

ORDINANCE NO. 019-38

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING ZONING TEXT AMENDMENT ZTA19-01 FOR FLAGPOLE REGULATIONS, MOBILE HOME SUBDIVISIONS, OFFICE DISTRICTS, AND SCRIVENER'S / TYPOGRAPHICAL ERROR CORRECTIONS TO THE ZONING ORDINANCE IN THE FOLLOWING PORTIONS OF THE ZONING ORDINANCE: ARTICLE 2 (DEFINITIONS), ARTICLE 3 (ADMINISTRATION), ARTICLE 5 (ZONING DISTRICT REGULATIONS), AND ARTICLE 7 (GENERAL DEVELOPMENT STANDARDS); PROVIDING FOR SEVERABILITY, SETTING FORTH AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED

WHEREAS, the City of Glendale Planning Commission held a public hearing on February 7, 2019 in zoning text amendment case ZTA19-01 in the manner prescribed by law for the purpose of amending various sections of the Zoning Ordinance for flagpole regulations, amended definitions, and other amendments; and

WHEREAS, due and proper notice of such public hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on January 17, 2019; and

WHEREAS, the City of Glendale Planning Commission has recommended to the mayor and the council approval of the Zoning Text Amendment; and the mayor and the council desire to accept such recommendation and amend various sections of the Zoning Ordinance.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Zoning Ordinance of the City of Glendale, Arizona, Article 2 (Definitions and Rules of Construction, Sec. 2.300 (Definitions) is amended by adding the following definitions to read as follows:

Mobile Home Subdivision: A subdivision for residential use by mobile homes, ~~exclusively.~~ manufactured homes or single family homes as otherwise permitted in the zoning district.

SECTION 2. That the Zoning Ordinance of the City of Glendale, Arizona, Article 3 (Administration) Sec. 3.810 is amended to read as follows:

Section 3.810 Change of Classification of Requested Zoning Zone District.

SECTION 3. That the Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) Table 1 Subscript 6 is added to read as follows:

6 – Maximum flagpole height for model home complexes is sixty (60) feet.

SECTION 4. That the Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) is amended to read as follows:

Section 5.500 OFFICE DISTRICTS. ~~R-O – Residential Office.~~

Section 5.51001 RO - Residential Office.

Section 5.5110. Purpose.

Section 5.51202. Permitted Uses.

Section 5.51303 Uses Subject to Conditions.

Section 5.51404 Uses Subject to Conditional Use Permit.

Section 5.51505 Accessory Uses.

Section 5.51606 Development Standards.

Section 5.51707 Design Review.

Section 5.51808 Landscaping and Screening.

Section 5.51909 Signs.

Section 5.52010 Parking.

Section 5.53020 C-O – Commercial Office

Section 5.53121 Purpose.

Section 5.53222 Permitted Uses.

Section 5.53323 Uses Subject to Conditions.

Section 5.53424 Uses Subject to Conditional Use Permit.

Section 5.53525 Accessory Uses.

Section 5.53626 Development Standards.

Section 5.53727 Design Review.

Section 5.53828 Landscaping and Screening.

Section 5.53929 Signs.

Section 5.54030 Parking.

Section 5.55040 G-O – General Office.

Section 5.55141 Purpose.

Section 5.55242 Permitted Uses.

Section 5.55343 Uses Subject to Conditions.

Section 5.55444 Uses Subject to Conditional Use Permit.

Section 5.55545 Accessory Uses.

Section 5.55646 Development Standards.

Section 5.55747 Design Review.

Section 5.55848 Landscaping and Screening.

Section 5.55949 Signs.

Section 5.56050 Parking.

Section 5.700 Commercial.

Section 5.770 C-3 – Heavy Commercial.

Section 5.774 Uses Subject to Conditional Use Permit.

B. Community Correctional ~~Corrections~~ Facilities.

Section 5.810 B-P – Business Park.

SECTION 5. That the Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) Sec. 5.900, Table 3 Subscript 6 is amended to read as follows:

6 – Maximum height of accessory structures is 15 feet. The structure height may be exceeded for no more than two flagpoles with a maximum flagpole height of 60 feet. All

other flagpoles shall comply with the maximum height requirement for the structure in the zoning district, unless a Conditional Use Permit is obtained. The flag length shall not be more than 25 percent of flagpole height. Refer to Special Building Heights and Floor Area Ratio Maps, found at the end of this ordinance.

SECTION 6. That the Zoning Ordinance of the City of Glendale, Arizona, Article 7 (General Development Standards) is amended by amending portions of Sec. 7.104 regarding Permitted Permanent Signs and amending Sec. 7.504 Subdivision Model Home Complexes.

Section 7.104 Permitted Permanent Signs.

Permitted signs shall conform to the definitions in Section 2.300 and the specific provisions for each zoning district. The following signs are permitted:

A. Agricultural and Residential Districts.

1. General:

- a. This applies to all signs in the A-1, RR-90, RR-45, SR-30, SR17, SR-12, R1-10, R1-8, R1-7, R1-6, R1-4, R-2, R-3, R-4, and R-5 zoning districts.

B. Office Districts.

1. General. This applies to all signs in the R-O, C-O, and G-O zoning districts.

2. Wall, fascia, mansard, and parapet identification signs.

- b. The maximum sign area permitted per building shall be twenty-four (24) square feet in the R-O and C-O districts and forty-eight (48) square feet in the G-O district.
- d. The maximum sign area permitted per building shall be one-hundred (100) square feet in the C-O and G-O districts for any office building which exceeds ten-thousand (10,000) square feet or more and is located on a site with three-hundred thirty (330) lineal feet or more of continuous frontage on an arterial street, and the sign face cannot be seen from residential districts. The maximum sign area per tenant shall not exceed forty (40) square feet on any building elevation.

3. Freestanding Identification Signs.

- c. The sign shall not exceed a height of eight (8) feet in the C-O and G-O districts when the project includes a building of ten-thousand (10,000) square feet or more, and the site has a minimum of three-hundred thirty (330) lineal feet of continuous frontage on an arterial street.

e. The maximum sign area in the C-O and G-O districts is forty-eight (48) square feet when the project includes a building of ten-thousand (10,000) square feet or more and the site has a minimum of three-hundred thirty (330) lineal feet of continuance frontage on an arterial street.

f. The maximum sign area in the R-O district is twelve (12) square feet. The maximum sign area in the C-O and G-O districts is twenty-four (24) square feet on parcels up to two (2) acres and thirty-six (36) square feet for parcels over two (2) acres).

C. Commercial and Industrial Districts except Pedestrian Retail (PR) and Glendale Centerline Overlay District (Overlay District).

1. General. This applies to all signs in the SC, C-1, NSC, C-2, CSC, C-3, B-P, M-1, and M-2 zoning districts unless otherwise restricted

3. Freestanding Identification Signs.

d. Multi-tenant buildings in the B-P, M-1 and M-2 zoning districts.

Section 7.504 Subdivision Model Home Complexes.

A model home complex may be provided in conjunction with residential subdivisions subject to the following:

C. A single temporary flag pole may be erected on the model home complex. The maximum flag pole height shall be sixty (60) feet. The flag pole will be permitted for a maximum of three (3) years from the date of approval of the model home complex. The flag on this flag pole shall not have a flag length which is more than 25 percent of the flagpole height.

D.C. Prior to occupancy as a single-family residence, all model homes ~~must~~ shall conform to all provisions of this ordinance and any temporary parking, office, lighting, fencing, flag pole, or other similar improvements shall be removed.

SECTION 7. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 8. This Ordinance becomes effective at the time and in the manner prescribed by law.

SECTION 9. The City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 23rd day of April, 2019.

[Jerry P. Weiers]

Mayor Jerry P. Weiers

ATTEST:

[Julie K. Bower]

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

[Michael D. Bailey]

Michael D. Bailey, City Attorney

REVIEWED BY:

[Kevin R. Phelps]

Kevin R. Phelps, City Manager