Districts.** Employment activity occurring within 50 feet of property designated for residential use in the General Plan shall be conducted within an enclosed building. No part of the building within 50 feet of the residentially classified property shall contain bay or roll-up doors or similar service openings.

- C. **Street Frontage Landscape.** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs, and lighting.
- D. **Arterial/Arterial Intersection.** A minimum 50 foot wide landscape area shall be established and maintained along arterial street frontages within a distance of 250 feet of an arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage is permitted within the 50 foot wide landscaped area established above if no other access is available.
- E. **Zero Lot Line Landscape Requirements.** Where a building is constructed on the property line, landscaping is required adjacent to that portion of the side or rear property line not occupied by the building.
- F. Where a side or rear outdoor service area is gated, fully screened, and fully fenced, a perimeter landscape area is not required unless the outdoor service area is adjacent to a land use designated in the General Plan for a residential use; where a gated, fully screened, and fully fenced outdoor service area is adjacent to a residential use, the perimeter landscape area shall only be required to provide non-deciduous trees.

2.605 Additional Development Regulations

- A. **Secure Vehicle Access Points.** Each secure vehicle access point to a parking or storage area shall be set back a minimum of 50 feet from the right-of-way.
- B. **Service Bay Doors.**
 - 1. No part of a building within 50 feet of property designated for residential use in the General Plan shall contain bay or roll-up doors, or similar service openings.
 - 2. Service bays located within 200 feet of property designated for residential use in the General Plan shall not face the adjacent residential property.
 - 3. All service activities shall be conducted within the service bays. No used or discarded vehicle parts, equipment, or disabled, junked, or wrecked vehicles may be located outside the service bays.

2.606 Additional Use Regulations

- A. **Outdoor Storage.** In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas shall comply with the following requirements. This section does not apply to Outdoor Personal Property Storage.

1. *Business Park.* Outdoor storage is prohibited.
2. *Light Industrial.*
 - a. Area. No maximum.
 - b. Height of Fences. Fences enclosing outdoor storage areas shall be a minimum of 8 feet.
 - c. Location. Outdoor storage areas shall not be located between the front of the building and the street.
3. *General Industrial.*
 - a. Area. No maximum.
 - b. Height of Fences. Fences enclosing outdoor storage areas shall be a minimum of 8 feet.
 - c. Location. No limitation.

B. *Personal Property Storage.*

1. *Indoor.* Indoor Personal Property Storage units shall be used only for the storage of personal property. No residential or commercial use shall be conducted in a storage unit. No hazardous materials shall be stored in a storage unit.
2. *Outdoor.* Outdoor Personal Property Storage shall be used only for the storage of personal property. No residential or commercial use shall be conducted in vehicles, trailers or other personal property stored in an Outdoor Personal Property Storage facility.

C. *Fueling Facility Abandonment.* All Fueling Facility structures and tanks that are unused and/or vacant for 1 year or more are assumed to be abandoned. Abandoned structures and facilities shall be removed; and the fuel tanks shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner. Underground tanks may be filled with an inert material in lieu of removal.

D. *Fueling Facility Reuse.* Fueling Facility buildings that are occupied with a use that does not involve the dispensing of fuel shall remove all underground fuel tanks or fill them with an inert material prior to occupancy of the building. All pumps, pump islands, fuel dispensing equipment and price signs shall be removed prior to occupancy of the building.

E. *Access to Residential Property.* Use of employment zoned property to provide primary vehicular access to a residential use is prohibited.

Chapter 7 Employment Districts

Sections:

- 11-7-1 [Purpose](#)
- 11-7-2 [Land Use Regulations](#)
- 11-7-3 [Development Standards](#)
- 11-7-4 [Review of Plans](#)

11-7-1: Purpose

A. **General Purpose of Employment Districts.** The purposes of the employment districts are to:

1. Designate land for industrial, office, and research and development uses to provide a range of employment opportunities in Mesa.
2. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form.
3. Provide appropriate buffers between employment and residential uses to preserve both employment feasibility and residential quality.
4. Provide diverse options for types of employment-oriented areas, ranging from landscaped sites in campus-like settings, to mixed-use commercial and industrial areas, to industrial-only areas, to sites that are still well designed, but convey a minimalist or utilitarian approach, the entire range of which may contribute to providing the appropriate context for a successful business environment.

B. **Specific Purposes of Each District.**

1. *PEP Planned Employment Park.* To provide areas where professional and medical office parks, research and development facilities, light manufacturing, and data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments.
2. *LI Light Industrial.* To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale. Individual

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developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.

3. **GI General Industrial.** To provide areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics. These activities principally take place indoors, but may also include some outdoor activities. This district also permits a full range of commercial activities.
4. **HI Heavy Industrial.** To provide areas that are set aside principally for manufacturing, assembly, wholesaling, distribution and storage activities, with limited amounts of moderately scaled commercial activities provided only to the extent necessary to support industrial related activities. HI activities may take place indoors or outdoors. Land uses in this district include those activities that may adversely affect surrounding uses because of the after effects of the manufacturing, assembly and/or production process.

11-7-2: Land Use Regulations

In Table 11-7-2, which follows, the land use regulations for each Employment Zoning District are established by letter designations as follows:

- “P” designates use classifications permitted.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<i>PEP</i>	<i>LI</i> (M-1)	<i>GI</i> (M-2)	<i>HI</i>	<i>Additional Use Regulations</i>
Residential Use Classifications					
Correctional Transitional Housing Facility (CTHF)	--	CUP (10, 12)	CUP (10, 12)	--	Section 11-31-12, Correctional Transitional Housing Facilities
Public and Semi-Public Use Classifications					
Clubs and Lodges	P (10)	P (10)	--	--	
Colleges and Trade Schools, Public or Private					
Colleges and Universities	P (10,11)	P (10,11)	--	--	
Commercial Trade Schools	P (10,11)	P (10,11)	P (10,11)	--	
Industrial Trade Schools	P (10,11)	P (10,11)	P (10,11)	--	
Cultural Institutions	CUP (10)	SUP (10)	SUP (10)	--	

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11-7-3: Development Standards

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Table 11-7-3 prescribes the development standards for the employment districts. The “Additional Standards” column lists additional standards that apply in some or all employment districts. Section numbers in this column refer to other sections of the Zoning Ordinance, while individual letters refer to subsections that directly follow the table.

Table 11-7-3: Development Standards – Employment Districts					
<i>Standard</i>	<i>PEP</i>	<i>LI</i>	<i>GI</i>	<i>HI</i>	<i>Additional Standards</i>
Lot and Density Standards					
Minimum Site Area (acre)	2.5	1.0	1.0	1.0	Smaller lots may be approved for master planned development with shared parking.
Minimum Lot Width (ft)	100	100	100	100	
Minimum Lot Depth (ft)	100	100	100	100	
Building Form and Location					
Maximum Height (ft)	Plan Specific	40	50	50	
Minimum Setback along Property Lines or Building and Parking Areas (ft)					
Front and Street-Facing Side	Varies by classification of adjacent street, according to the Mesa Transportation Plan, Figure 4-9: Arterial Street: 15-ft. Major or Midsection Collector: 20 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures.				Street-facing setbacks shall be landscaped in accordance with Sec 11-33-3.A
Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts	1ft of setback for each foot of building height with minimum 20ft setback.				Interior Side and Rear setbacks shall be landscaped in accordance with Sec 11-33-3.B
Interior Side and Rear: Adjacent to Commercial and PEP Districts	1ft of setback for each foot of building height with minimum 20ft setback.				
Interior Side and Rear: Adjacent to LI, GI, or HI Districts	Plan Specific	0 (none) for a building setback			
Minimum Separation between Buildings on Same Lot (ft)	Plan Specific	0 (none)			
Supplemental Standards					
Building Form	Section 11-7-3(A)				
Drive-thru Facilities	Section 11-31-18, Drive-thru Facilities				
Exceptions to Height Limits	Section 11-30-3, Exceptions to Height Limits				
Fences and Walls	Section 11-7-3(C), Section 11-30.4, Section 11-30-9				
Landscaping	Chapter 33, Landscaping				
Lighting and Illumination	Section 11-30-5				
Lots and Subdivisions	Section 11-30-6; and Title 9, Chapter 6				

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Table 11-7-3: Development Standards – Employment Districts					
<i>Standard</i>	<i>PEP</i>	<i>LI</i>	<i>GI</i>	<i>HI</i>	<i>Additional Standards</i>
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation				
Outdoor Storage	Section 11-7-3(D), Section 11-30-7, Outdoor Storage				
Pedestrian Connections	Section 11-30-8, Pedestrian Connections				
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits				
Projections into Required Yards	Section 11-7-3(B)				
Screening	Section 11-7-3(E), Section 11-30-9, Screening				
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities				
Swimming Pools	Section 11-30-11				
Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas				
Truck Docks, Loading, and Service Areas	Section 11-7-3(F) and Section 11-30-13, Truck Docks, Loading, and Service Areas				
Visibility at Intersections	Section 11-30-14, Visibility at Intersections				

- 6. Ensure development functions efficiently and screens unsightly and utilitarian elements and uses from public view;
 - 7. Contribute to the pedestrian environment by prescribing a safe, shaded network of walkways that connect destinations on-site to destinations on the public street, and to adjacent development.
- B. **Applicability.** The standards apply, except where specifically stated, to development in all districts. These standards shall be used in conjunction with the standards for each zoning district located in Article 2, Base Zoning District Regulations and Article 3, Overlay District Regulations. When a conflict exists, the standards specific to a zoning district, or approved by a plan as part of an applicable overlay district, shall override these regulations.

11-30-2: Building Projections into Setbacks

In all districts, awnings, eaves, overhangs, light shelves and basement window wells may encroach not more than 3 feet into any required yard, but shall not be closer than 2 feet to any property line. Additional standards for building projections into setbacks for the agricultural and residential districts are located in Sections 11-4-3, Agricultural District - Development Standards, 11-5-4, Residential Districts - Development Standards for the RSL District and 11-5-5, Residential Districts - Development Standards for the RM District, respectively.

11-30-3: Exceptions to Height Limits

- A. **Allowed Projections above Height Limits.** The structures listed in Table 11-30-3 may exceed the maximum permitted building height for the district in which they are located, subject to the limitations stated in the table below, and further if no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising.

Table 11-30-3: Allowed Projections Above Height Limits		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Location Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit (ft)</i>
Skylights	No limitation.	10
Solar panels, and other energy production facilities located on a rooftop	No limitation.	20% of base height limit
Chimneys	10% of roof area	20% of base height limit up to 10
Decorative features such as spires, bell towers, domes, cupolas, pediments, obelisks, and monuments	No limitation	No limitation
Rooftop open space features such as sunshade and windscreen devices, open trellises, enclosed space for use by residents, and landscaping	25% of roof area	20% of base height limit up to 12
Elevator and stair towers (for multi-family and non-residential buildings only)	NA	12
Mechanical penthouses	60% of roof area	10

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Table 11-30-3: Allowed Projections Above Height Limits		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Location Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit (ft)</i>
Flagpoles	N/A	DC District: 40 ft total height. Other districts: No limit except AF Overlay Districts which require a SUP when exceeding maximum base district height standard.
Distribution and transmission towers, lines, and poles Water tanks, Windmills, Radio towers, Airway beacons Industrial structures where the manufacturing process requires a greater height, located in the GI and HI Districts	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the district	10 as an accessory structure; none as a primary use
Building-mounted telecommunications facilities, antennas, and microwave equipment	Subject to provisions of Chapter 35, Antennas and Wireless Communication Facilities. A Special Use Permit is required for commercial communication towers that exceed the maximum permitted height of the district in which they are located.	

- B. **Airfield Overlay District.** Notwithstanding any other provisions of this section, there shall be no exceptions to the specified height limits within the AF Airfield Overlay Districts, unless authorized by the approval of a Special Use Permit in accordance with Chapter 70, Conditional Use Permits.
- C. **Additional Exceptions.** The Design Review Board may approve additional exceptions to the height limits specified in this Ordinance only upon a finding by the Board that:
 - 1. The proposed development does not exceed the maximum number of stories or residential densities permitted in the zoning district in which it is located; and
 - 2. At least one of the following items is present:
 - a. Increased setbacks, enhanced landscaping, or other screening measures effectively mitigate the impact of the building height; or
 - b. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or
 - c. The architectural style of the building or structure places the exception at a central point or in a limited area such as a dome, sphere, or other geometric solid.

Section 3-4-3 Industrial Districts Standards

A. DIMENSION REQUIREMENTS

Lot area, height, setback and related standards for the Industrial **Districts** are as follows:
Figure 9.

INDUSTRIAL DISTRICTS				
Districts		I-1		I-2
Minimum Site Area		1 acre		5 acres
Lot Width		150 ft.		300 ft.
Lot Depth		200 ft.		400 ft.
Maximum Building Coverage		50%		50%
Maximum Height		50 ft.**		50 ft.
Minimum Setbacks	Front	30 ft.		50 ft.
	Side*	30 ft.		30 ft.
	Rear	20 ft.		50 ft.
	Street side	30 ft.		30 ft.

* Thirty (30) feet per side; provided further that a ten (10) foot area **adjacent** to the property line be landscaped and maintained.

** The height of a building located in an I-1 district that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration (“FAA”) that the proposed building height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.

B. DEVELOPMENT STANDARDS FOR INDUSTRIAL **DISTRICTS**

1. All new **buildings** and uses of land or substantial additions to or remodeling twenty percent (20%) or more of the total **building** area of existing **buildings** shall be subject to **Site Plan** review.
2. Required **yards** fronting on an arterial **street** shall be entirely landscaped except for driveways and walkways. Along all other public **streets**, a minimum **landscaped area** of thirty (30) feet per side shall be provided. Parking and maneuvering area shall not be permitted within the **landscaped area**.
3. Performance Standards: No use shall be established, maintained or conducted within any Industrial District which may cause any of the following:
 - a. Dissemination of smoke, gas, dust, noxious odor or any other atmosphere pollutant outside the **building** in which the use is conducted; or with respect to

- a use that is not conducted within a completely enclosed **building**, any dissemination whatsoever.
- b. Noise perceptible beyond the property boundaries of the immediate site.
 - c. Discharge of any waste material into any water course or ditch.
 - d. Dissemination of glare or vibration beyond the immediate site.
 - e. Potential hazards (fire, explosion, radioactive or any similar cause) to property in the same or any **adjacent district**.
 - f. Conditions detrimental to the health, safety and general welfare of the community, as determined by the **Zoning Administrator** or his designee.
4. All principal **buildings** and all **accessory buildings** or **structures**, including loading and unloading facilities shall be located at least one hundred (100) feet away from any existing or planned residential use, except where adjoining a railroad right-of-way.
 5. A **mobile home, recreational vehicle**, or similar vehicle shall be prohibited as a facility for any industrial **Use Permitted** in this Ordinance except construction trailers and offices may be allowed while construction of the primary **structure** is being completed.
 6. Manufactured buildings would be permitted if their architecture complies with Staff-approved exterior materials.
 7. Industrial uses located **adjacent** to or separated by an **alley** from any existing or planned residential use shall provide:
 - a. A ten (10) foot wide landscape strip, planted with one (1) tree every (20) linear feet, shall be required along the common property line. Trees must be low water use, as approved by the Arizona Department of Water Resources.
 - b. A six (6) foot solid masonry **wall** shall be required along the common property line and along interior property lines. An eight (8) foot **wall** may be required for industrial projects warranting higher screening. Within the front **yard** setback, a minimum **wall** height shall be three (3) foot.
 - c. Walls which front onto a public **street** shall be constructed of masonry with stucco, slump block, or brick designed to match the main **building** on the site.
 8. Screening standards shall be observed as follows:
 - a. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened from view along all **street frontages** by a six (6) foot

wall constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main **building** on the site.

- b. Loading, delivery, roll-up/dock doors, and service and wash bays may front onto a public **street** or a limited access highway, provided all of the following circumstances are met:
- (1) There is no existing or planned residential use within 500 feet of the right-of-way line on the opposite side of the public street or limited access highway;
 - (2) The loading, delivery, roll-up/dock doors, and service and wash bays occupy a maximum of 50% of the building width facing the public street (50% may be increased to 75% if the site is a corner lot);
 - (3) The loading, delivery, roll-up/dock doors, and service and wash bays shall be screened from public view with a combination of a two (2) foot berm and a six (6) foot **wall**, or an eight (8) foot wall. Either wall is to be constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main **building** on the site;
 - (4) Other than along a road designated as a scenic arterial, a minimum of two (2) continuous offset rows of 24 inch box trees are planted twenty feet on center along the frontage of the public street or limited access highway, within the required 30-foot wide landscape area; and
 - (5) When loading, delivery, roll-up dock doors, and service and wash bays front on a scenic arterial, as designated on the Land Use and Transportation Map of the General Plan, a 40-foot wide landscaped area shall be required, and a minimum of two (2) continuous offset rows of trees shall be planted twenty feet on center along the frontage of the scenic arterial with the external of the two (2) rows being 24 inch box trees and the interior of the two (2) rows being 36 inch box trees. Clustering of trees to provide better screening may be approved at site plan review and approval.
- c. The storage of materials, trash, equipment, vehicles, or other items within an enclosed storage area should not be substantially visible from adjoining **streets** or properties.
- d. Dismantling, servicing or repairing of vehicles and/or equipment shall be within completely enclosed **building** or within an area enclosed by brick, block or masonry **walls**.
- e. All outdoor refuse enclosures shall be located a minimum of 50 feet from any existing or planned residential use, or a minimum of 30 feet if a 30-foot wide landscape is established and maintained between the enclosure and the existing or planned residential use along the entire length of the industrially designated

property, as measured from the exterior **wall** of the refuse enclosure to the nearest residential property line.

9. **Buildings** with metal or steel exteriors shall be architecturally altered through the construction of veneers, facades, or other architectural treatments and installation of landscaping to minimize the extent of metal surfaces visible from the **street**.
10. All **buildings** located within a unified, planned industrial park development shall be architecturally styled to achieve harmony and continuity of design. **Building** elevations shall be coordinated with regard to color, texture, materials, finishes, and form.
11. All lighting shall be screened in a downward direction and directed away from **adjacent** properties and **streets**.
12. Electrical utility, cable TV and all other utility lines for **buildings** shall be placed underground. Overhead lines are permitted only for 69kV or greater electrical transmission facilities.
13. Mechanical equipment, whether ground-level or roof mounted, and other fixtures such as, but not limited to, telephones, vending machines and ice machines shall be screened from **street** view and be so located to be perceived as an integral part of the **building**.
14. All four sides of a **building** shall receive consistent architectural treatment.
15. Above ground silos, tanks, and other similar structures that are accessory uses to the primary building and are not occupied may be either freestanding or integrated into a building, up to a maximum height of 65 feet, exclusive of mechanical equipment, screening, and architectural embellishments, which shall be limited to five (5) feet above the height of the silo, tank, or structure. Notwithstanding the foregoing, the maximum height of any above ground silo, tank or similar structure provided for herein that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration (“FAA”) that the proposed height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.
16. Any part of the silos, tanks, and other similar structures visible from the public way shall be painted to match the primary building and shall be located at the side or rear of the primary building so as to be partially screened by the primary building.

APPENDIX D CITIZEN PARTICIPATION PLAN

**CITIZEN PARTICIPATION PLAN
CITY OF MARICOPA**

PREPARED FOR

**Red River Cattle, LLP
Laveen, AZ**

PREPARED BY

**Olsson Associates
7250 N. 16th St., Suite 210
Phoenix, AZ 85020
(602) 748-1000**

June 2018

Olsson Associates Project No. 018-0658



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1.0 NARRATIVE

In accordance with City Citizen Participation Plan, Red River Cattle, LLP, henceforth referred to as The Applicant, shall take the following steps to notify City of Maricopa stake holders of the proposed amendment to the City's Zoning Code:

1. The Applicant will send notification letter via certified mail to property owners within the 300 foot radius of the subject property 1 month prior to the Neighborhood Meeting.
2. The Applicant will publish a notice of public meeting in the *Maricopa Monitor* and *Casa Grande Dispatch* newspapers 15 days prior to the Neighborhood Meeting.
3. The Applicant will display the required number of signs on the subject property 15 days prior to the Neighborhood Meeting.

2.0 DRAFT NOTIFICATION LETTER

RE: PA18-09 Sacate Pellet Mill. This site is located at 38743 W. Cowtown Road, Maricopa.

Dear Neighbor,

An application has been filed with the City of Maricopa by Red River Cattle, LLC for construction of a feed pellet milling facility and retail store at the above mentioned property. The public meeting dates in regards to this request are as follows:

Neighborhood Meeting: Date @ Time Location Address Maricopa, AZ 85138	
Planning and Zoning Commission: August 13 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	City Council: September 4 @ 7:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via certified mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Kazi Haque at the City of Maricopa Planning Department at 520-568-9098. You can also email him at kazi.haque@maricopa-az.gov with the subject "PA18-09 Sacate Pellet Mill."

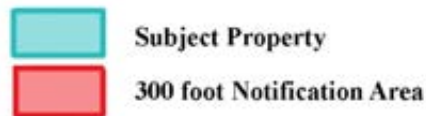
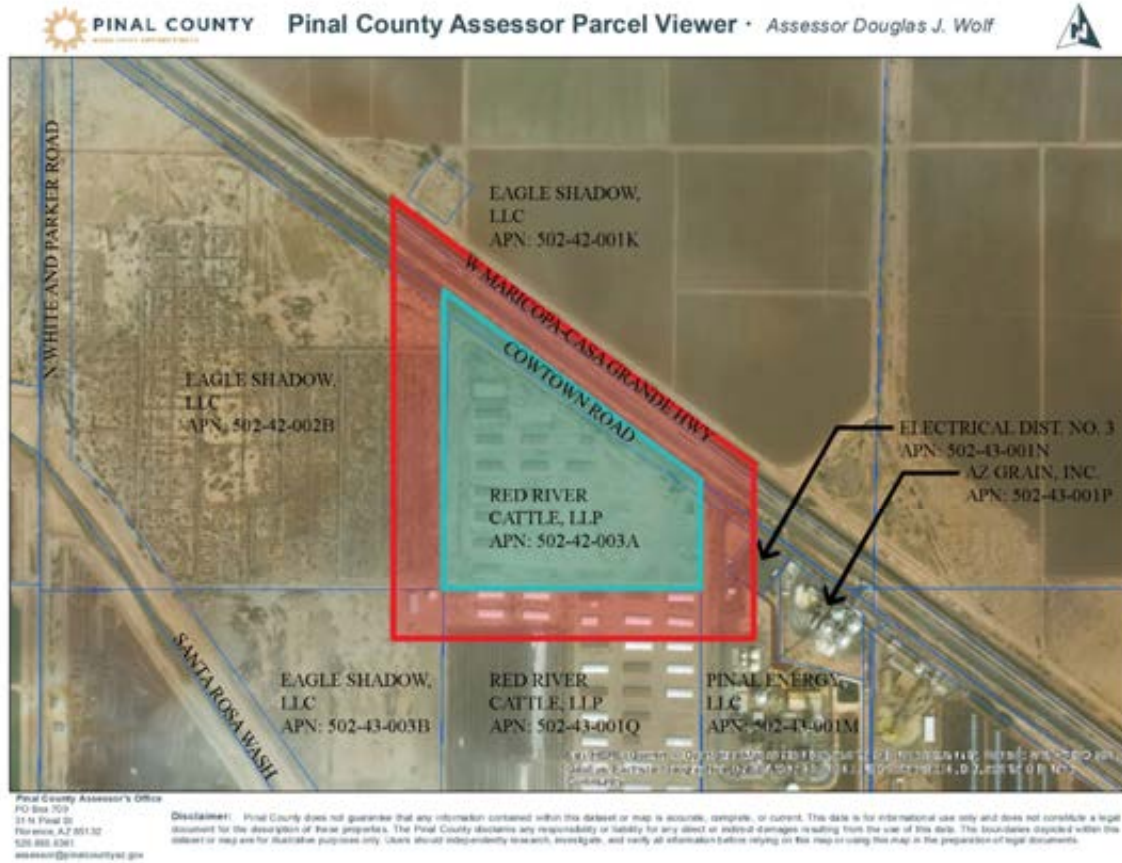
Please see additional pages for project narrative and other exhibits.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,

Amy L. Schwenner
on behalf of
Red River Cattle, LLP

3.0 300 FOOT RADIUS MAP



4.0 PROPERTY OWNER NOTIFICATION LIST

PROPERTY OWNER	PARCEL #	PHYSICAL ADDRESS	TAX BILLING ADDRESS
Eagle Shadow, LLC	502-42-001K	Maricopa Hwy	8501 N. Scottsdale Rd, Suite 120 Scottsdale, AZ 85253
Eagle Shadow, LLC	502-42-002B	W. Cowtown Rd.	Same as above
Eagle Shadow, LLC	502-43-003B	39445 W. Steen Rd.	Same as above
Pinal Energy, LLC	502-43-001M	38585 W. Cowtown Rd.	38585 W. Cowtown Rd. Maricopa, AZ 85138
Electrical District No. 3	502-43-001N	38533 W. Cowtown Rd.	41630 W Louis Johnson Dr Maricopa, AZ 85138

5.0 PROPOSED NEWSPAPER NOTICE

NOTICE OF PUBLIC MEETING AND HEARING General Plan Text Amendment Case #PA18-09

Neighborhood Meeting:

DATE @ TIME
LOCATION
ADDRESS
Maricopa, AZ 85138

Planning and Zoning Hearing:

August 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Hearing:

September 4 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be held at the above stated date, time and location. The purpose of the public meeting and public hearings is to receive public comments and suggestions on the following request prior to approval:

PA18-09 – General Plan Text Amendment to allow a conditional use permit for additional structure height in Industrial zoned parcels

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in written form to the Development Services Department, Attn: Kazi Haque at 39700 W. Civic Center Plaza, Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Dated this # day of #, 2018.

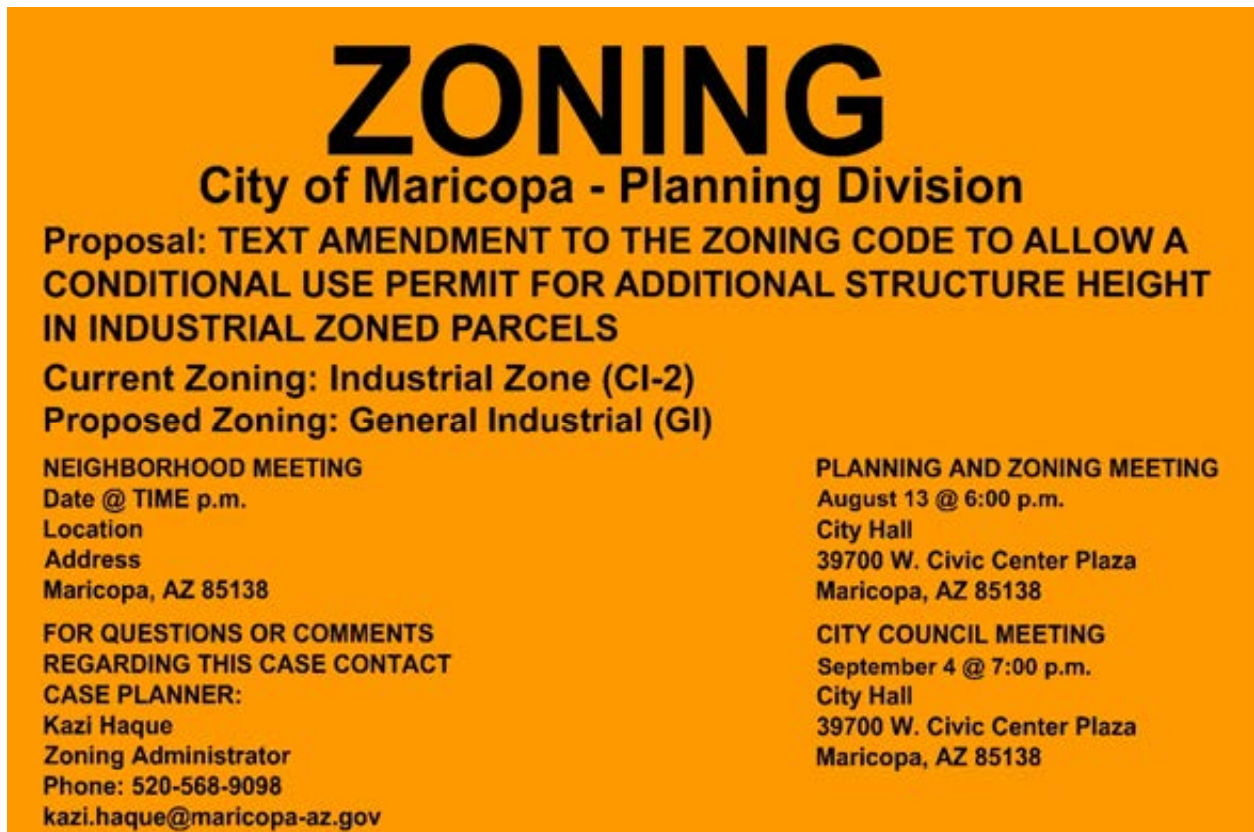
Vanessa Bueras, City Clerk

Published in the Maricopa Monitor and Casa Grande Dispatch, ####/2018

6.0 DRAFT SIGN POSTING

The following sign is to be posted on the property 15 days prior to the neighborhood meeting. The size of the sign shall be a minimum of 24" x 36". Required elements of the sign:

- Sign shall have an orange background with black lettering
- Sign shall be made of durable material
- Sign shall include a description of the request
- Sign shall include all meeting dates
- Sign shall include the contact information of the case planner
- Sign shall include the header "ZONING" in bold capital letters



ZONING
City of Maricopa - Planning Division

**Proposal: TEXT AMENDMENT TO THE ZONING CODE TO ALLOW A
CONDITIONAL USE PERMIT FOR ADDITIONAL STRUCTURE HEIGHT
IN INDUSTRIAL ZONED PARCELS**

Current Zoning: Industrial Zone (CI-2)
Proposed Zoning: General Industrial (GI)

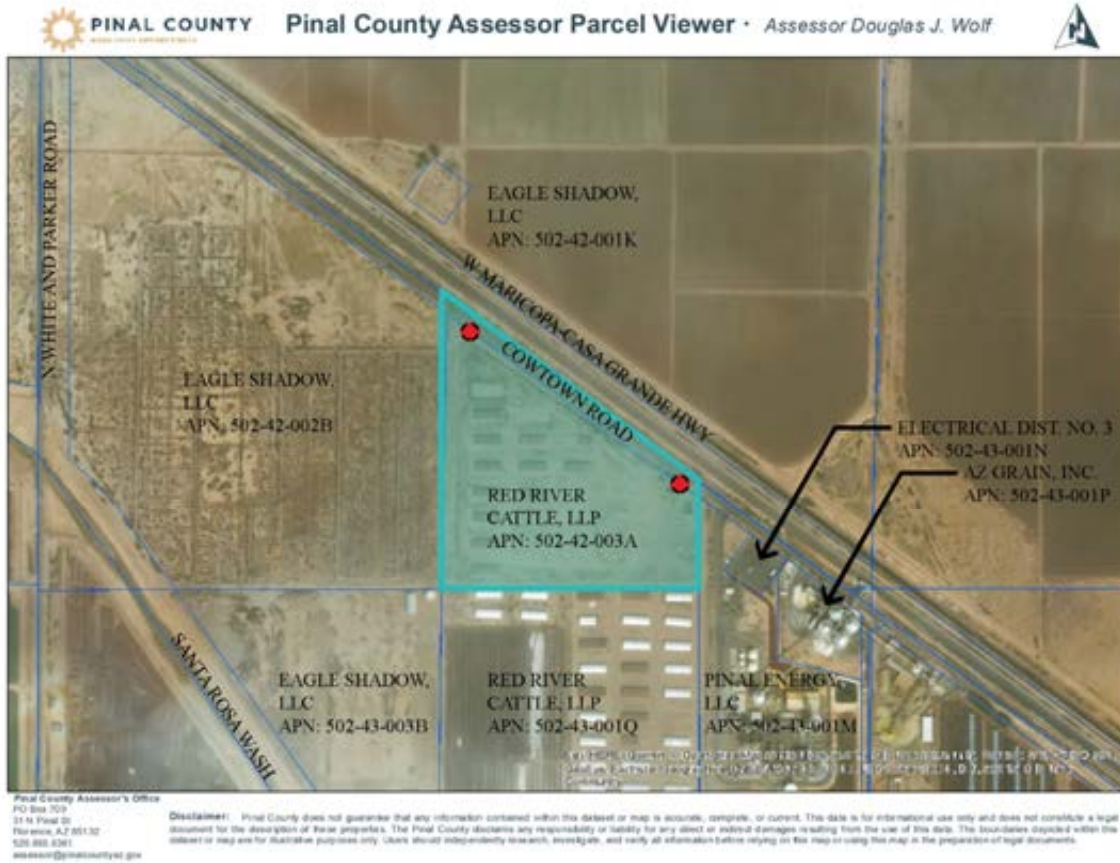
NEIGHBORHOOD MEETING
Date @ TIME p.m.
Location
Address
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER:**
Kazi Haque
Zoning Administrator
Phone: 520-568-9098
kazi.haque@maricopa-az.gov

PLANNING AND ZONING MEETING
August 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING
September 4 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

7.0 SIGN POSTING LOCATION MAP



Subject Property



Proposed Sign Posting Location

*Note: Number of signs to be determined by Planning and Zoning