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STAFF REPORT

Case Number: TXT26-02

To: Honorable Mayor and Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Division Manager
Meeting Date: July 14, 2026

REQUESTS

ORD26-13: a request by the City of Maricopa for a text revision to Chapters 18 – Zoning, **Discussion and Action**

COUNCIL PRIORITIES CONSIDERED

- Managing the Future

DETAILS OF THE REQUEST

This is a request to formally amend the Maricopa City Code by requesting comprehensive revisions to Chapter 18, of the Maricopa City Code. The City initiated text amendment 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 would accomplish the following:

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

Staff is proposing the following changes to Chapters 18 – Zoning, of the Maricopa City Code:

- **Section 18.76.125 and 18.76.060 – Maricopa Station Overlay** - In 2025, both Council and Commission unanimously supported TXT25-01, which approved Food Truck Courts as a permitted use in the Mixed-Use Heritage District. Subsequently, the Maricopa Station Overlay is also a part of the Mixed-Use Heritage District and was inadvertently excluded from the previous text amendment. As proposed, the amendment would allow Food Truck Courts as a permitted use in the Maricopa Station Overlay and would establish development standards for the permitted use.
- **Section 18.115.040 – Exempt Signs** – Adds signs associated with City sponsored events to the exempt sign section of the Zoning Ordinance.

Arizona House Bill 2547

Arizona House Bill 2547 was passed into legislation on April 18, 2023, which amended Section 9-462.01, Arizona Revised Statutes, Relating to Municipal Zoning. More specifically, the revised bill mandates that the legislative body of a municipality shall consider a housing impact statement regarding the impact of the proposed zoning ordinance or zoning ordinance text amendment, prior to taking final action on the item. The revised bill states that the impact statement shall include the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.
2. A description of any data or reference material on which the proposed zoning ordinance or text amendment applies.
3. A description or any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning ordinance or text amendment.

There are no additional housing impacts anticipated with the proposed amendment.

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code 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.

CITIZEN PARTICIPATION:

As required per the City’s Zoning Code Sec. 18.140.060, notification via a public hearing process is required. The Public Participation Plan included a public comment posting and a Public Hearing Notification posting on the city’s website and the local newspaper. Both advertisements were posted a minimum of 15 days prior to a public hearing. The following is the public notification posting timeline:

- May 11, 2026 – Public comment posting on City website.
- June 4, 2026 – News Paper Advertisement.
- As of the writing of this report, no correspondence has been received by staff.

STAFF RECOMMENDATION:

Staff recommends Mayor and Council approve ORD26-13, an amendment to Chapter 18 – Zoning, of the Maricopa City Code, as outlined in Exhibit B, and contained in the Council staff report dated July 14, 2026.

Exhibit A – Chapter 18 Redline Draft

Exhibit B – Chapter 18 Final Text

-- End of staff report --