

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.

Section 18 of the City Code

Section 18.35.040 Development Standards – RM, RH, and RMHP Districts, Private Outdoor Living area (per unit)

This amendment would reduce the ground floor requirement for multi-family developments from 120sf to 100sf and would require 80sf for 2nd story and above. Additionally, since the requirements are clearly stated in 18.35.040, we are removing them from the table to minimize repetition.

**Housing Impact Statement: This amendment would result in a reduction of cost as it would bring consistency to all floors above the first floor.*

Section 18.40.020 Land Use Matrix-Commercial District

This amendment adds the “Additional Regulations” requirement to the land use matrix table for Kennels in commercial districts. Reference Section 18.80.030, Animal Keeping for proposed Kennel regulations.

**Housing Impact Statement: No housing impact is expected.*

Section 18.60.020 PAD Applicability

This amendment removes the five (5) acre minimum requirement for PAD’s giving staff the ability to consider the PAD Zoning District when reviewing smaller sites. This would typically occur with smaller infill development areas.

**Housing Impact Statement: No housing impact is expected.*

Section 18.80.030 Animal Keeping

This amendment adds regulations regarding the boarding and training of animals in a General Commercial Zoning District. More specifically, it defines the types of animals to be boarded, hours of operation for outdoor areas and defines separation requirements for outdoor dog runs. Previously the code was silent on this specific use.

**Housing Impact Statement: No housing impact is expected.*

Section 18.80.120 Swimming Pools

This amendment removes the requirement that all pool equipment may not be located closer than 15-feet to the main building on an adjoining lot. The removal of this requirement was recommended by pool builder contractors and supported by the Maricopa Building Department/ Building Official as pool pump motors have been developed with “whisper technology” and are quieter and more efficient than ever before. This amendment applies to pool equipment only. Pool setback requirements have not been changed.

**Housing Impact Statement: No housing impact is expected.*

Section 18.115.120 Temporary Signs

This amendment provides clarity with regards to the placement and duration of Temporary Signs.

**Housing Impact Statement: No housing impact is expected.*

Section 18.120.170 Mobile Merchants

This amendment requires mobile merchants or property owners to obtain approval of a special events permit in order to operate in a residentially zoned neighborhood.

**Housing Impact Statement: No housing impact is expected.*

Section 18.130.090 Special District Requirements.

This amendment removes the Heritage District Advisory Committee functions specific to wireless facility co-locations and gives those duties to the Zoning Administrator or his/her designee.

**Housing Impact Statement: No housing impact is expected.*

Section 18.135.020 City Council.

This amendment removes City Council as the decision-making authority for preliminary plats. Said authority is retained by the Planning Commission.

**Housing Impact Statement: No housing impact is expected.*

Section 18.135.030 Planning and Zoning Commission.

This amendment defines the organizational structure of the Planning Commission and further clarifies the makeup of the commission, eligibility, term limits, and the resignation or removal of commission members.

**Housing Impact Statement: No housing impact is expected.*

Section 18.140.050 Neighborhood Meetings and Notifications.

This amendment defines the size of the sign requirements for all Variances, Temporary Use Permits, Conditional Use Permits, General Plan Amendments, Zoning, Planned Area Developments, and Zoning Code Amendments.

**Housing Impact Statement: No housing impact is expected.*

Section 18.140.060 (C) (3) Public Hearing Notifications.

This amendment defines the size of the sign requirements for all Variances, Temporary Use Permits, Conditional Use Permits, General Plan Amendments, Zoning, Planned Area Developments, and Zoning Code Amendments. Additionally, this amendment would change the mailing requirement for Public Hearings from not more than 30 days before the meeting to 45 days.

**Housing Impact Statement: No housing impact is expected.*

Section 18.150.080 Temporary Use Permits (TUP)

This amendment would increase the notification requirements from 300-feet of the subject property to 600-feet.

**Housing Impact Statement: No housing impact is expected.*

Section 18.180.030 PAD Procedures

This amendment would change the Application Content section of the code to require all maps and diagrams to include the location and dimensions of any existing property lines, easements, and all structures within 600-feet of the subject site. This change is consistent with the increase in notification distances from 300-feet to 600-feet.

**Housing Impact Statement: No housing impact is expected.*

Section 17.30 Subdivision Regulations.

Section 17.20.050 Preliminary Plat Approval

This amendment removes language that conflicts with the neighborhood meeting requirements outlined in Section 18.140.060 of the Maricopa City Code.

**Housing Impact Statement: No housing impact is expected.*

Section 17.30.030 General Site Design Standards

This amendment would require all street signs and stop sign poles within a community to be designed with a decorative style (similar to decorative Street lights) unless otherwise accepted by the Zoning Administrator.

Section 17.30.050 Landscape Requirements (C.1f)

This amendment strengthens the language with respect to decorative perimeter and subdivision walls.

**Housing Impact Statement: No impact to housing costs. The requirements are already in place. This amendment simply strengthens language.*

Section 17.30.070 Street Location and arrangement.

This amendment adds language that requires local streets in excess of 100-foot linear feet to incorporate traffic calming measures. Additionally, this amendment adds language that clarifies that all roads will be constructed to City of Maricopa public street standards.

**Housing Impact Statement: No housing impact is expected.*

Section 18.90 Landscaping.

The majority of the changes to this section are based on comments received by Global Water and are suggestive in nature. As such, no housing costs impacts are expected. Staff is recommending the following changes as noted below:

Section 18.90.030.1 General Requirements.

We moved the ADWR required plant list from the bottom of the document to the front.

Section 18.90.030 D.2

Recommend inserting the ¾ inch screened requirement for all inert ground cover.

Section 18.90.030 G.7

Rewrote the requirement to make better sense. Didn't change any of the requirements.

Section 18.90.040 Site Landscaping on non-single-family lots 7.d

Added a statement that the City encourages rainwater harvesting for all retention basins.

Section 18.90.060 Required Landscape Maintenance.

Added an entire section to the ordinance outlining owner/developer/HOA required landscape maintenance. This is a common note placed on all preliminary and final plats.

Section 18.90.070 Alternative Compliance

Moved this entire section down in order to provide for the required landscape maintenance section.