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STAFF ANALYSIS

CASE # TXT21-01

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Development Services Department, Director
Meeting Date:	November 16, 2021

REQUEST

Text Amendment TXT21-01: A request by the City of Maricopa to revise Section 118.115.120(C) of the City's Zoning Code to state that political signs shall not be displayed in violation of A.R.S. 16-1019, as may be amended from time to time. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

- Public Information/Voting

APPLICANT INFORMATION

Project Planner: Corin Hooper, Planner II
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85139

PROJECT INFORMATION

The city's zoning code was implemented in 2014. While the setting for this document remains in tact periodic updates are expected. Amendments to this section will be as follows:

This language will be left in place.

- Political signs are permitted in all districts.

This language will be removed and replaced with a general section end note stating "for all requirements, please refer to A.R.S. 16-1019, as may be amended from time to time."

- In accordance with A.R.S.16-1019, political signs shall not be displayed earlier than 60 days prior to an election and shall be removed 15 calendar days after the specific election to which they refer. (If a candidate is in a run-off election the sign may remain 15 calendar days after the completion in the run-off election.)

This language will be removed and replaced with a general section end note stating “for all requirements, please refer to A.R.S. 16-1019, as may be amended from time to time.”

- In accordance with A.R.S. 16-1019, political signs shall not be placed in any portion of the sight visibility triangle or rights-of-way (ROW) on state highways or routes, or overpasses over these state highways or routes.

This language will be removed and replaced with a general section end note stating “for all requirements, please refer to A.R.S. 16-1019, as may be amended from time to time.”

- In accordance with A.R.S. 16-1019, the total sign areas permitted on any residentially zoned lot or parcel is a maximum of 16 square feet.

This language will be removed and replaced with a general section end note stating “for all requirements, please refer to A.R.S. 16-1019, as may be amended from time to time.”

- Signs placed on any commercial or industrial property are allowed with the owner’s permission. Signs shall not be higher than five feet in height and shall be seven feet from the edge of any city street, pavement or sidewalk. In accordance, with A.R.S. 16-1019, the maximum area of any political sign in a nonresidential zoned district shall be 32 square feet.

This language will be removed and replaced with a general section end note stating “for all requirements, please refer to A.R.S. 16-1019, as may be amended from time to time.”

- In accordance with A.R.S. 16-1019, the sign shall contain the name and telephone number or website address of the candidate or campaign committee contact person.

This language will be removed and replaced with a general section end note stating “for all requirements, please refer to A.R.S. 16-1019, as may be amended from time to time.”

- In accordance with A.R.S. 16-1019, the sign shall support or oppose a candidate for public office or support or oppose the ballot measure.

This language will be removed and replaced with a general section end note stating “for all requirements, please refer to A.R.S. 16-1019, as may be amended from time to time.”

- In accordance with A.R.S. 16-1019, signs shall not be placed in a location that is hazardous to public safety, obstructs clear vision in the area, or interferes with the requirements of the Americans with Disabilities Act (42 United States Code 12101 through 12213 and 47 United States Code 225 and 611).

This language will be left as is.

- All other requirements shall adhere to A.R.S. 16-1019, as may be amended from time to time.

PUBLIC COMMENT:

On September 12th, a public noticed was published in the local newspaper circulator and at the time of writing this report no comment(s) has been received.

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code is 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.

F. Economic Development Element

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

FINDINGS:

As required by Sec. 509.104 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;
2. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

STAFF RECOMMENDATION

On September 27, 2021 the Planning and Zoning Commission recommended approval of **text amendment case TXT 21-01**.

Exhibit A – Proposed Text Amendment

-- End of staff report --