

**ORDINANCE NUMBER O24-008**

**AN ORDINANCE OF THE CITY OF SAFFORD, GRAHAM COUNTY, ARIZONA, AMENDING TITLE 17, CHAPTERS 17.28.020 – 17.46.020, USE REQUIREMENTS, CHAPTER 17.52.030 F SPECIFIC REQUIREMENTS, CHAPTER 17.68 SIZE AND SETBACK REGULATIONS, CHAPTER 17.68.010 SUMMARY, CHAPTER 17.72.040 A – PRELIMINARY PLAN OF DEVELOPMENT, CHAPTER 17.76.030 SITE DEVELOPMENT PLAN, CHAPTER 17.82.080 I (1) REMOVAL OF SIGNS, CHAPTER 17.88.070 FEES, CHAPTER 17.12.030 E PORTABLE CARPORTS AND TITLE 8 HEALTH AND SAFETY, CHAPTER 8.08.010 DEFINITIONS AND CHAPTER 8.08.030 OWNER TO MAINTAIN PREMISES TO STREAMLINE AND UPDATE THE DEVELOPMENT REGULATIONS WITHIN THE CITY OF SAFFORD.**

**WHEREAS**, in accordance with A.R.S. 9-462.01, the Safford City Council may adopt by ordinance, a change or amendment to the land use regulations and provisions as set forth in the Zoning Code and public health and safety regulations and provisions in City Code of the City of Safford;

**WHEREAS**, the Safford City Council deems it necessary to update certain regulations regarding the zoning and use of property to facilitate organized development, promote housing opportunities and protect the health, safety and welfare of the City of Safford residents;

**WHEREAS**, the Safford City Council wants to improve the process and flow for development submittals by reducing the amount of paper documents required;

**WHEREAS**, the effective date of the amendment, shall be November 13, 2024, or upon completion of publication and posting as provided by law, whichever is later.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and City Council of the City of Safford, Graham County, that TITLE 17, CHAPTERS 17.28.020 – 17.46.020, USE REQUIREMENTS, CHAPTER 17.52.030 F SPECIFIC REQUIREMENTS, CHAPTER 17.68 SIZE AND SETBACK REGULATIONS, CHAPTER 17.68.010 SUMMARY, CHAPTER 17.72.040 A – PRELIMINARY PLAN OF DEVELOPMENT, CHAPTER 17.76.030 SITE DEVELOPMENT PLAN, CHAPTER 17.82.080 I (1) REMOVAL OF SIGNS, CHAPTER 17.88.070 FEES, CHAPTER 17.12.030 E PORTABLE CARPORTS AND TITLE 8 HEALTH AND SAFETY, CHAPTER 8.08.010 DEFINITIONS AND CHAPTER 8.08.030, be amended by updating the appropriate sections as stated in Exhibit A attached hereto, a copy of which shall be kept on file at the office of the Safford City Clerk [insert address] together with an electronic copy as required by A.R.S. Section 9-802.

**PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL** of the City of Safford this 14th day of October 2024, with an effective date upon the completion of publication and posting as required by law or November 13, 2024, whichever is later.



Richard Ortega, Mayor Pro Tem, City of Safford

ATTEST:

APPROVED AS TO FORM:



Beatrice Castro Driver, City Clerk



William J. Sims, III, City Attorney

STATE OF ARIZONA )

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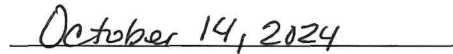
County of Graham )

**CERTIFICATION**

**I HEREBY CERTIFY** that the foregoing Ordinance Number O24-008 was duly passed and adopted by the Mayor and City Council of the City of Safford, Graham County, Arizona, at a regular council meeting held October 14, 2024, with an effective date of November 13, 2024. A quorum of the Council was present at the meeting.



Beatrice Castro Driver, City Clerk



Date

## EXHIBIT A

### CHAPTER 8.08. LITTER

Chapter 8.08 is amended as follows with additions shown in bold and underlined and deletions shown as being struck through.

#### **Edit Section 8.08.010**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Blight or blighted: Unsightly conditions including accumulation of debris; fences characterized by holes, breaks, rot, crumbling, cracking, peeling or rusting; landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or is damaged; any other similar conditions of disrepair and deterioration; and the exterior visible use or display of tarps except for a period of 72 hours during emergency conditions, plastic sheeting, or other similar materials as flexible or inflexible screening, fencing, or wall covering upon a residential lot; regardless of the condition of other properties in the neighborhood.**

*Charitable drop box* means a container used for the purpose of collecting donated goods for reuse by others.

*Litter* means any rubbish, trash, weeds, filth and debris which shall constitute a hazard to public health and safety and shall include all solid wastes including garbage, trash, ashes, street cleaning, dead animals, abandoned automobiles, and solid market and industrial waste; any deposit, accumulation, pile or heap of brush, grass, debris, weeds, cans, cloth, paper, wood, rubbish or other unsightly or unsanitary matter of any kind whatsoever; and any growth of weeds, brush or grass, to a height of over six inches.

*Permittee* means a person other than an owner authorized by an owner to install and maintain a charitable drop box on the owner's property.

*Private premises* means any dwelling, house, building or other structure, designed or used either wholly or in part for private residential or commercial purposes, whether inhabited or temporarily or continuously uninhabited or vacant, and shall include any yard, grounds, walk, driveway, porch, steps of vestibules belonging or appurtenant to such dwelling, house, building or other structure.

*Property owner/owner* means a person recorded as such on the records of the county assessor.

*Public place* means any and all streets, sidewalks, boulevards, alleys or other public ways, and any and all public parks, squares, spaces, grounds and buildings.

(Prior Code, § 9-8-1; Code 1999, § 8.08.010; Ord. No. [O23-002](#), 2-27-2023)

**Edit Section 8.08.030 – Owner to maintain premises.**

The owner or person in control of any private property shall at all times maintain the premises free of litter **and blight**; provided, however, that this section shall not prohibit the storage of litter in authorized receptacles for collection in such a manner that litter will be prevented from being carried or deposited by the elements upon any public place.

**Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this chapter. A vacant structure that is not secured against entry shall be deemed unsafe.**

(Prior Code, § 9-8-3; Code 1999, § 8.08.030)

**TITLE 17 ZONING is amended as follows with additions shown in bold and underlined and deletions shown as being struck through.**

**CHAPTER 17.12 SUPPLEMENTARY REQUIREMENTS AND PROCEDURES ~~Edit~~ Section 17.12.030 E – Accessory buildings and uses. Portable Carports**

E. *Portable carports.*

1. Portable carports **having under 200 square feet of roof area** shall be ~~permitted~~ **allowed after obtaining written permission from the building inspector** in all residential districts subject to the provisions of this section. **Portable carports having 200 square feet or more of roof area will require a building permit.**
2. Portable carports shall be installed in accordance with the following:
  - a. Portable carports must remain open on four sides.
  - b. Portable carports must be anchored in such a manner as to prevent wind uplift.
  - c. Portable carports may not be permanently anchored to concrete slabs or footings or otherwise anchored in a manner that would impede ready removal and portability.
  - d. All anchoring systems must be inspected and approved by the city building inspector.
3. Portable carports may not encroach into required front or side setbacks when adequate area and access otherwise exist.
4. Where lot size, area, access, or configuration limitations do not permit the installation of portable carports without encroaching into the required front, side or rear setbacks, encroachment may be permitted by the zoning administrator subject to the following:
  - a. That the applicant obtains consent for the installation of the portable carport in the proposed location from all abutting property owners.

b. The decision of the zoning administrator may be appealed to the board of adjustment.

(Code 1999, § 17.12.030; Ord. No. 96-347, § 1(11-3-3) ; Ord. No. 01-001(part); Ord. No. 02-009(part); Ord. No. 13-004, 4-8-2013)

## **CHAPTER 17.28 – R1-10 SINGLE FAMILY RESIDENTIAL DISTRICT**

### **Add Sec. 17.28.020 B (11) – Use requirements.**

B. Permitted uses include:

1. One conventional single-family dwelling on any lot or parcel;
2. Public utility buildings and facilities when necessary for serving the surrounding territory, and providing that no public business offices and no repair or storage facilities are maintained therein;
3. Public and parochial schools and institutions of higher education and private educational institutions offering a curriculum of general instruction comparable to public schools;
4. Churches, convents, and parish houses except temporary revival tents or buildings;
5. Public parks, public recreational grounds, public buildings;
6. Flower and vegetable gardening, and orchards, provided no business shall be carried on upon the premises, and provided, further, that no obnoxious fertilizer be stored and no obnoxious soil renovation shall be carried on upon the premises;
7. Home occupations subject to the following:
  - a. The home occupation is clearly incidental and subordinate to the residential use of the property;
  - b. The home occupation contributes to the comfort, convenience or necessity of the occupants of the residence;
  - c. The home occupation is located on the same lot or parcel as the residence with which it is associated;
  - d. There is no nonresident employee working at the home occupation site;
  - e. There is no outdoor storage of equipment, raw or finished goods or other material used in connection with the home occupation on the home occupation site;
  - f. The home occupation site shall not be used for overnight parking of customer's vehicles;
  - g. Parking associated with the home occupation shall occur on the home occupation site or on the street immediately in front of the home occupation residence and in no instance shall said parking obstruct residences adjacent to or nearby the home occupation site;

h. The home occupation shall not generate traffic, parking, sewerage or water in excess of what is normal in the residential neighborhood;

i. The home occupation shall not create a hazard to person or property, result in electrical interference, or produce offensive noise, vibration, smoke, dust, odors, heat or glare;

j. The home occupation shall be conducted entirely indoors, and it shall not change the outside appearance of the dwelling or negatively impact the residential character of the neighborhood or the health, safety or welfare of the neighbors;

k. For the purposes of this regulation, the following uses shall not be considered valid home occupations: on-site vehicle repair, commercial warehousing or storage (indoor or outdoor) or manufacturing of products using hazardous materials or equipment not typically found in a household setting;

l. All activity related to the home occupation shall be limited to between the hours of 8:00 a.m. and 5:00 p.m.;

m. The operator of the home occupation shall obtain a business license from the city;

n. A sign is permitted as provided in section 17.82.060D; and

o. Home occupations that meet the requirements of this section and other related requirements of this regulation shall be approved by the zoning administrator. The decision of the zoning administrator may be appealed to the board of adjustment.

8. Animals which are considered customary household pets with the following limitations:

a. Up to three dogs, cats, or other small mammals exclusive of animals under the age of six months, provided that horses, cows, goats, and other hoofed animals, excepting subsection B.8.c of this section shall not be permitted;

b. Up to 12 birds, six of which may be chickens (roosters are not allowed), provided they are kept within a fully enclosed building or accessory building, and which do not create odor or sound which is detectable on an adjoining lot;

c. Up to two Vietnamese pot-bellied pigs, provided that males are neutered and females are spayed.

9. Bed and breakfast establishments subject to the approval of a conditional use permit.

10. Group homes for persons with a disability and elderly care, provided that:

~~a. No such home is located on a lot that is within 1,200 feet of another group home for persons with a disability or elderly care.~~

b. No such home contains more than ten residents.

c. Such home is licensed by the state department of health.

d. Such home is registered with the community development department which shall verify compliance with the requirements of this chapter.

**11. One accessory dwelling unit as defined in Section 17.08.040 per lot conforming to Section 17.12.030 B.**

**CHAPTER 17.32 – R1-6 SINGLE – FAMILY RESIDENTIAL DISTRICT**

**Edit Section 17.32.020 – Use requirements.**

The use requirements are the same as those in the R1-10 zoning district **and may include one accessory dwelling unit as defined in Section 17.08.040 per lot conforming to Section 17.12.030 B.**

**CHAPTER 17.34 – R-2A DUPLEX RESIDENTIAL DISTRICT**

**Edit CHAPTER 17.34.030 B 4 – Permitted uses.**

A. No use shall be permitted which will emit any offensive odor, dust, or noise beyond the boundaries of the lot upon which such use is located.

B. Permitted uses include:

1. Any use permitted in the R1-10 and R1-6 districts;
2. Two-family dwellings;
3. Accessory buildings.

**4. One accessory dwelling unit as defined in Section 17.08.040**

**CHAPTER 17.40 – A-R AGRICULTURAL RESIDENTIAL DISTRICT**

**Edit Section 17.40.020 – Use requirements; permitted uses.**

A. One conventional dwelling or manufactured home per lot or parcel, subject to the following limitations:

1. A manufactured home moved to or relocated within the A-R agricultural residential district shall have a manufactured date not greater than 25 years.

**2. One accessory dwelling as defined in Section 17.08.040**

B. Churches, convents, and parish houses except temporary revival tents or structures;

C. Livestock limited to domestic use, family food production, and youth projects (swine are only allowed as part of a youth project);

D. Raising of crops, including vegetable garden plots;

E. Temporary pasturing. For the purpose of this regulation, the term "temporary pasturing" means the pasturing of animals for not longer than three consecutive months in any one-year time period;

F. Raising of bees for domestic use only with approval of a conditional use permit;

- G. Home occupation subject to compliance with the regulations in section 17.28.020B.7;
- H. Hospitals and institutions of an educational, religious; charitable or philanthropic nature, homes for the aged, convents, nursing homes, and convalescent homes, provided that any of these uses containing more than ten beds will require the approval of a conditional use permit;
- I. Plant nurseries and greenhouses for the propagation, cultivation and distribution of plants on the premises;
- J. Public and parochial schools and institutions of higher education, and private educational institutions;
- K. Public utility buildings and facilities when necessary for serving the surrounding territory, provided that no public business office and no repair or storage facilities are maintained therein;
- L. Roadside stands offering for sale only garden and orchard products produced on the premises;
- M. Accessory buildings subject to chapter 17.12;
- N. Quarters for farm workers or caretakers employed on the premises subject to approval of a conditional use permit;
- O. Livestock buildings and corrals for the keeping of livestock, provided such corrals are located in the rear yard and set back a distance of not less than 40 feet from any residential dwelling;
- P. Bed and breakfast establishments subject to the approval of a conditional use permit;
- Q. Reserved;
- R. Hospitals and clinics for animals. Barns and corrals shall be set back a minimum distance of not less than 20 feet from all exterior property boundaries;
- S. Shelter facility, subject to the following limitations:
  - 1. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and services such as training and counseling for residents.
  - 2. On-site management and on-site security shall be provided during hours when the shelter facility is in operation.
  - 3. The shelter facility shall house no more than 15 persons.
  - 4. No such shelter facility shall be located on a lot that is within 1,320 feet of the lot of another shelter facility.
  - 5. A six-foot fence shall be provided behind the forward most part of the main building along the side and rear property lines.

T. Kennels, with a minimum lot size of five acres. All buildings associated with a kennel shall be set back a minimum distance of not less than 20 feet from all exterior property boundaries;

U. Stables, with a minimum lot size of five acres. All buildings associated with a stable shall be set a minimum distance of not less than 20 feet from all exterior property boundaries;

V. Animals which are considered customary household pets with the following limitations:1.Up to three dogs, cats, or other small mammals exclusive of animals under the age of six months.2.Up to 12 birds, six of which may be chickens (roosters are not allowed), provided they are kept within a fully enclosed building or accessory building, and which do not create odor or sound which is detectable on an adjoining lot.3.Up to two Vietnamese pot-bellied pigs provided that males are neutered and females are spayed.

(Code 1999, § 17.40.020; Ord. No. 96-347, § 1(11-10-2); Ord. No. 00-002, § 1(part); Ord. No. 13-004, 4-8-2013; Ord. No. O20-002, 1-24-2020; Ord. No. O20-001, 1-27-2020; Ord. No. O21-004, 1-25-2021; Ord. No. O21-003, 2-22-2021; Ord. No. O21-002, 3-22-2021)

#### **CHAPTER 17.44 – C-MH CONVENTIONAL MANUFACTURED HOME DISTRICT**

##### **Edit Section 17.44.030 – Use requirements; permitted uses.**

A. Permitted uses include:

1. One single-family detached dwelling per lot or parcel.

##### **B. One accessory dwelling unit as defined in Section 17.08.040.**

2. One manufactured home per lot or parcel, provided that a manufactured home moved to or relocated within the C-MH conventional manufactured home district shall have a manufactured date not greater than 25 years.

3. Home occupations in accordance with the regulations in chapter 17.28.020.B.7.

4. Animals which are considered customary household pets with the following limitations:

a. Up to three dogs, cats, or other small mammals exclusive of animals under the age of six months, provided that horses, cows, goats, and other hoofed animals shall not be permitted;

b. Up to 12 birds, six of which may be chickens (roosters are not allowed), provided they are kept within a fully enclosed building or accessory building, and which do not create odor or sound which is detectable on an adjoining lot.

5. Churches.

6. Parks.

7. Security light, provided the light source shall not be seen from adjoining property and shall comply with the outdoor lighting regulations found in [chapter 15.32](#).

8. Bed and breakfast establishments with the issuance of a conditional use permit.

B. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as set forth in [chapter 17.68](#) relating to the C-MH zone.

C. See also [chapter 17.12](#).

(Code 1999, § 17.44.030; Ord. No. 96-347, § 1(11-12-3); Ord. No. 13-004, 4-8-2013; Ord. No. [O21-002](#), 3-22-2021)

**Edit Chapter 17.52.030. – Specific Requirements.**

A. The maximum building height shall be as provided in [section 17.68.010](#).

B. The minimum lot area shall be as provided in [section 17.68.010](#).

C. All outdoor lighting shall be hooded or shielded to deflect source of light away from residential districts and shall comply with all of the requirements of the outdoor lighting code which is [chapter 15.32](#).

D. Nonconforming single-family dwellings, uses, and accessory buildings shall be allowed to be increased or expanded provided that the R-2 Multiple-Family Residential District requirements pertaining to setbacks, maximum lot coverage, building height in feet and building height in stories are followed.

E. Any new commercial development on property adjoining a residential zone shall provide a sight-obscuring fence, five to six feet in height or other satisfactory buffer to protect the neighboring residential zone. The buffer which the developer proposes shall be clearly indicated on the building permit application. Nonconforming single-family dwellings and uses shall comply with the requirements of [section 17.28.020](#) for animals which are considered customary household pets.

~~F. Any new commercial development on property adjoining a residential zone shall provide a sight-obscuring fence, five to six feet in height or other satisfactory buffer to protect the neighboring residential zone. The buffer which the developer proposes shall be clearly indicated on the building permit application.~~

(Code 1999, § 17.52.030; Ord. No. 96-347, § 1(11-14-3); Ord. No. 13-004, 4-8-2013; Res. No. [R20-007](#), 4-27-2020; [Ord. No. O21-008](#), 5-24-2021)

**Edit Chapter 17.68.010 – Size and Setback Regulations, Summary**

Requirements and regulations pertaining to area and width of lots, size of yards, and open spaces, percentage of lot that may be occupied and the height of buildings shall be as follows: **Subdivisions and lots constructed before these requirements were in place may use the average setback of neighboring properties for construction purposes. The average setback will be determined by the Director. The Director shall keep a record of all such determinations and provide a copy upon request.**

Front yard setback	20
Side yard setback	7
Street side setback	15
Rear yard setback	20
Maximum lot coverage	40%
Minimum lot area	10,000 sq. ft.
Minimum lot width	100
Lot area per dwelling unit	10,000 sq. ft./d.u.
Building height in feet	30
Building height in stories	2
Parking requirements	2/dwelling

*R1-6 Single-Family Residential Zoning District*

Front yard setback	20
Side yard setback	7
Street side setback	15
Rear yard setback	20

Maximum lot coverage	50%
Minimum lot area	6,000 sq. ft.
Minimum lot width	60
Lot area per dwelling unit	6,000 sq. ft./d.u.
Building height in feet	30
Building height in stories	2
Parking requirements	2/dwelling
<i>R-2A Duplex Residential Zoning District</i>	
Front yard setback	20
Side yard setback	7
Street side setback	15
Rear yard setback	20
Maximum lot coverage	50%
Minimum lot area	6,000 sq. ft.
Minimum lot width	60
Lot area per dwelling unit	3,000 sq. ft./d.u.

Building height in feet	30
Building height in stories	2
Parking requirements	2/dwelling
<i>R-2 Multiple-Family Residence Zoning District</i>	
Front yard setback	20
Side yard setback	7
Street side setback	15
Rear yard setback	20
Maximum lot coverage	50%
Minimum lot area	6,000 sq. ft.
Minimum lot width	60
Lot area per dwelling unit	2, 000 sq. ft./d.u. for first 3 dwellings; 1,000 sq. ft./d.u. thereafter
Building height in feet	<del>40</del> <u>45</u>
Building height in stories	<del>3</del> <u>4</u>
Parking requirements	Varies, see section 17.12.230.B.
<i>A-R Agricultural Residence Zoning District</i>	

Front yard setback	20
Side yard setback	7
Street side setback	15
Rear yard setback	20
Maximum lot coverage	40%
Minimum lot area	43,560 sq. ft.
Minimum lot width	145
Lot area per dwelling unit	43,560 sq. ft./d.u.
Building height in feet	30
Building height in stories	2
Parking requirements	2/dwelling

*C-MH Conventional and Manufactured Home Zoning District*

Front yard setback	20
Side yard setback	7
Street side setback	15
Rear yard setback	20

Maximum lot coverage	50%
Minimum lot area	6,000 sq. ft.
Minimum lot width	60
Lot area per dwelling unit	6,000 sq. ft./d.u.
Building height in feet	30
Building height in stories	2
Parking requirements	2/dwelling
<i>MHD Manufactured Home Zoning District</i>	
Front yard setback	20
Side yard setback	7
Street side setback	15
Rear yard setback	15
Maximum lot coverage	50%
Minimum lot area	5,000 sq. ft.
Minimum lot width	40
Lot area per dwelling unit	5,000 sq. ft./d.u.

Building height in feet	30
Building height in stories	2
Parking requirements	2/dwelling

Note: The above requirements are for dwellings on lots or parcels and not dwellings in rental parks. For requirements for rental parks see section [17.72](#).

*C-1 General Commercial Zoning District*

Front yard setback	0 or same as adjacent residential zoning
Side yard setback	0 or same as adjacent residential zoning
Street side setback	0 or same as adjacent residential zoning
Rear yard setback	0 or same as adjacent residential zoning
Maximum lot coverage	100%
Minimum lot area	No minimum
Minimum lot width	No minimum
Lot area per dwelling unit	R-2 zoning standards apply*
Building height in feet	45
Building height in stories	<del>3</del> <u>4</u>
Parking requirements	Varies

\*Residential use in this zone is very limited. Refer to section 17.48.030.J.

*C-2 Highway Commercial Zoning District*

Front yard setback	0 or same as adjacent residential zoning
Side yard setback	0 or same as adjacent residential zoning
Street side setback	0 or same as adjacent residential zoning
Rear yard setback	0 or same as adjacent residential zoning
Maximum lot coverage	100%
Minimum lot area	No minimum
Minimum lot width	No minimum
Lot area per dwelling unit	R-2 zoning standards apply*
Building height in feet	45
Building height in stories	<del>3</del> <u>4</u>
Parking requirements	Varies

\*Residential use in this zone is very limited. Refer to [section 17.52.020](#).

*C-3 Light Commercial Zoning District*

Front yard setback	0 or same as adjacent residential zoning
Side yard setback	0 or same as adjacent residential zoning

Street side setback	0 or same as adjacent residential zoning
Rear yard setback	0 or same as adjacent residential zoning
Maximum lot coverage	50%
Minimum lot area	Nonresidential use: no minimum; residential use: 6,000 square feet
Minimum lot width	Commercial use: no minimum; residential use: 60 feet
Lot area per dwelling unit	R-2 zoning standards apply
Building height in feet	30
Building height in stories	2
Parking requirements	Varies
<i>DT Downtown Overlay Zoning District</i>	
Front yard setback	0 or as required by building code
Side yard setback	0 or as required by building code
Street side setback	0 or as required by building code
Rear yard setback	0 or same as adjacent residential zoning
Maximum lot coverage	100%
Minimum lot area	No minimum

Minimum lot width	No minimum
Lot area per dwelling unit	R-2 zoning standards apply
Building height in feet	45
Building height in stories	Not regulated
Parking requirements	Varies
<i>IND-1 Light Industrial Zoning District</i>	
Front yard setback	0 or same as adjacent residential zoning
Side yard setback	0 or same as adjacent residential zoning
Street side setback	0 or same as adjacent residential zoning
Rear yard setback	0 or same as adjacent residential zoning
Maximum lot coverage	100%
Minimum lot area	No minimum
Minimum lot width	No minimum
Lot area per dwelling unit	N/A
Building height in feet	45
Building height in stories	<del>3</del> 4

Parking requirements	Varies
<i>IND-2 Heavy Industrial Zoning District;</i>	
Front yard setback	0 or same as adjacent residential zoning
Side yard setback	0 or same as adjacent residential zoning
Street side setback	0 or same as adjacent residential zoning
Rear yard setback	0 or same as adjacent residential zoning
Maximum lot coverage	100%
Minimum lot area	No minimum
Minimum lot width	No minimum
Lot area per dwelling unit	N/A
Building height in feet	45
Building height in stories	<del>3-4</del>
Parking requirements	Varies
<i>P-F Public Facilities Zoning District</i>	
Front yard setback	0 or same as adjacent residential zoning
Side yard setback	0 or same as adjacent residential zoning

Street side setback	0 or same as adjacent residential zoning
Rear yard setback	0 or same as adjacent residential zoning
Maximum lot coverage	100%
Minimum lot area	No minimum
Minimum lot width	No minimum
Lot area per dwelling unit	N/A
Building height in feet	45
Building height in stories	<del>343</del> -4
Parking requirements	Varies

(Code 1999, § 17.68.010; Ord. No. 96-347, § 1(11-18-1); Ord. No. 13-004, 4-8-2013; Ord. No. [O21-001](#), 3-22-2021)

## Chapter 17.72. Large Scale Development

### **Edit Section 17.72.040 – Preliminary plan of development; submittal requirements.**

A. ~~Twelve~~ **Two** copies of the preliminary plan of development shall be prepared and submitted to the department for review. If revisions are necessary, two copies of the revised preliminary plan of development must be submitted to the department at least 30 days prior to the meeting of the commission when the commission will consider the plan. **Electronic plan submissions will be allowed on a case-by-case basis as determined by the Director.**

B. The preliminary plan of development shall be on a sheet or sheets of 24 by 36 inch proportions, drawn to a scale not smaller than one inch equals 100 feet, or as recommended by the department, and shall show the following information:

1. Type and name of development;
2. Name, and address and contact information of owner, applicant and designer;
3. Date of preparation and date submitted;

4. Scale of plan (written and graphic) and north point;
  5. Legal description of tract;
  6. Zoning boundary lines and zone designation of the subject property and in the area surrounding the development;
  7. Proposed street, driveway, and building site layout; include existing and proposed street right-of-way dedications;
  8. Typical street cross-sections;
  9. Profiles of all streets and roads showing direction of surface drainage. Profiles must be shown on separate sheets but at the same scale as the preliminary plan of development;
  10. Existing and proposed public utility (power and gas) lines easements, etc.;
  11. Location and size of existing and proposed water mains, gas mains, and fire hydrants;
  12. Location and size of existing and proposed sewers;
  13. Bridge, drain pipes, and culverts;
  14. Existing and proposed storm drains;
  15. Proposed reservations for parks, playgrounds, and open spaces;
  16. Types of dwellings and other buildings and structures and the general location of said buildings and structures on the building site;
  17. Preliminary drawings of floor plans of typical dwellings, along with elevations of such dwellings and other buildings;
  18. General planting plans showing the areas to be landscaped and the types of plants to be used in compliance with [chapter 17.78](#);
  19. Size and character of recreation buildings and other structures proposed for the land, and facilities to be used by the occupants and guests of the occupants of the development;
  20. Tabulations showing:
    - a. Area of land within the development (gross and net);
    - b. Number of dwelling units permitted;
    - c. Number of dwelling units proposed in the development;
    - d. Percent of net area to be devoted to parks and playgrounds;
  21. Location of parking spaces;
  22. Comply with material specifications as per city standards;
  23. Any other data that the department or commission may require in order to enable it to understand the proposal;
  24. The director may modify or reduce the submittal requirements when, in his opinion, such change is warranted due to the complexity and scale of the project.
- (Code 1999, § 17.72.040; Ord. No. 13-004, 4-8-2013; [Ord. No. 16-001, 2-25-2016](#))

## **CHAPTER 17.76. – SITE PLAN REVIEW**

### **Edit Section 17.76.030 Site development plan and support documents.**

~~Ten~~ **Two** copies of a site development plan shall be submitted to the department for review by the committee. Site development plans shall be drawn at a scale appropriate to clearly show all required information, on sheets of 24 by 36 inch proportions. ~~Ten~~ **Two** copies of all other plans or support documents required by this chapter shall also be submitted. **Electronic plan submissions will be allowed on a case-by-case basis as determined by the Director.**

- A. *Site development plan.* The site development plan shall contain the following information:
1. Vicinity map with adjacent streets, zoning and land uses;
  2. Topography; contour lines for existing and proposed elevations at one-foot intervals;

3. Natural drainage and proposed storm water flow by directional arrows. If applicable, show that finished flow level is above, 100-year flood elevation;
4. Legal descriptions of the total area of the site;
5. Locations and outside dimensions of all existing and proposed structures, including distances from all structures to all lot lines and distance between structures;
6. Percentage of the net area of the site covered by any and all structures;
7. Percentage of lot covered by impervious surfaces;
8. Dimensions of existing and proposed rights-of-way of all abutting streets, whether public or private and access to the site;
9. Parking and circulation areas, including number of spaces; parking lots shall be fully dimensioned;
10. Locations, dimensions, and description of all existing or proposed easements;
11. Locations and dimensions of any non-vehicular access easements;
12. The future land use designation for the site according to the general plan or other approved city plan;
13. Locations and heights and dimensions of all permanent signs. The type, location, size, and height of all exterior lighting including the method of illumination;
14. Outdoor storage and activity areas, if any. Note the proposed maximum height of any outdoor storage;
15. Service areas for uses such as mail delivery and trash disposal. Include any proposed screening and show access gates to trash disposal area. Note the height and method of the screening;
16. All existing and proposed utility locations;
17. The location of the nearest existing fire hydrant. Note the location of any proposed hydrants;
18. Street or alley rights-of-way to be improved pursuant to the requirements of the subdivision regulations. See [title 16](#);
19. The type and height of all proposed fences and walls;
20. The height of all existing and proposed buildings.

B. *Landscape plan.* Any proposed building, building additions, or use of land that requires site development plan review by the city shall also include, either on the site plan or on a separate sheet a landscape plan in compliance with [chapter 17.78](#) and, if applicable, the subdivision ordinance and shall include the following information:

1. Identify all walks or paths, vehicular drives, parking lots, building entrances, freestanding light fixtures, service or loading areas, signs and locations, open spaces, plazas and recreation amenities with general construction materials noted;
2. All slopes within site area to be called out (i.e., 2:1, 3:1, 4:1, etc.). If site is totally of slopes less than 50:1, state so in a general note. All depressed and mounded areas shall be identified with general contour lines and/or proposed elevations. Note any area to be used for detention;
3. The location of all landscaping elements with an appropriate legend showing symbols on the plan, quantity, type of plant (botanical and common names of vegetation to be used), minimum purchase size and any necessary comments such as ground cover spacing or necessary guying and staking. The legend shall also reflect areas to be irrigated, method of irrigation as well as square footage of each type of ground treatment (i.e., bluegrass, cobble, alternative grass mix, bark chips). Plants should be shown as mature size on plans.

C. *Parking plan.* A parking plan, drawn to scale, shall be submitted. The director may require a separate submittal for this plan based on the scale or significance of the project. The plan shall show all those elements necessary to indicate that the requirements of the city are being fulfilled. Refer to [section](#)

[17.12.230](#) for standards and minimum requirements. Information on the parking plan shall include, but is not limited to, the following:

1. Delineation and dimensions of all parking spaces;
2. Dimensioned circulation area necessary to serve spaces;
3. Access to streets, alleys and properties to be served and right-of-way lines;
4. Curb cuts;
5. Type of landscaping in compliance with [chapter 17.78](#), fencing or other screening materials with heights noted;
6. Abutting land uses;
7. Grading, drainage, surfacing and subgrading details;
8. Location of lighting fixtures with the height of the light poles noted and shown to be in compliance with [chapter 15.32](#);
9. Delineations of all structures and obstacles to circulation on the site; and
10. Specifications of signs and bumper guards.

D. *Building drawings.* Building drawings, including floor plans and elevations (all four sides) of all principal and accessory buildings shall be provided, noting all exterior finish materials and color.

E. *Geotechnical engineering report.* Unless exempted by the city engineer and the building inspector, a geotechnical report prepared by a registered engineer shall be submitted which includes data regarding the nature, distribution and strength of existing soils; conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary; and opinions and recommendations covering adequacy of site to be developed by the proposed grading. The geotechnical report will include suggestions concerning erosion control on the project site during construction as well as upon completion.

F. *Site drainage report.* Unless exempted by the city engineer, a site drainage report shall include the following:

1. A map and calculations showing the drainage area and estimated runoff of the area being served by any drainage facility within the proposed grading and drainage plan;
2. Indication of the undeveloped peak discharge of surface water currently entering and leaving the subject property due to the ten-year design storm, adjusted to the subject drainage basin;
3. Indication of developed peak discharge of runoff which will be generated due to the design storm within the subject property;
4. Determination of the developed peak discharge of water that will be generated by the design storm at various subbasins on the subject property; and
5. A discussion of the drainage management facilities and/or techniques which may be necessary to rectify drainage problems.

G. *Traffic study.* If the city engineer determines that the proposed use may generate sufficient additional traffic to warrant safety related public improvements, he/she may require the submittal of a traffic study prepared by a registered engineer.

1. Whenever, as the result of additional traffic generated by a proposed development, the city determines the need for a traffic signal or regulatory sign, the developer shall be responsible for installing all said devices and signs.
2. For all public streets adjacent to the site, the developer shall be responsible to provide any additional streetlights required to ensure the level of lighting required by the city.

H. *Proof of ownership and/or proof of agency.*

1. The information required to establish proof of ownership shall consist of a copy of a title report issued not more than 30 days prior to the date of submittal by a title company authorized to conduct business in the state.

2. If the land is owned by a corporation, proof of agency shall consist of a corporate resolution designating the individual to act as agent. The corporate resolution must be certified by the secretary of the corporation and authenticated by the corporate seal or acknowledged in the form prescribed by A.R.S. § [33-506\(2\)](#).
3. If the land is owned by a partnership, proof of agency shall consist of a written document from the partners designating an individual to act as agent. The document must be certified and acknowledged in the form prescribed by A.R.S. § [33-506\(3\)](#).
4. If the land is owned by an individual, proof of agency shall consist of a written document from the owner designating an individual to act as agent. The documents must be certified and acknowledged in the form prescribed by A.R.S. § [33-506\(1\)](#).

I. *Development schedule.*

1. Along with the site development plan and supporting documents, the developer shall submit a development schedule, indicating, to the best of the developer's knowledge, the approximate date upon which construction of the project will begin, progressive stages of development, if any; anticipated rate of development and completion date.
2. For any development proposed to be constructed in phases, the developer shall submit a master plan for the entire project which must be approved before any sub-element of the project can be approved or constructed.

(Code 1999, § 17.76.030; Ord. No. 13-004, 4-8-2013; [Ord. No. 16-001, 2-25-2016](#))

## **CHAPTER 17.82. SIGN REGULATIONS**

### **Edit Section 17.82.080 Supplementary requirements.**

A. *Construction.* All signs shall be structurally designed and constructed in conformance with the building code of the city, with all supports for such signs placed in or upon private property.

B. *Construction over public property.* No person, firm or corporation shall erect, construct or cause or permit to be erected or constructed, any projecting sign over any public sidewalk, street, alley, public place, or property, except as may be required by any other law or ordinance of the city and except as provided below:

1. No sign or sign structure shall project into any public alley below a height of 14 feet above grade.
2. A sign may project from a building over a public sidewalk no further than two feet less than the width of the sidewalk up to a maximum distance of four feet. Said sign shall be a minimum of nine feet above the grade elevation of the sidewalk.

C. *Inspection required.* All signs for which a permit is required shall, unless waived by the building inspector, be subject to the following inspections:

1. Footing inspection on all freestanding signs;
2. Electrical inspection on all illuminated signs;
3. An inspection of braces, anchors, supports and connections on wall signs.

D. *General lighting.* All signs permitted by this chapter to be illuminated shall be installed so as to avoid any glare or reflection into any adjacent property or onto a street or alley, so as not to create a traffic hazard.

E. *Prohibited lighting and movement.* No exposed neon and similar tube type of illumination, including open light bulbs, except indirect lighting, shall be permitted. Further, no flashing, blinking, and/or rotating lights shall be permitted. Except for electronic message displays, no action or animated signs shall be permitted.

F. *Traffic hazards prohibited.* No sign shall be erected in such a manner as to interfere in any way with, or confuse traffic or present any traffic hazard.

G. *Revocation of permits.* The building inspector shall have the power and authority to revoke any permit granted hereunder when it is his decision that the permitted sign has been constructed or is being maintained contrary to the permit for same. Upon revocation of permit taking effect, the sign shall become an illegal sign and subject to removal under the provisions of this chapter.

H. *Removal and/or repair of defective signs.*

1. The building inspector is authorized to forthwith cause the removal and/or repair of any sign found to be unsafe or defective to the extent that it creates an immediate and emergency hazard to persons or property. All the actual cost and expense of any such removal and/or repair by the building inspector shall be borne by the owner of such sign installation and the owner of the premises on which located; each of them shall be jointly and severally liable therefor, and action for recovery thereof may be brought by the city attorney upon proper certification thereof to him by the building inspector.

2. No notice to the property owner or lessee shall be required, except effort to notify owner or lessee shall be exercised by the building inspector or his designated representative, when it is determined by the building inspector that an immediate emergency hazard to persons or property exists.

I. *Removal of signs.*

1. The building inspector **or designee** is authorized to cause the removal of any sign illegally located in the public right-of-way, or of any **abandoned or** illegal sign as defined in this chapter. This remedy is in addition to the violations provision of this chapter. All the actual cost and expense of any such removal by the building inspector shall be borne by the owner of such sign installation and the owner of the premises on which located; each of them shall be jointly and severally liable therefor, and an action for recovery thereof may be brought by the city attorney upon proper certification thereof to him by the building inspector.

2. Before physically removing or causing the removal of any illegal sign or sign structures upon private property, the building inspector shall give at least 30 days' written notice to the owner of the sign and/or the owner of the premises on which such sign is located. The notice shall state the reasons and grounds for removal, specifying the deficiencies or defects in such sign or sign structure with reasonable definitions, and the violations charged; such notice shall specify what repairs, if any, must be made to make such an installation conform to the requirement of this chapter, and specify that the sign must be removed or made to conform with the provisions of this chapter within 30 days of such notice. Service of notice may be made personally on the owner or lessee, or by certified mail addressed to the owner or lessee at the address specified in the application, or the last known address. No such notice shall be required for the removal of signs from the public right-of-way. Neither shall any such notice be required where the city attorney elects to take legal action against illegal signs in either the city or superior courts.

J. *Conforming signs.* Every sign in existence of the effective date of the ordinance codified in this chapter which conforms to the provisions of this chapter is a legal, conforming sign.

K. *Nonconforming signs.*

1. Every sign in existence as of the effective date of the ordinance codified in this chapter, and which was legal at the time of installation, and which does not conform to the provisions of this chapter, is a nonconforming sign. Such signs shall be legal for the purposes of this chapter.

a. In the event such nonconforming sign is abandoned or discontinued, said sign shall be required to conform to the provisions of this chapter.

b. Notwithstanding the other provisions of this chapter, for purpose of this section, a change of copy or sign face shall not be deemed a discontinuance of use. However, that in the event any such sign is hereafter damaged exceeding 50 percent of the reproduction value according to appraisal thereof by three competent appraisers, or is

removed by any means whatsoever, including an act of God, such sign may be restored, reconstructed, altered or repaired only to conform with the provisions of this chapter. Reasonable alterations and repairs may be made to nonconforming signs.

L. *Street addresses.*

1. Every building, group of buildings, improved site and residence shall be identified by a street number which shall be clearly visible from the adjacent street. The maximum height of any individual number or letter shall be six inches.

2. The total area of the street number shall not be included in the calculation of sign area.

(Code 1999, § 17.82.080; Ord. No. 00-002, § 1(part); Ord. No. 13-004, 4-8-2013)