

Zoning Ordinance

Chapter 25 Code of Ordinances



COUNCIL DISTRICT MEETINGS
OCTOBER - NOVEMBER 2023

Presentation Overview

1. Introductions
2. Zoning Ordinance Overview
3. Reasons for the Update
4. Key Items
5. Community Member Comments
6. Next Steps
7. Questions / Comments



Introductions – Planning Services Division



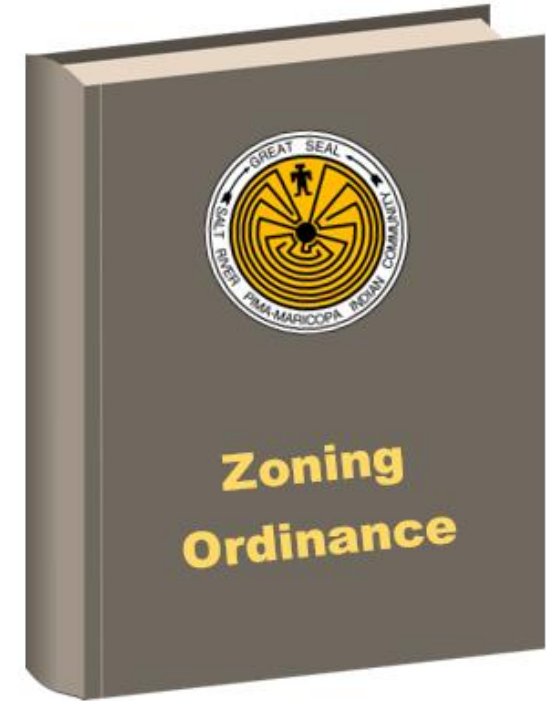
Debbie Pfeil,
Senior Planner



Suzanne Colver,
Planning Services
Manager

What is the Zoning Ordinance?

A legal document adopted by Community Council that provides the standards and regulations that apply to land and buildings in the Community.



It is found in the Code of Ordinances as Chapter 25.

What does a Zoning Ordinance do?

Creates nine districts, each with its own purpose that divide SRPMIC land into various zones.

- Certain types of land uses are allowed in each zone.
- Zoning Districts are displayed on the Official Zoning Map of the SRP-MIC.

ZONING DISTRICTS

Agricultural / Residential – AR

Village Commercial – C1

Community Commercial – C2

General Commercial – CS

Mixed Business – MB

Light Industrial – LI

Administrative / Public Services – AP

Open Space – OS


Natural Resources – NR

What does a Zoning Ordinance do?

Establishes review and approval processes to ensure development adheres to the required regulations and policies.

Examples include:

- Development (Design) Review
- Conditional Use Permit
- Dimensional Variance
- Rezoning (Zoning Amendment)

			
SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY Community Development Department PLANNING SERVICES DIVISION 10,005 E. Osborn Road, Scottsdale, AZ 85256 Telephone: (480) 362-7600 Fax: (480) 362-7714			
Planning and Zoning Application Form			
For Staff Use Only	Received by:	Date Received:	Fees Received:
	Case Planner:	Case No.:	Pre-App. Case No.
Application Type - Check applicable box:			
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Zoning Text Amendment	
<input type="checkbox"/> Administrative Variance	<input type="checkbox"/> Dimensional Variance	<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Deviation from Standards	<input type="checkbox"/> Planned Development	
<input type="checkbox"/> Zoning Confirmation	<input type="checkbox"/> WCFs	<input type="checkbox"/> OAS Variance(s)	
APPLICANT INFORMATION			
Company Name:		Contact Name:	
Mailing Address:			
Contact Phone Number:		Contact Email:	
SITE AND PROJECT INFORMATION			
Project Name:			
Project Address and Location:			
Proposed Use of the Site (e.g. Shopping Center, Day Care Facility, etc.):			
Building Size (square feet):		Site Size (acres and square feet):	
Name of landowner(s) or master lessor (If land is leased, include master lease number):			
Current Zoning District:	Current General Plan designation:	Current land use:	
Applicant Signature		Date	
Landowner/Lessee Signature(s)		Date	

What does a Zoning Ordinance do?

Sets development standards for:

- Site planning and building design (e.g., building setbacks, quality)
- Outdoor building and site lighting (light pollution reduction)
- Landscaping and open space (e.g., location, amount)
- Parking (e.g., number spaces required, dimensions)
- Signage (e.g., size, location)

Reasons for the Update

- Evolving development trends
(land uses, development standards)
- Technical changes
(formatting, clarification, corrections, organization)
- Variance Determinations
(incorporate approved dimensional sign variances)



Key Items – Community Support Housing

- Added a new residential category in the AR (Agricultural Residential) Zoning with flexible development standards

Community Support Housing:

- Housing provided for Community members and families.
- Short or long term housing, emergency and transitional housing, senior and youth support housing and protective services.
- May include a support staff component and programs.
- May be single or multi-units, a variety of housing types and clustered or scattered within the Community.
- May or may not require rent/compensation for occupancy.

Key Items – Community Projects

- Increased allowance for administrative dimensional variances to 30% from the zoning requirements for Community services and support housing uses in the AR & AP zones.
- More government uses “allowed by right” rather than by Conditional Use Permit.
- More commercial uses, including retail stores and restaurants allowed in AP.



Key Items – Administrative Use Review

New process to evaluate the specific details of certain uses in the MB and LI zones to determine whether the use can be:

- 1) Allowed by Right
- 2) Allowed with conditions
- 3) Allowed with approval of a Conditional Use Permit

PRINCIPAL USES (AS DEFINED) ELIGIBLE FOR A USE REVIEW PROCESS
BUILDING AND RELATED TRADES
DATA CENTER
FOOD PREPARATION FACILITY
LABORATORY – MATERIAL TESTING (LI ONLY, NOT PERMITTED IN MB)
PRODUCT DEVELOPMENT, RESEARCH AND TESTING (MEDICAL, BIOLOGICAL, AND/OR PHARMACEUTICAL)
PRODUCT DEVELOPMENT, RESEARCH AND TESTING (OTHER THAN MEDICAL, BIOLOGICAL, PHARMACEUTICAL)
DISTRIBUTION CENTER/DELIVERY STATIONS/URBAN DISTRIBUTION
PRODUCT FULFILLMENT CENTER

Key Items – Land Use Change Examples

Principal Use	Zone	Current Code	Proposed Code
Auto/Light Vehicle Sales And Leasing (Indoors)	C3,MB,LI	Conditional Use	Allowed by Right
Public Safety & Emergency Response Station	OS	Conditional Use	Allowed by Right
Restaurant—Full Service	MB, LI	Allowed by Right	Not Allowed
Animal Hospital & Kennel	LI	Allowed w/Conditions	Conditional Use
Veterinary Clinic, General Market & General Merchandise	AP	Not Allowed	Allowed by Right
Secondhand/Consignment Stores	C3	Conditional Use	Allowed by Right
Showroom (in conjunction with a permitted use)	MB & LI	Not in current code	Allowed w/Conditions
Warehouse	MB LI	Not Permitted Conditional Use	Allowed by Right Allowed by Right
Distribution Center	MB LI	Not Permitted Conditional Use	Use Review Use Review

Conditional Use Permit = Requires Council Community Hearing (Public Process)

Allowed by Right = Staff Approval Process

Key Items – Land Use Change Examples

9/7/2023		TABLE 4.1 LAND USE TABLE																	
2015 CURRENT CODE TO 2023 PROPOSED CODE COMPARISON EXHIBIT / CHANGES HIGHLIGHTED IN YELLOW																			
“A” - ALLOWED USE. An “A” in Table 4.1 indicates the principal use is allowed within the zoning district.																			
“AC” - ALLOWED WITH CONDITIONS. An “AC” in Table 4.1 indicates the principal use is allowed within the zoning district if the proposed use meets the specific use standards related to that use in Article 4.2, and as listed in Table 4.2. Uses that do not meet the specific use standards may be permitted with a Conditional Use Permit approved by the Community Council.																			
“UR” -ALLOWED WITH A USE REVIEW. A “UR” in Table 4.1 indicates that a Use Review is required as described in Section 2.13 to determine whether the use is allowed, allowed with conditions, or allowed with approval of a Conditional Use Permit described in Article 2.8.																			
“C” - CONDITIONAL USE. A “C” in Table 4.1 indicates the principal use is only permitted in the zoning district if the Community Council approves a Conditional Use Permit as described in Article 2.8. These uses are allowed on a case-by-case basis and may not be appropriate in all locations within a zoning district.																			
“N” - NOT ALLOWED. An “N” in Table 4.1 indicate the principal use is not allowed within the zoning district unless otherwise allowed by a use variance, an overlay district, or by another provision of this zoning ordinance.																			
AGRICULTURAL – USE OF LAND FOR FARMING OF CROPS, PASTURING AND ANIMAL HUSBANDRY, INCLUDING DIRECTLY RELATED ACCESSORY STRUCTURES AND ACTIVITIES.																			
PRINCIPAL USE		ZONING DISTRICTS																	
		AR ¹		C1		C2		C3		MB ³		LI ³		AP ¹		OS		NR	
		2015	2023	2015	2023	2015	2023	2015	2023	2015	2023	2015	2023	2015	2023	2015	2023	2015	2023
ANIMAL HUSBANDRY																			
The branch of agriculture concerned with the care and breeding of domestic animals such as cattle, hogs, sheep and horses and includes fenced pastures and/or enclosures or structures for those purposes. Animal husbandry does not include open grazing, confinement of wild animals, research, slaughtering, other than for family or personal use, or concentrated confined animal feeding / production operations.		A	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ANIMAL SANCTUARY																			
A facility where animals are brought to live and be protected for the rest of their lives. Sanctuaries do not seek to place animals with individuals or groups, instead maintaining each animal until natural death. The mission of sanctuaries is generally to be safe havens, where the animals receive complete care for their health and welfare and are given the opportunity to behave as naturally as possible in a protective environment. Animals are not bought, sold, or traded, nor are they used for testing.		A	A	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A
APIARIES AND HONEY EXTRACTION																			
A place where bees are kept in a collection of hives or colonies for production of their honey. May include extraction and processing of honey. Excludes incidental use of bees for pollination as part of an agricultural use.		C	C	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C
AUCTION (AGRICULTURAL PRODUCTS, EQUIPMENT)																			
A building or site where items are regularly sold to buyers through bidding or other means of establishing market price. Does not include one-time or infrequent short term occurrences.		C	C	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
BREEDING AND KEEPING OF MALE ROOSTER, CHICKEN, HEN, FOWL, POULTRY, COCKEREL OR SIMILAR FOR PURPOSES OF COCKFIGHTING (NEW)		-	N	-	N	-	N	-	N	-	N	-	N	-	N	-	N	-	N

Key Items – Building Size

A building footprint over 200,000 SF requires a Conditional Use Permit in Mixed Business (MB) & Light Industrial (LI) Zones.



**WALMART IS AN
EXAMPLE OF AN
APPROXIMATE 200,000 SF
BUILDING**

Key Items – Building Signs

- Increased building sign area

Existing – Front Building signs are 4 times larger than other sides.

Proposed – All sides can be the same size



Key Items – Building Signs

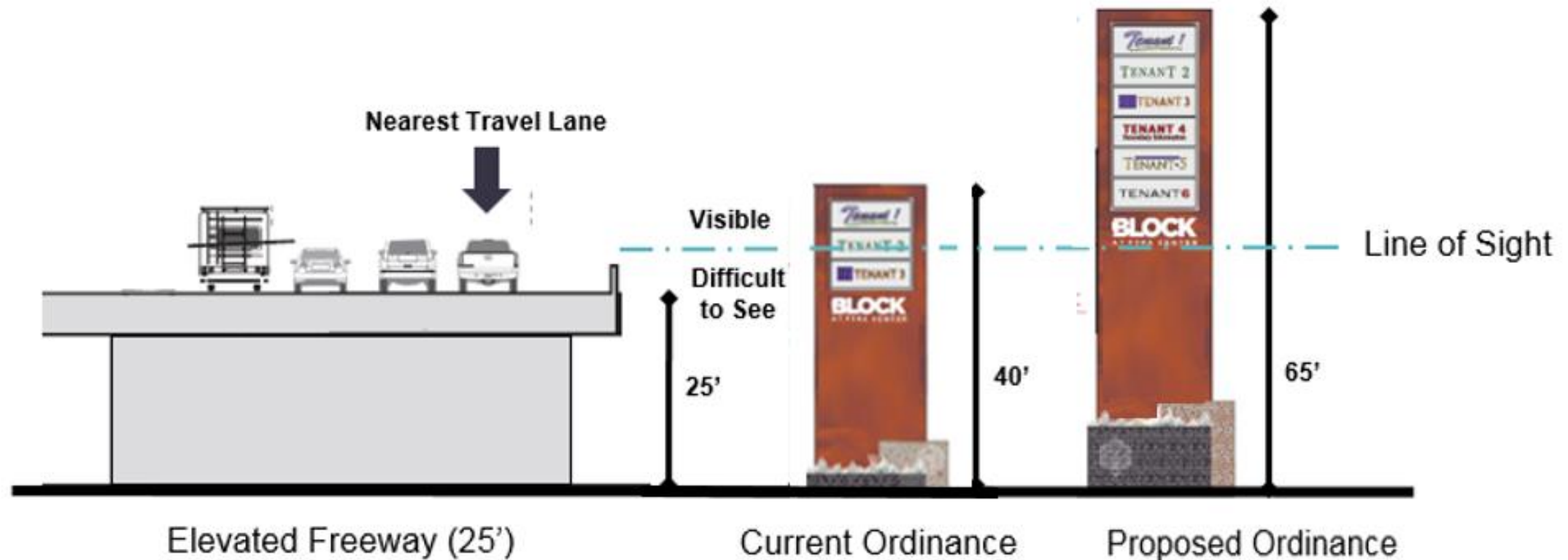
- Increased area for signs on buildings (freeway example)



Characters increased 12" Logo increased 24"

Key Items – Freeway Pylon Signs

- Change to allow freeway pylon signs up to 65 feet in height, depending on height of freeway next to the business.



Example: Freeway Pylon Sign

Community Member Comments

<https://www.srpmic-nsn.gov/government/1879-phc/>

Zoning Ordinance Update

Council District Meetings	Misc.	Documents
Council District Presentation	Comment Tracker	Draft Zoning Ordinance Update
		Land Use Comparison Exhibit
		Link to Existing Zoning Ordinance

How can I provide comments, ask questions or give input on these projects?

Excellent question! Here are the ways that you can ask questions, provide comments or give input:

By Phone ... call **623-282-5757** and leave a detailed message

By Email ... send an email message to Public_Hearing_Comments@srpmic-nsn.gov

By Text ... send a text message to **623-282-5757**

By Survey ... visit and complete this survey: <https://www.surveymonkey.com/r/6JJ8388>

By Mail ... send your written comments to **CDD, Attn: Public Comments, 10005 E. Osborn Rd, Scottsdale AZ, 85256**



COMMENTS DUE BY DECEMBER 31, 2023

Next Steps

1. Council District Meetings (October – November)
2. LMB Regular Zoning text changes (November)
3. Review all Community Member Comments (January)
4. Council Public Hearing
5. Council Regular Meeting – Potential Adoption

Thank you!

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