



City Council Meeting

December 2, 2025

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

2025 City of Maricopa

Text Amendments

TXT25-01, TXT25-02, and TXT25-03

Presented by: Rick Williams

Details of the Request:

The City initiated text amendments will allow for continued refinement of the City Code to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the code. More specifically, the proposed amendments will accomplish the following:

- Brings the current code in compliance with Arizona Revised Statutes (ARS).
- Updates multiple sections of the city code to be consistent with current development trends and standards.
- Addresses any Scrivener errors identified in the code.

TEXT REVISIONS:

Section 17.30.040 Recreation and Tot-lot Design Requirements

Removes the Recreation and Tot-lot design requirements from the subdivision regulations and locates the requirements in Section 18.90.050 (Landscape) of the municipal zoning code.

Section 18.75.030 Mixed Use Heritage Overlay Development Standards

Removes the two covered parking space requirements for the Ready-Set-Build pre-approved house plans.

Section 18.80.110 Screening

Codifies screening requirements for Downspouts and SES cabinets in the screening section of the ordinance.

Section 18.120.240 – Group Homes

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

Revisions (Cont.):

Section 18.205.020 List of Terms and Definitions

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

Section 18.120.260 – Temporary Uses

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

HOUSE Bill 2447:

Arizona House Bill 2447 was passed into legislation on March 31, 2025, which amended Arizona Revised Statutes § Section 9-500.49, relating to “Administrative review and approval. The bill mandates that the legislative body of a city or town shall by ordinance, authorize administrative personnel to review and approve site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without a public hearing.

- At-risk submittals for preliminary grading and drainage work.
- The ability to submit for expedited permit review.

Compliance with ARS:

Section 17.20.050 Preliminary Plats

Removes preliminary plat approval as a Planning Commission function.

Section 17.20.060 Final Plats

Removes final plat approval as a City Council function.

Section 18.135.020 City Council

Removes Final Plat decision making powers from City Council.

Section 18.135.020 Planning Commission

Removes Preliminary Plat decision making powers from Planning Commission.

Compliance with ARS (CONT.):

Section 18.135.050 Development Services Director

Places Final Plat decision making powers with the Development Services Director.

Section 18.135.060 Hearing Officer

Adds appeals for preliminary and final plat decisions to the duties and powers of the Hearing Officer.

Section 18.135.070 Zoning Administrator

Places Preliminary Plat decision making powers with the Zoning Administrator.

NEW TEXT:

Section 8.10.015 Alley Maintenance

Establishes the property owner as the responsible party for the maintenance of any land abutting a sidewalk or alley and keep any sidewalk or alley free of conditions that would restrict pedestrian or vehicular travel.

Section 18.40 Commercial Districts

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

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.

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.

NEW TEXT (CONT.):

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.

GENERAL PLAN CONFORMANCE:

The proposed text amendments are in conformance with the following goals and objectives outlined in the General Plan (Planning Maricopa).

B. Land Use Element

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

Objective B2.2: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's

F. Economic Development Element

Objective F1.2.9: Streamline and simplify governmental permitting processes to assist businesses in locating or expanding within the community.

Notification Requirements:

- September 8, 2025 – Public Comment Posting (City Website)
- October 9, 2025 – News Paper Advertisement (Casa Grande Dispatch).
- October 27, 2025 – Planning & Zoning Commission Meeting.
- No public comment received to date.

RECOMMENDATION:

By three separate actions, Staff recommends Mayor and Council concur with the Planning Commission and approve:

- TXT25-01 (ORD25-15), an amendment to Chapter 8 – Health & Safety, of the Maricopa City Code, as outlined in the Staff Report Dated December 2, 2025.
- TXT25-02 (ORD25-16), an amendment to Chapter 17 – Subdivision Regulations, of the Maricopa City Code, as outlined in the Staff Report Dated December 2, 2025.
- TXT25-03 (ORD25-17), an amendment to Chapter 18 – Maricopa Zoning Ordinance, of the Maricopa City Code as outlined in the Staff Report Dated December 2, 2025.

Notification Requirements:

Questions