

NEW ZONING CHAPTER

Title 18 Zoning, Chapter 18.76, Maricopa Station Overlay

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18.76.010 Purpose

The purpose of the Maricopa Station Overlay is to:

- A. To implement the goals, policies, and principles of the General Plan and the Heritage District Redevelopment Area Plan;
- B. To enable and encourage new development in the Maricopa Station Overlay area within the Heritage District;
- C. To support a blend of higher density residential, higher intensity employment/office, civic entertainment, and institutional uses, as well as retail uses that are pedestrian friendly;
- D. Encourage investment in adequate public facilities through quality redevelopment and improvements;
- E. Offer additional housing opportunities for residents seeking to live and work in an urban environment; and,
- F. Ensure new development and redevelopment are designed to minimize traffic, parking and impacts on surrounding residential neighborhoods, and create walkable environments.

18.76.010 Boundaries

The Maricopa Station Overlay (the “District”) is located within the Heritage District, and is bound to the west by North John Wayne Parkway (SR-347), to the north by Honeycutt Road, to the south by Mercado Street, and to the east by the western boundary of “Senita,” a master planned community as referenced in the official Zoning Map of the City of Maricopa.

18.76.020 Applicability

The District shall be subject to the requirements of this Article in the areas established by the Zoning Map. The Maricopa Station design guidelines Public Thoroughfares, Civic Spaces, Architectural Design, Landscape Design, Lighting, and Signage shall be applicable to any development or redevelopment within any portion of the District.

18.76.030 Authority

The authority of the District Article is as follows:

- A. The design standards set forth in this Article shall be applicable to any development or redevelopment using any portion of the District;
- B. The District's Transect-Based Zoning Sub-Districts areas, CD, T4, and T5 (Table 18.76.050), shall serve as the Zoning Districts for all lots designated as such within the District according to the Zoning Map and Maricopa Station Design Guidelines;
- C. Section Chapter 18.15 Rules for Construction of Language and Interpretation apply;
- D. Maricopa Station Design Guidelines.

18.76.040 Design Standards Intent

The intent of the Transect-Based Zoning Sub-District's Design Standards are the following:

- A. To develop and redevelop compact, mixed-use, and walkable places and buildings;
- B. to provide convenient access to rail and bus stations to facilitate the location of higher density development in support of transit services;
- C. to reinforce the image of a pedestrian-oriented historic town center, and;
- D. to provide open spaces and public buildings that serve as necessary public amenities for citizens, residents, and visitors.

18.76.050 Transect-Based Zoning Sub-Districts

The intent of the Maricopa Station Overlay Map is to designate the form of the district block-by-block using Transect-Based Zoning Sub-Districts. Establishing Transect-Based Zoning Sub-Districts further define distinctive physical environments of varying degrees of urbanity, development intensity, and mix of uses in the following manner:

- A. The "T" and "C" designation represents each District's relative place on a continuum of low intensity to high intensity known as the Rural-to-Urban Transect, with the character and associated regulations of "T5" being more urban than those of "T4," and "CD" being more public than those of "T4" and "T5" private development;
- B. The T and C Zones set forth in this Article shall serve as the "Zoning Districts" for all lots designated within the District according to the adopted Maricopa Station Overlay Map;

- C. The following Transect-Based Zoning Sub-Districts are established by this Article and illustrated on Table 18.76.050:

TABLE 18.76.050: TRANSECT-BASED ZONING SUB-DISTRICTS	
<i>Zoning District</i>	<i>District Description</i>
CD – Civic	Public Open Space: Organized as greens, squares, and plazas.
T4 – General	General Urban: A multifunctional social hub of a neighborhood that is mixed in function, but principally residential. It is the general transition area from the center to the edge of the District.
T5 – Center	Urban Center: The densest mix of uses including business, service, institutional, and residential center. It is usually at a central location, within walking distance of transit and the surrounding residential areas.
<i>Bulk and Scale Illustration</i>	

- D. Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- E. Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings allowing residents to choose to work, play, and shop within walking distance to their home.

18.76.060 Land Use Regulations

The land use regulations in Table 18.76.060A and building intensity guidelines in Table 18.76.060B 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 18.76.060A Land Use Regulations				
	District	T4	T5	CD
Residential				
Single Unit		P	P	X
Multi-Unit		P	P	X
Accessory Unit		P	P	X

Single-Room Occupancy Unit	C	C	X
Commercial Services			
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 (i.e.: Tailor)	P	P	X
Full-Service Restaurant	P	P	X
Limited-Service Restaurant	P	P	X
Drive Thru Restaurant	X	X	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
Lodging			
Bed and Breakfast (up to 5 rooms)	P	P	X
Inn (up to 12 rooms)	P	P	X
Hotel (no limit)	X	P	X
Office			
Single Unit	P	C	X
Multi-Unit	P	P	X
Civic and Civil Support			
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

Table 18.76.060B Building Intensity		
District	T4	T5
Uses		
Residential	The number of dwellings on each Lot can range from 500 to 2,000 square feet with the average size of 1,000 square feet per each unit.	The number of dwellings on each Lot can range from 500 to 2,000 square feet with the average size of 1,000 square feet per each unit.
Commercial Services	The building area available for Service uses is limited to the first Story of buildings at corner Lot locations.	The building area available for Service uses is unlimited for the principal building and limited to the first Story in Accessory buildings.
Lodging	Limited food service may be provided. The maximum length of stay may not exceed thirty (30) days.	Food service may be provided at all times. The maximum length of stay may not exceed thirty (30) days.
Office	The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building.	The building area available for office use on each Lot is unlimited for the principal building and limited to the first Story in Accessory buildings.

A. Outdoor Retail Sales and Merchandise Display.

1. **Location.** Outdoor retail sales and merchandise displays shall not obstruct ingress and egress to a building, obstruct fire lanes, interfere with vehicular circulation or sight distance, or be located in landscaped areas. Outdoor display areas for retail and merchandise sales shall be located within proximity to the primary business.
2. **Maximum Area.** Outdoor retail sales and merchandise displays shall not exceed five percent of the total gross floor area of the business, or 200 square feet, whichever is less.
3. **Height.** Display merchandise shall not exceed a height of six feet above finished grade.

B. Temporary Use of Parking Area. The temporary use of a parking area for sales and display is permitted, subject to Section 18.150.080 of this Code.

C. Home-based Business. Home-based businesses may be permitted administratively within the T4 and T5 Sub-Districts. Home-based businesses are not home occupations and may consist of on-site employees and a limited number of visits from clients, patrons, and deliveries related to the business. The business operation is not limited to a certain amount of floor or lot area unless conditionally approved with such limitations. The Zoning Administrator (ZA) may approve or conditionally approve a home-based business, subject to providing minimum necessary site improvements necessary to accommodate and serve the proposed home-based business.

1. All home-based business uses are subject to land uses in Table 18.76.060A.
2. The owner or operator of the home-based business is not required to be a resident of the home.
3. The ZA shall consider the nature of the proposed use, the number of proposed on-site employees, and the proposed hours of operation to determine necessary conditions of approval and may require neighbor notification when outdoor

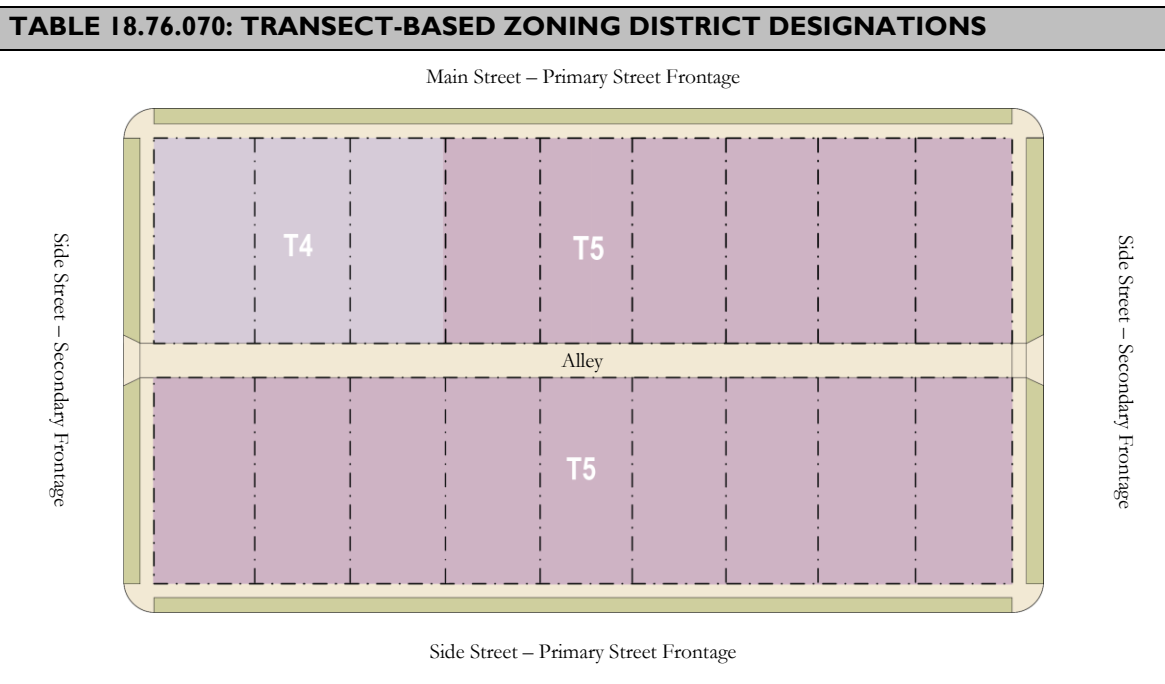
business activities are proposed or if it is determined the proposed use has the potential to disrupt the existing character of the surrounding properties.

- 4. Home-based businesses are permitted to have one professionally made ground mounted sign not to exceed 3.5 feet in height and 12 square feet in area and is in conformance with Section 18.115 Signage. No back or box lit signage is allowed.

18.76.070 Allocation & Structure of Transect-Based Zoning Sub-Districts

This District is assigned areas allocated to the establishment of Zoning Sub-Districts:

- A. CD – Civic: Public spaces and buildings; T4 – General: Private development spaces and buildings, and; T5 – Center: Private development spaces and buildings;
- B. Lots fronting the same side of a Block shall be assigned to a single CD or T4 or T5 - Zoning District according to the adopted Maricopa Station Overlay Map. Transitions from one Zoning District to another on the same Block, if present, shall occur at the rear Lot Line internal to any Block;
- C. Zones may transition between adjacent Lot Lines by Exception to accommodate for specific site conditions (see Table 18.76.70).



18.76.080 Allocation and Structure of Blocks and Lots

Within each Zoning District, Lots shall be (re)platted to have the following minimum and maximum Lot Widths, as measured at the Frontage Line (see Table 18.76.080A):

- A. Within T4, 150 feet maximum Lot Width;
- B. Within T5, 200 feet maximum Lot Width;

- C. Each Lot shall have a Primary Frontage abutting a vehicular Thoroughfare, except for the Lots that designate their Primary Frontage along a publicly accessible Passage, such as a Pedestrian Court or Walkway;
- D. Each Lot is divided into regulatory Layers, 1 – 3, to control development as illustrated on Table 304.04A. Design standards for the 1st Layer pertain to both Primary and Secondary Frontages;
- E. Each Block face may have multiple Frontages as illustrated on Table 18.76.90B. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines;
- F. Rear access may be provided for all Lots within the District through the provision of a Rear Alley and/or Lane.

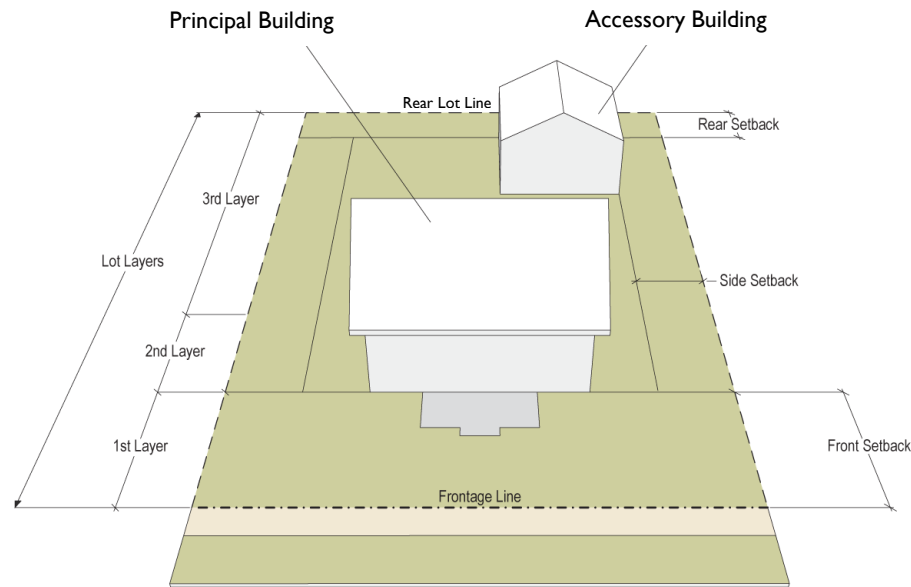
18.76.090 Private Realm: General Design Standards to T4 and T5

Development located in the T4 and T5 Zones may be subject to the following requirements:

- A. Lots and buildings may be regulated according to private frontage, building type, building placement, building height, and parking placement (see Tables 18.76.090 A-B and *Maricopa Station Design Guidelines* for landscaping and other design features);
- B. **Building Placement:** Principal Buildings may be positioned on a Lot in accordance with Table 18.76.90A Lot Structure, Table 18.76.090B Private Frontage, and Table 18.76.90C Building Types. Tables are for illustrative purposes only;
- C. **Lot Occupation:** Two buildings may be built on each Lot, one Principal Building and one Accessory Building;
- D. **Setbacks:** Principal and Accessory Buildings shall be setback in relation to the boundaries on their lots. Rear Setbacks for Accessory Buildings shall be minimum of 15-feet measured from the centerline of the Rear Alley Easement. In the absence of a Rear Alley, the rear setback shall be 3-feet minimum;
- E. **Building Height:** Building heights may be measured in number of Stories.
 1. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flutes, water tanks, or elevator bulkheads.
 2. Floor to finished ceiling height, except for ground or first floor Commercial Use, may be a minimum of 12 feet with a maximum of 25 feet and meet the City's Building Code height requirements for habitable space.
- F. **Private Frontage:** The Façade of the Principal Building shall be built parallel to the Principal Frontage Line or to the tangent of a curved Principal Frontage Line of a Lot, and along a minimum percentage of the Frontage width at the Setback (see Table 18.76.090B.a - f).
 1. Permitted Encroachments into the Setbacks of any Lot may range from 80% to 100%.

2. Buildings with first Floor Commercial Use may be glazed with clear glass no less than 70% of the first Story.
3. Openings above the first Story may not exceed 50% of the total building front wall, with each Façade being calculated independently.
4. All openings, including porches, Galleries, Arcades, and windows, with the exception of Shopfronts, may be oriented in a square or vertical proportion.

TABLE 18.76.90A: PRIVATE REALM LOT STRUCTURE



Buildings	
Principal Building	The main building on a Lot, and its configuration is based on its Frontage Type.
Accessory Building	A secondary building usually located toward the rear of the same Lot as the Principal Building, such as a garage, carport, or workshop, and may include an Accessory Dwelling Unit.
Setbacks	
Primary Front Setback	The area of a Lot measured from the Primary Frontage Line to the nearest permissible Principal Building, excluding Encroachments.
Secondary Front Setback	Corner Lots have more than one Frontage Line. One is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines.
Side Setback	The area of a Lot measured from either side Lot Line to the nearest permissible building.
Rear Setback	The area of a Lot measured from a rear Lot Line to the nearest permissible building.
Lot Layers	
1st Layer	The area of a Lot from the Frontage Line to the Façade of the Principal Building.
2nd Layer	The area of a Lot set behind the 1 st Layer to a depth of 20 feet in all Lots.
3rd Layer	The area of a Lot set behind the 2 nd Layer and extending to the rear Lot Line.
Lot Size	
Lot Width	The length of the Principal Frontage Line of a Lot.

- G. **Parking Location:** Open parking areas shall be in the Lot behind the Frontage Line and buildings with landscaping that screens the parking areas from the street. Parking should be accessed by Rear Alleys and Lanes.

1. There are no minimum or maximum number of parking spaces allocated per Lot, Block or project area in this District or its Sub-Districts.
2. Parking should be located in the 2nd and 3rd Lot Layers (See Table 18.76.90A).
3. ‘Streetscreens’ may be used to obscure parking areas from streets and Walkways. These are low decorative opaque walls, or other rigid materials, a minimum 40-inches in height, and setback a minimum of 2-feet from the Walkway.

H. **Building Use and Intensity:** The number of dwelling units for Residential uses, bedrooms for Lodging uses, and the square footage of Office and Service Uses shall be controlled according to Table 18.76.90A.








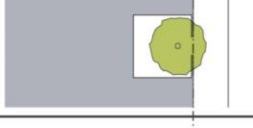



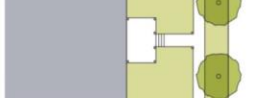
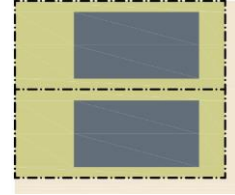
TABLE 18.76.090B: PRIVATE REALM FRONTAGE TYPES				
	SECTION	LOT ROW	PLAN	LOT ROW
a. Gallery & Arcade: for Retail use wherein the Facade is a colonnade that overlaps the Sidewalk. An easement no less than 12 ft wide for private use of the right-of-way should be required.			T5	
b. Shopfront & Awning: aligned close to the frontage line with the entrance on sidewalk. This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or an awning.			T5	
c. Stoop: aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. This type is suitable for ground-floor residential uses at short setbacks for townhouses.			T5	
d. Forecourt: aligned close to the frontage line with a portion of it set back suitable for gardens, drop-offs and off-loading. Trees canopies should overhang onto the sidewalks.			T5 T4	
e. Dooryard & Light Court: aligned with a shallow setback and front garden or patio usually with a low wall at the Frontage Line. This type effectively buffers residential quarters from the sidewalk.			T5 T4	
f. Porch & Fence: set back from the frontage line with an encroaching porch appended. The porch should be within a conversational distance of the sidewalk. Porches should be 8 ft wide or more.			T4	

TABLE 18.76.090C: BUILDING TYPES

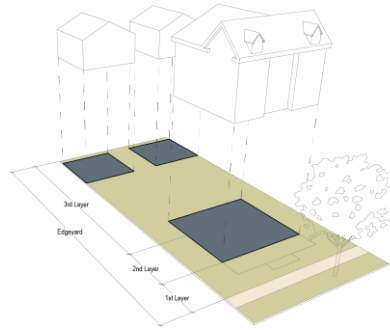
EDGEYARD

A building placed within the boundaries of its Lot to create an Edgeward around the building, with Setbacks on all sides. This is the least urban of types as the front yard sets the building back from the Public Frontage, while the side yards weaken the spatial definition of the Thoroughfare in front of the building. Variants: Villa, House, Cottage, Duplex, Apartment House.



Edgeward Example

House, Duplex, Triplex



Transect Zone

T4

T5

LOT OCCUPATION

Lot Coverage

70% max

n/a

Frontage Buildout at Setback

60% min

n/a

PRINCIPAL BUILDING SETBACKS

Primary Front Setback

10 ft min 15 ft max

n/a

Secondary Front Setback

10 ft min 15 ft max

n/a

Side Setback

0 ft min

n/a

Rear Setback

3 ft min

n/a

OUTBUILDING SETBACKS

Front Setback

setback + 20 ft min

n/a

Side Setback

0 ft or 3 ft at corner

n/a

Rear Setback

3 ft min

n/a

BUILDING HEIGHT (Number of Stories)

Principal Building

3 max

4 max

Outbuilding

2 max

n/a

PRIVATE FRONTAGE

Setback Encroachments

Open Porch

80%

n/a

Balcony and/or Bay Window

50% max

n/a

Stoop, Lightwell or Terrace

100% max

n/a

Walkway Encroachments

Awning, Gallery, or Arcade

to within 2 ft of curb

n/a

Encroachment Depths

Porch

8 ft max

n/a

Gallery

10 ft max

n/a

Arcade

n/a

n/a

Parking Area Location

2nd Layer

not permitted

n/a

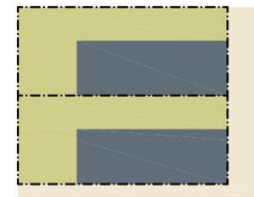
3rd Layer

Permitted

n/a

SIDEYARD

A building placed within the boundaries of its Lot to create a private Sideyard, with a Setback to one side. A shallow Front Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Attached and detached bungalow and spanish courts are essentially sideyard access housing types.



Sideyard Example

Sideyard House

Transect Zone

T4

T5

LOT OCCUPATION

Lot Coverage

70% max

80% max

Frontage Buildout at Setback

60% min

80% min

PRINCIPAL BUILDING SETBACKS

Primary Front Setback

10 ft min 15 ft max

2 ft min 15 ft max

Secondary Front Setback

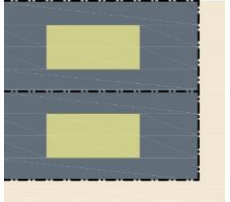
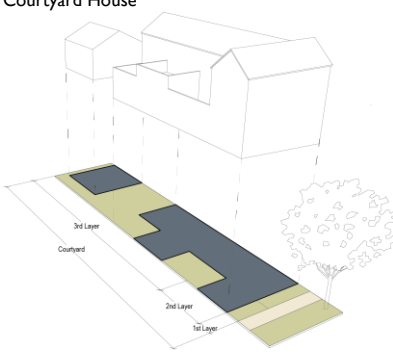
10 ft min 15 ft max

2 ft min 15 ft max

	Side Setback	0 ft min 15 ft max	0 ft min 24 ft max	
	Rear Setback	3 ft min	3 ft min	
	OUTBUILDING SETBACKS			
	Front Setback	setback + 20 ft min	40 ft max from rear	
	Side Setback	0 ft or 3 ft at corner	0 ft or 3 ft at corner	
	Rear Setback	3 ft min	3 ft max	
	BUILDING HEIGHT (Number of Stories)			
	Principal Building	3 max	4 max	
	Outbuilding	3 max	3 max	
	PRIVATE FRONTAGE			
	Setback Encroachments			
	Open Porch	80%	n/a	
	Balcony and/or Bay Window	50% max	100% max	
	Stoop, Lightwell or Terrace	100% max	100% max	
	Walkway Encroachments			
	Awning, Gallery, or Arcade	to within 2 ft of curb	to within 2 ft of curb	
	Encroachment Depths			
	Porch	8 ft max	n/a	
	Gallery	10 ft max	10 ft min	
	Arcade	n/a	12 ft min	
Parking Area Location				
2 nd Layer	permitted	not permitted		
3 rd Layer	permitted	permitted		

REARYARD			
<p>A building placed within the boundaries of its Lot to create an Edgeward around the building, with Setbacks on all sides. This is the least urban of types as the front yard sets the building back from the Public Frontage, while the side yards weaken the spatial definition of the Thoroughfare in front of the building. Variants: Rowhouse, Apartment Building, Commercial Building, Office Building, Live-Work Building, Mixed-Use Building.</p>			
Rearyard Example	Transect Zone	T4	T5
Rowhouse 	LOT OCCUPATION		
	Lot Coverage	70% max	80% max
Apartment Building 	Frontage Buildout at Setback	60% min	80% max
	PRINCIPAL BUILDING SETBACKS		
	Primary Front Setback	10 ft min 15 ft max	2 ft min 15 ft max
	Secondary Front Setback	10 ft min 15 ft max	2 ft min 15 ft max
	Side Setback	0 ft min	0 ft min 24 ft max
	Rear Setback	3 ft min	3 ft min
	OUTBUILDING SETBACKS		
	Front Setback	setback + 20 ft min	40 ft max from rear
	Side Setback	0 ft or 3 ft at corner	0 ft or 3ft at corner
	Rear Setback	3 ft min	3 ft min
Commercial Building 	BUILDING HEIGHT (Number of Stories)		
	Principal Building	5 max	4 max
	Outbuilding	3 max	3 max
	PRIVATE FRONTAGE		
	Setback Encroachments		
	Open Porch	80%	n/a
	Balcony and/or Bay Window	50% max	100% max
	Stoop, Lightwell or Terrace	100% max	100% max
	Walkway Encroachments		
	Awning, Gallery, or Arcade	to within 2 ft of curb	to within 2 ft of curb
Encroachment Depths			
Porch	8 ft max	n/a	
Gallery	10 ft max	10 ft min	
Arcade	n/a	12 ft min	

	Parking Area Location		
	2 nd Layer	not permitted	not permitted
	3 rd Layer	permitted	permitted

COURTYARD			
<p>A building placed within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios. Common walls shared with adjacent buildings create a continuous Facade along the Frontage Line that steadily defines the public Thoroughfare in front of the building. This is the most urban of types, as it is able to shield the private realm from all sides. Variants: Courtyard House, Courtyard Apartment Building.</p>			
Courtyard Example	Transect Zone	T4	T5
	LOT OCCUPATION		
	Lot Coverage	70% max	80% max
	Frontage Buildout at Setback	60% min	80% max
	PRINCIPAL BUILDING SETBACKS		
	Primary Front Setback	10 ft min 15 ft max	2 ft min 15 ft max
	Secondary Front Setback	10 ft min 15 ft max	2 ft min 15 ft max
	Side Setback	0 ft min	0 ft min 24 ft max
	Rear Setback	3 ft min	3 ft min
	OUTBUILDING SETBACKS		
	Front Setback	setback + 20 ft min	40 ft max from rear
	Side Setback	0 ft or 3 ft at corner	0 ft or 3 ft at corner
	Rear Setback	3 ft min	3 ft min
	BUILDING HEIGHT (Number of Stories)		
	Principal Building	4 max	5 max
	Outbuilding	3 max	3 max
	PRIVATE FRONTAGE		
	Setback Encroachments		
	Open Porch	80%	n/a
	Balcony and/or Bay Window	50% max	n/a
	Stoop, Lightwell or Terrace	100% max	n/a
Walkway Encroachments			
Awning, Gallery, or Arcade	to within 2 ft of curb	to within 2 ft of curb	
Encroachment Depths			
Porch	8 ft max	n/a	
Gallery	10 ft max	10 ft min	
Arcade	n/a	12 ft min	
Parking Area Location			
2 nd Layer	not permitted	not permitted	
3 rd Layer	permitted	permitted	

18.76.100 T4 and T5 Zones Development Standards

Table 18.76.100, below, prescribes design and development regulations for the District:

"x" designates uses that are **not permitted** in the Zone column.

"P" designates **permitted** uses in the Zone column.

"Numbers" designate Design Standards metrics in the Zone column.

"Y" in the Zone column means that the Detailed Standard applies. Letters in parenthesis in the "Additional Standards" column refer to regulations following Table 18.76.100.

"#" column corresponds with the numbers in illustration to regulations in the associated table.

TABLE 18.76.100: DEVELOPMENT STANDARDS			
<i>General Standards</i>	<i>Zone</i>	<i>Detailed Standards (see sections below)</i>	#
	T4 / T5		
Lot and Density Standards			
Minimum Lot Width (ft.)	25 / 25		①
Maximum Floor Area Ratio (FAR)	2.0 / 4.0	(A)	
Building Form and Location			
Building Height - Primary Building (Stories)	3 / 5	T5 Maximum 75-foot Height	②
Building Height – Accessory Building (Stories)	2 / 3	T5 Maximum 45-foot Height	
Minimum Building Height (Number of Stories)	2		
Minimum 1 st Floor Ceiling Height, Non-Residential Uses (ft. clear) - Exceptions for unique operational characteristics	12	Meet City's Building Code height requirements	③
Frontage Types (Table 304.10B.a-f)	Y	(B)	⑨
Gallery & Arcade (More Urban – More Retail)	x / P	See Table 18.76.090B	
Shopfront & Awning	x / P	See Table 18.76.090B	
Stoop	x / P	See Table 18.76.090B	
Forecourt	x / P	See Table 18.76.090B	
Dooryard & Light Court	P / P	See Table 18.76.090B	
Porch & Fence (Least Urban – More Residential)	P / x	See Table 18.76.090B	
Build-to Lines and Setbacks (ft.)			
<i>Front (Principal Building) Minimum</i>	10 / 0 - Y	(D)	④

TABLE 18.76.100: DEVELOPMENT STANDARDS			
<i>Front (Principal Building) Maximum</i>	15 - Y	(D)	
<i>Interior Side Minimum</i>	0 - Y	(D)	5
<i>Interior Side Maximum</i>	10 - Y	(D)	5
<i>Street Side (Principal) Maximum</i>	10 / 10 - Y	(C)	7
<i>Street Side (Secondary) Minimum</i>	15 / 0	(C)	6
<i>Rear Minimum</i>	3 - Y	(D)	8
Location of Parking Areas	Y	(E)	
Other Standards			
Building Design and Signage	Y	(F)	
Upper Floor Outdoor Living Area (s/f per unit min.)	40 / 20 - Y	(G)	9
Outdoor Storage	Y	(H)	
Sewer Service and Adequate Public Facility Participation Agreements	Y	(I)	
Transitions	Y	(J)	
Transparency for Ground-floor Frontages, Non-Residential Uses	Y	(K)	
Additional Standards			
Accessory Structures	Section 18.80.020, Accessory Building or Structures		
Exceptions to Height Limits	Section 18.80.080, Exceptions to Height Limits		
Fences and Walls	Section 18.80.090, Fences and Freestanding Walls		
Landscaping	Chapter 18.90, Landscaping		
Lighting	Chapter 18.95, Lighting		
Off-Street Parking	No Parking Requirements		
Loading Areas	Section 18.80.110, Truck Dock, Loading, and Service Areas		
Outdoor Storage	Section 18.80.100, Outdoor Storage		
Projections into Required Setbacks	Section 18.80.040, Building Projections into Yards		
Screening	Section 18.80.110, Screening		
Signs	Chapter 18.115, Signs		
Swimming Pools	Section 18.80.120, Swimming Pools and Spas		
Visibility at Driveways	Section 18.80.150, Visibility at Intersections and Driveways		

- A. FAR for Mixed Use Buildings.** The maximum allowable FAR is for buildings that contain a mix of residential and non-residential uses.
- B. Principal Building Frontage Types.** The Principal Building fronts onto the Primary Thoroughfare. This is the area between the private Building Facade and the public sidewalk, inclusive of its varying built and planted components. Frontage is divided into Private Frontage and Public Frontage. The combination of the private frontage, the public streetscape, and the types of thoroughfare defines the character of the majority of the public realm. The front of the building defines the building's placement on the Lot, and how it is orientated towards the street includes the following types as specified on Table 18.76.100B Private Realm Frontage Types:
1. T5 Center: Gallery, Arcade, Shopfront, Awning, Stoop, Forecourt, Dooryard, and Light Court.
 2. T4 General: Dooryards, Light Court, Porch and Fence.

- C. Required Side and Rear Yards for Residential Uses.** In order to provide light and air for residential units and additional separation for rooms that require additional privacy considerations, the following minimum setbacks apply to any new building wall containing windows and facing an interior side or rear yard. The required setbacks apply to that portion of the building wall.
- D. Maximum Building Setbacks.** The street-facing facades of buildings must be located no farther from street-facing property lines than the maximum setback distance specified in Table 18.76.100. The following additional provisions apply:
1. **Corner Properties.** Where a property fronts on two or more streets, the maximum setback shall be met according to the following provisions.
 - a. *Frontage on Two Primary Streets.* New buildings on sites with frontage on two streets may be constructed to the maximum setback line on both frontages.
 - b. *Frontage on Three or More Streets.* Properties with frontage on three or more streets must build to the maximum Build-to Lines of at least two of the streets.
 2. **Building Additions.** For any addition to a building that increases the width of a street-facing facade, 100 percent of the addition should be located on or within the maximum setback until the maximum setback standard for the entire building is met, or to meet the intent section, 18.76.100, of this Article.
 3. **Exceptions to Building Placement Requirements.** The following exceptions to the Build-to Lines requirement are permitted.
 - a. *Outdoor Eating Areas.* Where an outdoor eating area will be installed on the street frontage, a portion of the building may be set back up to 12 feet farther than the maximum setback line, if at least 40 percent of the building facade is at the Primary frontage Build-to Line.
- E. Location of Parking.** In this District, Tables 18.76.090 A-C apply, as off-street parking areas should be set in the 2nd and 3rd Lot Layers, in the rear of the Lot and set back a minimum of 25 feet from the Primary Street Frontage.
1. There are no minimum or maximum number of parking spaces allocated per Lot, Block or project area in this District or its Sub-Districts.
 2. Streetscreens should be used for any parking spaces located in the 1st Lot Layer.
 3. Exceptions may be granted for short-term customer parking and drop-off spaces.
 4. Exceptions may be granted for participating in a public-private partnership car share program focusing on providing access to/from the train depot area.
- F. Building Design and Signage.** In this District, Table 18.76.100, and the design guides in *Maricopa Stations Design Guidelines* apply unless otherwise specified within this code. Any requested deviations or waivers on all additions, new development, and rehabilitation of existing structures and commercial business are subject to review to determine whether the Design Guidelines have been met. In addition, the exterior design

of all buildings, including all facades and all signage, shall be coordinated with regard to color, materials, architectural form, and detailing to achieve design harmony, continuity, and horizontal and vertical relief and interest.

G. Outdoor Living Areas. As part of the open space required by the Chapter 18.90 Landscaping, private or common areas for outdoor living shall be provided for upper-level residential units. Outdoor living areas include balconies, decks, common open space, and/or rooftop open space, but not limited to other outdoor living types not listed here.

1. ***Minimum Dimensions.***

- a. *Private Open Space.* Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
- b. *Common Open Space and Rooftop Open Space.* Common open spaces and rooftop open spaces with a minimum horizontal dimension of 20 feet shall count towards the open space calculation.

2. ***Minimum Area Required - Private Open Space.***

- a. 40 square feet per unit in T4 and 20 square feet per unit in T5.
- b. The amount of outdoor living area provided for individual units may vary based on unit size and location within a project, as long as the average area per unit meets the applicable standard or the intent section.

H. Outdoor Storage. Outdoor storage areas for non-residential uses in T4 General, be located in the 2nd or 3rd Lot Layer, operate during business hours only, and comply with only five (5) percent of the gross floor area of the use or 200 square feet, whichever is less.

I. Sewer Service and Adequate Public Facility Participation Agreements. Sites within the District shall be permitted to develop or redevelop only after the Owner agrees in writing to participate in paying its proportionate share of public facility improvement costs, including sanitary sewer services, in a manner acceptable to the City Engineer.

1. The City Engineer may require financial guarantees in the form of bonds or letters of credit or allow payment of fees in lieu to participate in paying the proportional cost of adequate public facilities to serve the site proposed for development.
2. The City Engineer may approve interim solutions, such as on-site wastewater treatment facilities, in lieu of providing sanitary sewer service, should Pinal County Health Department permit such interim solution.
3. All requests for improvements to existing residential properties within the District that do not include a commitment or assurance to participate in a proportionate share of the public facility improvements shall conform to the Base Zoning District development standards for setbacks, lot coverage and other requirements.
 - a. The City may approve a waiver to encroach into the required setback area or exceed the lot coverage for additions and improvements which:
 - i) Conform to Maricopa Station Design Guidelines;

- ii) Comply with current Pinal County Health requirements for improving existing septic systems to accommodate the proposed improvements;
- iii) Meet outdoor screening and storage requirements of this Code;
- iv) Comply with the minimum development standards of the most comparable residential zone of this Code based on existing lot size and dimensions.

J. Transitional Standards. Where this T4 General Sub-District adjoins an RS District, the following standards apply:

- 1. The maximum height within 20 feet of an RS District is 30 feet. From this point, the building height may be increased to the maximum building height.
- 2. The building setback from an RS District boundary shall be 25 feet for interior side and rear yards.

K. Transparency on Ground Floor Frontages for Non-Residential Uses. Windows, doors, or other openings should be provided for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than 20 feet maximum without an opening or an exception (see number three (#3) listed below). Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

- 1. ***Exception for Structured Parking Facilities.*** Multi-level parking garages, where permitted, are not required to meet the ground-floor transparency requirement.
- 2. ***Sites with Multiple Buildings.*** On sites that contain multiple buildings, the building ground-floor transparency requirement does not need to be met in buildings located in Lot Layers two (2) or three (3) or behind other buildings and not visible from the adjacent public street.
- 3. ***Reduction through Development Plan Review.*** The transparency requirement may be reduced or waived for proposed uses that have unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a theater.

L. Truck Docks, Loading, and Service Areas. Truck docks, loading, and service areas are permitted within the 3rd Lot Layer on Rear Alley and Lanes. In addition, such loading and service areas must be located on the side or rear of buildings and may not face a public street or a private street functioning as a public road.

M. Pedestrian Access. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, to sidewalks, and to any on-site open space areas or pedestrian amenities. Direct and convenient access shall be provided to adjoining blocks to the maximum extent feasible while still providing for safety and security.

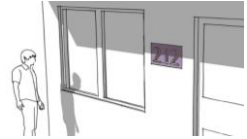
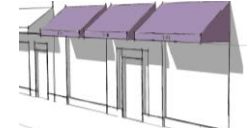







1. Walkways shall be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
2. Where required walkways cross driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
3. Where a required walkway is parallel and immediately adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb, bollards, or other physical barrier.

18.76.110 Signage

Signage shall be designed according to Chapter 18.115, with design standards in Table 18.76.110 per specific sign types permitted by-right or by Exception as indicated for each T4 and T5 Sub-District, unless otherwise specified in this code:

- A. All signage should not exceed 30 square feet total per each Primary Building frontage per every 50-linear feet;
- B. No back or box lit signage is allowed throughout the District. Goose neck, down lit lighting is encouraged;
- C. Address Signs (Table 18.76.110) should be made easily visible through the use of colors or materials to contrast with their background and should be attached to the Facade or Principal Entrance of the unit they identify;
- D. Awning Signage (Table 18.76.110) should be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance should not exceed twelve (12) inches;
- E. One (1) Blade Sign (Table 18.76.110) is permitted for each business if the Facade is no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs are permitted only for businesses that have a Principal Entrance on the first Story;
- F. One (1) Nameplate (Table 18.76.110) per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance
- G. Outdoor Display Cases (Table 18.76.110) shall not exceed six (6) square feet with use of colors, materials to contrast with their background and/or down lit lighting should be used for illumination;
- H. One (1) Wall Sign (Table 18.76.110) limited to 90% of the width of the building Facade shall be permitted for each building;
- I. Window Signs (Table 18.76.110) shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays;

- J. Murals Signs (Table 18.76.110) allowed only by Exception, are intended to promote community pride and celebrate Maricopa’s rich cultural heritage through an outdoor visual arts program. Murals should not contain the business name, logo, and/or other branding;
- K. One (1) single- or double-post Yard Sign (Table 18.76.110) may be temporarily placed with the Private Frontage of each business. Yard Signs shall be set back from the Frontage Line six (6) feet for less than 60-days per year;
- M. Rooftop Signage, allowed only by Exception, should not exceed six (6) feet in height above the maximum Primary Building height.

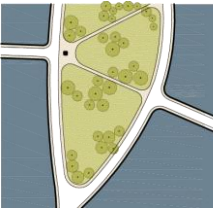
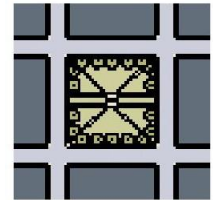
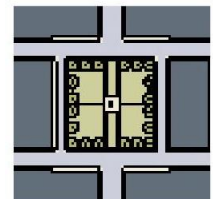
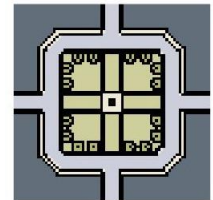
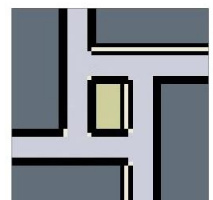
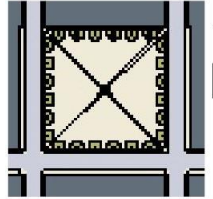
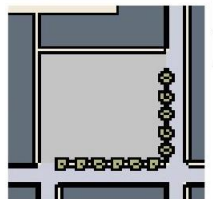
TABLE 18.76.110: SIGNAGE TYPES		
<p>a. Address Sign: <u>Quantity:</u> 1 per address; <u>Area:</u> 2 sf Max; <u>Width:</u> 24 in Max; <u>Height:</u> 12 in Max; <u>Apex:</u> N/A; <u>Depth/Projection:</u> 3 in Max; <u>Clearance:</u> 4.5 ft Min; <u>Letter Height:</u> 6 in Max.</p>	T5	
	T4	
<p>b. Awning Sign: <u>Quantity:</u> 1 per Window.; <u>Area:</u> N/A; <u>Width:</u> Width of Awning; <u>Height:</u> N/A; <u>Apex:</u> N/A; <u>Depth/Projection:</u> 4 ft Max; <u>Clearance:</u> 8 ft Min; <u>Letter Height:</u> 5 in Min / 10 in Max.</p>	T5	
	T4	
<p>c. Blade Sign: <u>Quantity:</u> 1 per Façade, 2 Max; <u>Area:</u> T4 - 13 sf / T5 6 sf Max; <u>Width:</u> 4 ft Max; <u>Height:</u> 4 ft Max; <u>Apex:</u> N/A; <u>Depth/Projection:</u> 3 in Max; <u>Clearance:</u> 8 ft Min; <u>Letter Height:</u> 8 in Max.</p>	T5	
	T4	
<p>d. Nameplate Sign: <u>Quantity:</u> 1 per Façade; <u>Area:</u> 3 sf Max; <u>Width:</u> 18 in Max; <u>Height:</u> 2 ft Max; <u>Apex:</u> 7 ft Max; <u>Depth/Projection:</u> 3 in Max; <u>Clearance:</u> 4 ft Min; <u>Letter Height:</u> N/A.</p>	T5	
	T4	
<p>e. Outdoor Displace Case: <u>Quantity:</u> 1 per Façade; <u>Area:</u> 6 sf Max; <u>Width:</u> 3.5 ft Max; <u>Height:</u> 3.5 ft Max; <u>Apex:</u> N/A; <u>Depth/Projection:</u> 5 in Max; <u>Clearance:</u> 4 ft Min; <u>Letter Height:</u> N/A.</p>	T5	
	T4	
<p>f. Wall Sign: <u>Quantity:</u> 1 per Façade/2 for Corner.; <u>Area:</u> 1.5 sq ft per Linear ft of Façade; <u>Width:</u> 90% of Façade Max.; <u>Height:</u> 3 ft Max; <u>Apex:</u> N/A; <u>Depth/Projection:</u> 7 in Max; <u>Clearance:</u> 7 ft Min; <u>Letter Height:</u> 18 in Max. (By Exception in T4)</p>	T5	
	T4	
<p>g. Window Sign: <u>Quantity:</u> 1 per Window; <u>Area:</u> 25% of Glass Max; <u>Width:</u> Varies; <u>Height:</u> Varies; <u>Apex:</u> N/A; <u>Depth/Projection:</u> N/A; <u>Clearance:</u> 4 ft Min; <u>Letter Height:</u> 8 in Max. (By Exception in T4)</p>	T5	
	T4	
<p>h. Mural Sign – Visual Arts Exhibit: <u>Quantity:</u> 1 per Story Wall Face; <u>Area:</u> 75% of a Single Story Wall Max; <u>Width:</u> Varies; <u>Height:</u> Varies; <u>Apex:</u> First Story; <u>Depth/Projection:</u> N/A; <u>Clearance:</u> N/A; <u>Letter Height:</u> 8 in Max. (Intended to Promote a Cultural Arts Program and Not Advertisement. Allowed By Exception Only)</p>	T5	
	T4	
<p>i. Yard Sign - Temporary: <u>Quantity:</u> 1 per Lot Max.; <u>Area:</u> 6 sf Max; <u>Width:</u> 24 in Max; <u>Height:</u> 12 in Max; <u>Apex:</u> N/A; <u>Depth/Projection:</u> 3 in Max; <u>Clearance:</u> 4.5 ft Min; <u>Letter Height:</u> 6 in Max. (Limited to 60 Days per Year. No Internal Lighting. Allowed By Exception Only)</p>	T5	
	T4	

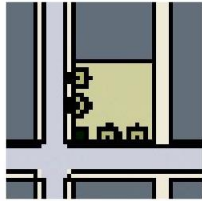
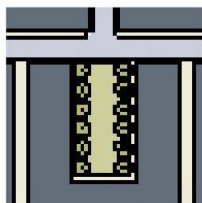
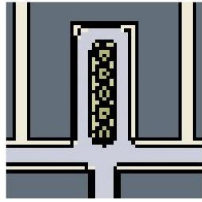
18.76.120 Public Realm: CD – Civic District Design Standards

Civic Districts may be developed as public open spaces or public buildings as follows:

- A. Civic Spaces may be designed as generally described and diagrammed on Table 18.76.120. These are provided for illustrative purposes only. Specific designs may be prepared in accordance to the descriptions for each type;
- B. Civic Space designed as a Green, Square, or Plaza shall have a minimum of 50% of its perimeter fronting onto a Thoroughfare. Other configurations may be exempt.
- C. Civic Building Uses may be determined by the intent of the abutting Transect-Based Zoning District intent.

TABLE 18.76.120: CD – CIVIC DISTRICT SPACE TYPES

<p>Green An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Sections of a green may be designed specifically for the recreation of children.</p>	 <p>CD T4 T5</p>
<p>Square An open space available for unstructured recreation and civic purposes; suitable as a main civic space. A square is spatially defined by building frontages. Landscape shall consist of paths, lawns and trees, formally disposed.</p>	 <p>CD T4 T5</p>
<p>Square - Axial An open space available for unstructured recreation and civic purposes; suitable as a main civic space. An axial square is spatially defined by building frontages and disposed to cause the interruption and visual termination of a thoroughfare. Two one-way streets permit the continuation of traffic flow on either side of the square. Landscape shall consist of paths, lawns and trees, formally disposed. Public art is typically located in the central area of the square to provide visual articulation for the terminated thoroughfare.</p>	 <p>CD T4 T5</p>
<p>Square - Double Axial An open space available for unstructured recreation and civic purposes; suitable as a main civic space. A double-axial square is spatially defined by building frontages and disposed to cause the interruption and visual termination of two thoroughfares. Two-way streets permit the continuation of traffic flow around the square. Landscape shall consist of paths, lawns and trees, formally disposed. Public art is typically located in the central area of the square to provide visual articulation for a terminated vista.</p>	 <p>CD T4 T5</p>
<p>Square - Turbine An open space available for unstructured recreation and civic purposes. A turbine square is formed by four eccentrically placed thoroughfares so that from any point within the square, there is only one route leading out without the requirement of a turn; four terminated vistas are created. A turbine square disperses through traffic and is suitable as a traffic calming device in residential areas.</p>	 <p>CD T4 T5</p>
<p>Plaza An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional.</p>	 <p>CD T4 T5</p>
<p>Commercial plaza A multi-purpose open space available for civic purposes, commercial activities and as flex parking space. The parking or open area is designed as a plaza with brick, gravel, cobbles or artistically jointed concrete. The commercial plaza should be separated from adjacent thoroughfares and spatially defined by a landscaped buffer including street trees. Removable bollards are suggested to delineate parking from non-parking areas.</p>	 <p>T4 T5</p>

<p>Playground or Pocket Park</p> <p>An open space, available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors and is typically spatially defined by buildings because in most cases it is located within a block. Pocket parks may be created around a monument, historic marker or art project and/or may be designed specifically for the recreation of children.</p>	 <p>CD T4 T5</p>
<p>Court</p> <p>A semi-public open space available for unstructured recreation by those occupying the adjacent buildings. Access to abutting residential lots is from a sidewalk that circumnavigates a central landscaped area. Landscaping consists of lawn and trees, formally disposed. May include ornamental species.</p>	 <p>CD T4 T5</p>
<p>Close</p> <p>A semi-public open space available for unstructured recreation by those occupying the adjacent buildings. A close is circumnavigated by a one-way thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species.</p>	 <p>CD T4 T5</p>

18.76.130 Review of Plans

Permit and review procedures should follow the standards in this Article, and design and approval criteria listed in the Maricopa Station Design Guidelines. There are two types of permitted deviations from the requirements:

- A. Exception and Variance
 1. Exception
 - a. Requests for Exception(s) shall only be permitted as specifically indicated in this Chapter or as determined by the Zoning Administrator.
 - b. To apply for an Exception, the applicant shall provide the following:
 - i. The specific Exception(s) requested including citation from this Chapter and why the Exception(s) is being sought.
 - ii. Maps, text, drawings, and/or statistical data related to the requested Exception(s).
 - c. No Exception(s) shall be approved unless the Zoning Administrator finds the approval would:
 - i. Be consistent with Section 304.05 Intent section of this Chapter,
 - ii. And must be consistent with the goals, objectives, and policies of the General Plan, Redevelopment Area Plan and the Design Guidelines for Maricopa Station.

- d. Any decision regarding an approval or denial of an Exception shall state, in writing, the reasons for the approval or denial.
- e. If the Zoning Administrator denies any requested Exception, the applicant may appeal, refer to Section 502.14.

2. Variance

- a. A Variance shall be processed pursuant to City Code.
- b. The following standards and requirements shall not be available for Variances:
 - i. The maximum dimensions of traffic lanes;
 - ii. the required provision of Rear Alleys or Lanes and/or;
 - iii. the maximum dimensions for parking lanes, spaces, and lots.

B. Administrative Adjustment. The Zoning Administrator has the discretion to approve any Regulating Plan conformance review, Streetscape, Site and/or Building Plan that deviates within ten (10) percent from any specific numerical standard prescribed in this Article.

- 1. The following development or activities shall be exempt from the provisions of this Article:
 - a. Ordinary repairs for the purpose of building, signage, lighting or premises maintenance.
 - b. Construction within the interior of the structure not visible from the exterior of the building.
 - c. Emergency repairs ordered by any code enforcements official in order to protect health and safety.