

Chapter 18 – Maricopa Zoning Ordinance Text Amendments

Summary of 2025 Text Amendments with Housing Impact Statement

TXT 25-03

Exhibit D

Summary of 2025 Text Amendments

The following is a summary of the proposed City of Maricopa text amendments. Included in the summary of each proposed amendment is a Housing Impact Statement. This required statement is a result of House Bill 2547, which requires Council to consider a Housing Impact Statement regarding the impact of the proposed Zoning Ordinance or Text Amendment to the average cost to construct housing.

Section 18.40 Commercial Districts

This provision requires commercial development with a minimum of 50,000sf to incorporate pedestrian-oriented forms of art.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.75 Mixed-Use Heritage Overlay District

Adds Food Truck Courts to Table 18.75.020, Mixed-Use Heritage Overlay District Land Use Regulations, as a permitted use in the overlay district.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.75.030 Mixed Use Heritage Overlay Development Standards

Removes the two covered parking space requirements for the City's Ready-Set-Build program in the Mixed-Use Heritage District. However, two parking spaces per lot would still be required.

**Housing Impact Statement: It is expected that the proposed amendment would result in a reduction in overall construction costs.*

Section 18.80.110 Screening

Codifies downspouts and SES cabinets in the screening section of the ordinance.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.90 Landscape – Recreation and Tot-lot Design Requirements

New section relocating recreation and tot-lot design requirements from the subdivision regulations code, Section 17-30.040, to the municipal zoning code.

**Housing Impact Statement: No housing impact is expected with this proposed amendment simply removes the current requirements from Section 17 of the City's Subdivision Regulations and relocates them in Section 18 of the Zoning Ordinance.*

Section 18.120.240 Group Homes

Clarifies separation requirements for group homes with 7-10 residents.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.120.260 Temporary Uses

Clarifies Seasonal Sales (Christmas Trees, Fireworks, Pumpkin Patch) as a temporary use and increases allowable signage for events.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.120.300 Food Truck Court

Creates a new section in the Maricopa Code establishing zoning requirements for Food Truck Courts within the Mixed-Use Heritage District.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.135.020 City Council

Removes Final Plat decision making powers from City Council and gives the Development Services Director the authority to administratively approve final plats. This amendment would bring the City into compliance with recently approved state legislation requirements.

**Housing Impact Statement: It is not known at this time the exact fiscal impact this amendment will have on the housing industry as a whole. However, it is anticipated that this administrative change will reduce the final plat approval process by 4-8 weeks.*

Section 18.135.020 Planning Commission

Removes Preliminary Plat decision making powers from Planning Commission and gives the Zoning Administrator the authority to administratively approve preliminary plats. The proposed amendment would bring the City into compliance with the recently approved House Bill 2447.

**Housing Impact Statement: It is not known at this time the exact fiscal impact this amendment will have on the housing industry as a whole. However, it is anticipated that this administrative change will reduce the preliminary plat approval process by 4-8 weeks.*

Section 18.135.050 Development Services Director

Gives Final Plat decision making powers to the Development Services Director. The proposed amendment would bring the City into compliance with the recently approved House Bill 2447.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.135.060 Hearing Officer

Adds appeals for preliminary and final plat decisions to the duties and powers of the Hearing Officer. The proposed amendment would bring the City to compliance with the recently approved House Bill 2447.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.135.070 Zoning Administrator

Gives preliminary plat decision making powers of the Zoning Administrator. The proposed amendment would bring the City to compliance with the recently approved House Bill 2447.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.135.110 Summary of Review Authority

Adds final plats and preliminary plats to Table 18.135.110 and identifies the approval and appeal authority. The proposed amendment would bring the City to compliance with the recently approved House Bill 2447.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.140.050 Neighborhood Meeting Notification

Rectifies a typographical error in Section 18.140.050.F.2.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.140.060 Public Hearing Notification

Removes Development Review Permit sign requirements from the public hearing section of the ordinance and removes repeat language regarding sign size. DRP sign posting requirements will continue to be located in Section

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

Section 18.205.020 List of Terms and Definitions

Added Single-room Occupant (SRO) and Food Truck Court to the list of Terms and Definitions.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*