

City of Eloy

Zoning Ordinance & Subdivision Regulations Update

Module 1: Zoning Districts
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SECTION 2 - ZONING DISTRICTS

2.1 ZONING DISTRICTS AND MAP ESTABLISHED

2.1.1 Zoning Districts Established

All lands located within the incorporated limits of the City of Eloy are hereby zoned and organized into a coordinated set of residential and non-residential zoning districts and overlay districts. These districts are established to implement the goals, objectives and policies of the Eloy General Plan and to conserve and promote the public health, safety and general welfare. Residential zoning districts are primarily intended to create, maintain and promote a variety of neighborhoods that allow a range of compatible densities to accommodate the desired physical character of the City. Nonresidential districts uses are also allowed to improve the overall quality of life by providing a convenience of services and goods for Eloy residents and provide public facilities necessary to create a healthy and safe environment in which to live.

Table 2.1-1: Zoning Districts Established		
Abbreviation	Zoning District	Previous Zoning
Residential Districts		
(RR-20)	Rural Residential; min. 20 acres per du	Rural Residential
(RR-5)	Rural Residential; min. 5 acres per du	Rural Residential
(RR-2.5)	Rural Residential; min 2.5 acres per du	New
(R1-55)	Estate Residential; min. 1.25 acres per du	New
(R1-43)	Estate Residential; min. one acre per du	Estate Residential
(R1-12)	Single Family Residential; min. 12,000 sq. ft. per du	Low Density Residential
(R1-6)	Single Family Residential; min. 6,000 sq. ft. per du	Medium Density Residential
(R-2)	Small Lot Residential; 8 du's per acre max	Medium High Density Residential
(R-4)	Multiple-Family Residential; 24 du's per acre max	High Density Residential
Commercial and Mixed-Use Districts		
(C-1)	Neighborhood Commercial District	Neighborhood Commercial
(C-2)	General Commercial District	Community Commercial
(MU)	Mixed-Use District (MU)	New
Business and Industrial Districts		
(BP)	Business Park	New
(I-1)	Light Industrial	Light Industrial
(I-2)	General Industrial	General Industrial
Open Space Districts		
(OSC)	Open Space Conservation District	Open Space Conservation
(OSR)	Open Space Recreation District	Open Space Recreation
Overlay Zoning Districts		
(PAD)	Planned Area Development	Planned Area Development
(MHS)	Manufactured Home Overlay Subdivision	Manufactured Home
(AP)	Airport	Airport
(DDO)	Downtown District	Community Core

*Ordinance # XX-XXXX effective _____, 2018.

2.1.2 Zoning Map Established

- A. The location and boundaries of the zoning districts established by this Ordinance shall be designated upon the official “Zoning Map of the City of Eloy”. The Zoning Map, together with all data shown on the map and all amendments hereafter adopted, is by reference made a part of this Ordinance.
- B. The official zoning map of the City of Eloy, dated and signed by the mayor and City Clerk, is hereby adopted and shall be located in the office of the City Zoning Administrator with a copy retained on file with the City Clerk. All future changes adopted by the Eloy City Council to the Official Zoning Map of the City of Eloy shall be clearly documented by the City Zoning Administrator on the official zoning map adopted on the date and year set forth herein. (Ord. 04-569, 6-7-2004; Ord. 15-838, 5-11-2015)
 - 1. Any changes to the official Zoning Map shall be considered an amendment to the Official Zoning Map and filed in accordance with **Section X.X** of this Ordinance.
 - 2. The Official Zoning Map may, from time to time, be republished to delineate any change of zoning approved pursuant to **Section X.X** of this Ordinance or any other amendments thereto.

2.1.3 Boundary Determination

- A. Where uncertainty exists concerning the boundaries of any Zoning District shown on the Official Zoning Map, the following rules shall apply:
 - 1. Where Zoning District boundaries are indicated as approximately following street or alley center lines, such center lines shall be construed to be the district boundary.
 - 2. Where Zoning District boundaries are so indicated that they approximately follow property lines, such property lines shall be construed to be the district boundary.
 - 3. Where Zoning District boundaries divide a lot or parcel, the zoning boundary shall be determined by using the scale of the Official Zoning Map, unless indicated by legal description with distance and bearing or other dimension. Such Zoning District boundary shall be considered a "lot line" as defined herein. If the area created by such lot line does not comply with the designated district lot area and lot width requirements, zoning for the entire parcel shall be that which is applied to the largest portion of the property.
 - 4. Where a public street or alley, railroad, or utility right-of-way is officially vacated or abandoned, the property that was formerly in the right-of-way will be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned right-of-way or easement.
 - 5. Where a Zoning District boundary divides a lot or parcel, the location of such boundary, unless indicated by legal description with distance and bearing or other dimension, shall be determined by scaling the Official Zoning Map by the City Zoning Administrator.

6. Where a lack of clarity or disagreement concerning the exact location of a zoning district line exists, determination shall lie with the interpretation of the City Zoning Administrator as defined under **Section X.X**. The determination of the Zoning Administrator may be appealed in accordance with the provisions of **Section X.X** (Appeals).

2.2 RESIDENTIAL DISTRICTS

2.2.1 General Purpose

Residential zoning districts are primarily intended to create, maintain and promote a variety of neighborhoods that allow for a range of compatible densities to accommodate the desired physical character of the City. These districts primarily accommodate residential uses; however some nonresidential uses are also allowed to provide public facilities necessary to support a healthy, sustainable and safe environment. These uses also include **associated, limited nonresidential uses that are required by law such as religious, educational and recreational facilities**. The single residence districts are described in **Section 2.2.2**.

2.2.2 Residential Districts

Rural Residential (RR-20)

The purpose of this rural zoning district is to provide areas for large, more intense agricultural activities, ranching land uses, and their related activities, in appropriate locations with **buffering to mitigate the negative impacts upon, or from, such operations**. The minimum lot size is **twenty (20) acres**. The intent is to protect areas that exhibit **productive agricultural soils and existing or desired ranching uses from incompatible land uses and urban encroachment**. This district is appropriate where very low density residential development is desired, where minimal public facilities and services are programmed or anticipated, and in aircraft overflight areas. The RR-20 zoning district may also act as a holding zone to prevent the premature conversion of rural lands to suburban or urban uses and until there exists adequate public facilities and an appropriate development plan.

Rural Residential (RR-5)

The purpose of this rural zoning district is to provide for, and conserve, existing rural, ranch, and very low density residential uses in their present or desired character, and to foster orderly growth. The minimum lot size is **five (5) acres**. The intent of this district is to allow for areas where **small ranching and semirural residential uses can be maintained without imposing/receiving conflicts from higher density development**. This district is appropriate where low density development is desired, as a buffer for these uses from the more intense agricultural uses of the RR-20 district, and in aircraft overflight areas.

Rural Residential (RR-2.5)

The purpose of this rural zoning district is to provide an open, low-density country residential atmosphere on large lots. Lots are typically larger than in the developed portion of the City and can include area(s) for large livestock for non-commercial purposes. The minimum lot size is 2.5 acres. This district is compatible with the Estate Residential districts and can also serve as a buffer and transition to the higher density residential districts.

Estate Residential (R1-54)

The purpose of this estate residential district is provide an appropriate zoning district for the transition of newly annexed property into the City of Eloy, so as to equitably accommodate a comparable zoning district affording similar densities and intensities of residential land uses that were prescribed under the former county zoning district designation. The minimum lot size is 54,450 square feet (approximately 1.25 acres). This district is compatible with Rural Residential and Estate Residential zoning districts, but could also be utilized as a holding district until future zoning requests that are consistent with the General Plan land use designation(s) can be established. Single Family homes in this district shall not include manufactured or mobile homes unless approved in conjunction with a separate/additional Overlay Zoning District.

Estate Residential (R1-43)

The purpose of this estate residential zoning district is to foster orderly growth in the transitional or fringe areas, whereby large lot residential uses would be most appropriate. The minimum lot size is 43,000 square feet (approximately 1.0 acre). The intent of this district is to provide a pastoral character and home sites that create an open environment and to provide a transition land use buffer between the rural land uses and low density residential land uses. Single Family homes in this district shall not include manufactured or mobile homes unless approved in conjunction with a separate/additional Overlay Zoning District.

Single Family Residential (R1-12)

The purpose of this single family residential district is to provide a transition from rural residential and/or estate development to more suburban residential neighborhoods. Development in this district is generally comprised of moderate sized-lot (minimum 12,000 square feet in area) single-family detached homes with more conventional residential amenities such as sidewalks, public utility services and other improvements. Single family homes in this district shall not include manufactured or mobile homes unless approved in conjunction with a separate/additional Overlay Zoning District.

Single Family Residential (R1-6)

The purpose of this single family residential zoning district is to provide smaller lot sizes than other single-family districts while maintaining a traditional single-family neighborhood character. Development in this district should also include non-motorized linkages to community and neighborhood services such as schools, parks and shopping areas. All public utilities and facilities must be in place at the time of first dwelling unit occupancy. Certain essential and complementary uses are permitted under Residential Use Standards which ensure their compatibility with the character of the district. Single family homes in this district shall not include manufactured or mobile homes unless approved in conjunction with a separate/additional Overlay Zoning District.

Small Lot Residential (R-2)

The purpose of this small lot residential zoning district is to provide for neighborhoods consisting of a mixture of single-family detached and attached homes including small-lot residential dwellings such as duplexes, townhomes, and/or patio homes together with schools, parks, trails and other supportive public facilities. Anticipated project densities may range between 6-10 dwelling units per acre (gross), with heights limited to two (2) stories. This district may serve as a transition between higher-density multi-family residential districts and lower-density single-family residential districts. Single family homes in this district shall not include manufactured or mobile homes unless approved in conjunction with a separate/additional Overlay Zoning District.

Multiple Family-Residential (R-3)

The purpose of this multiple family residential zoning district is to allow for higher densities to provide a balance of housing opportunities in the community. Anticipated project densities may range between 10-24 dwelling units per acre (gross), with typical heights limited to three (3) stories. This district is most appropriate in the downtown area, adjacent to large shopping or employment centers, or within a large PAD. The district requires direct connection to higher volume roadways and all public utilities. The maximum density is 24 dwelling units per acre. (Ord. 04-569, 6-7-2004)

2.2.3 Residential Use Standards

The “Table of Allowed Uses for Residential Districts” (Table 2.2-1), lists land uses and indicates whether they are permitted by right or with approval of a conditional use permit (CUP), or prohibited within each Zoning District. The Use Table also includes references to additional use-specific standards that may be applicable to that use. The organization headings and individual abbreviations utilized in the table are identified as follows:

A. Use Category

The “use categories” are intended to provide a quick reference to organize the specific uses. These categories are not regulatory.

B. Specific Use Type

The “specific use types” are regulatory and function as the basis for listing the existing and future land uses that are considered in each zoning district. Rather than list every possible individual land use type, this list classifies individual land uses and activities into specific use types based on common functional, product or physical characteristics; such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions. The definition of each specific use type is located in **Section 9**, “Definitions”.

C. Permitted Uses (P)

A “P” in a cell indicates that the use is allowed by right in the respective zoning district.

D. Conditional Uses (C)

A “C” in a cell indicates that the use is allowed with a Conditional Use Permit in the respective zoning district. Conditional Use Permits must be reviewed and approved

by both the Planning & Zoning Commission and City Council, in accordance with the procedures of **Section X.X**.

E. Not Permitted (NP)

An “NP” in a cell indicates that the use is not permitted (is prohibited) in the respective zoning district.

F. Overlay District Uses (O)

An “O” designates uses that may be permitted, but must exercise the use of a Zoning Overlay District used in conjunction with the underlying zoning district. Zoning Overlay Districts must be considered and approved by the Planning & Zoning Commission and City Council.

G. Use-Specific Standards

Section numbers listed in the “Supplemental Use Regulations” column denote the location of additional regulations that are applicable to the specific use type; however, provisions in other sections of this Ordinance may also apply.

H. Non-Specified Uses

When a use cannot be reasonably classified into a specific use type, or appears to fit into multiple specific use types, the Zoning Administrator is authorized to determine the most similar, and thus most appropriate, specific use type based on the actual or projected characteristics of the individual use or activity (including but not limited to size, scale, operating characteristics and external impacts) in relationship to the specific use type definitions provided in Section 9. Appeal of the Zoning Administrator’s decision may be filed with the Community Development Department and heard by the Board of Adjustment in conformance with the procedures of **Section X.X.X**.

Table 2.2-1: Table Of Allowed Uses for Residential Districts											
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted O=Overlay District									
		Residential Zoning Districts									
		RR-20	RR-5	RR-2.5	R1-54	R1-43	R1-12	R1-6	R-2	R-3	Supplemental Use Regulations
Residential	Assisted Living Center	NP	NP	NP	NP	NP	NP	NP	NP	C	3.1.4
	Assisted Living Home	P	P	P	P	P	P	P	NP	NP	
	Child Care, Home	P	P	P	P	P	P	P	P	P	3.1.14
	Caretaker Living Quarters	P	P	P	C	C	NP	NP	NP	NP	3.1.10
	Dwelling, Duplex	NP	NP	NP	NP	NP	NP	NP	P	P	
	Dwelling, Manufactured Home*	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	NP	3.X.X
	Dwelling, Modular Home	P	P	P	P	P	P	P	P	NP	

SECTION 2 – ZONING DISTRICTS

Table 2.2-1: Table Of Allowed Uses for Residential Districts												
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted O=Overlay District										
		Residential Zoning Districts									Supplemental Use Regulations	
		RR-20	RR-5	RR-2.5	R1-54	R1-43	R1-12	R1-6	R-2	R-3		
	Dwelling, Multi-Family	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
	Dwelling, Single-Family Attached	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
	Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	NP	
	Group Care Home	P	P	P	P	P	P	P	P	NP	NP	3.X.X
	Manufactured Home, Park *	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	3.X.X
	Nursing Home	NP	NP	NP	NP	NP	NP	NP	NP	C	C	3.X.X
	Recreational Vehicle, Park *	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	NP	3.X.X
	Resident Care Home	P	P	P	P	P	P	P	P	NP	NP	3.X.X
	Vacation Home Rentals	P	P	P	P	P	P	P	P	P	P	3.X.X
Public and Semi Public	Assembly Hall/Auditorium	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	
	Campground*	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	3.X.X
	Child Care, Center	NP	NP	NP	NP	NP	NP	NP	NP	C	C	3.X.X
	College or University	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	3.X.X
	Community Playfields and Parks	P	P	P	P	P	P	P	P	P	P	
	Community Recreation Center	P	P	P	P	P	P	P	P	P	P	
	Country Club, Private	P	P	P	P	P	P	P	P	P	P	
	Fraternal or Social Club, Nonprofit	NP	NP	NP	NP	NP	NP	NP	NP	C	C	
	Library	P	P	P	P	P	P	P	P	P	P	
	Public Safety Facility	P	P	P	P	P	P	P	P	P	P	
	Religious Assembly	P	P	P	P	P	P	P	P	P	P	3.X.X
	School, Boarding	C	C	C	C	C	C	NP	NP	NP	C	3.X.X
	School, Public or Private, K-8	C	C	C	C	C	C	C	C	C	C	3.X.X
School, Public or Private, 9-12	C	C	C	C	C	C	C	C	C	C	3.X.X	
Social Service Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	C		

SECTION 2 – ZONING DISTRICTS

Table 2.2-1: Table Of Allowed Uses for Residential Districts											
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted O=Overlay District									
		Residential Zoning Districts									Supplemental Use Regulations
		RR-20	RR-5	RR-2.5	R1-54	R1-43	R1-12	R1-6	R-2	R-3	
	Solar Generation Facility	C	C	C	C	C	NP	NP	NP	NP	3.X.X
	Utility Facility and Service Yard, Major	C	C	C	NP	NP	NP	NP	NP	NP	
	Utility Facility, Minor	P	P	P	P	P	P	P	P	P	
	Wireless Facility (including tower and supporting facilities)	C	C	C	C	C	C	C	C	C	3.X.X
Agriculture	Agriculture, General (farming and ranching; no commercial activities or CAFO's)	P	P	P	P	P	NP	NP	NP	NP	3.X.X (use 21-56 (3) a-i)
	Caretaker Living Quarters	P	P	NP	NP	NP	NP	NP	NP	NP	3.X.X (use 21-56 (4) a-g)
	Concentrated Animal Feeding Operation (CAFO)	C	NP	NP	NP	NP	NP	NP	NP	NP	3.X.X (use 21-57 (A) 5 a-d)
	Dairy Farms (Commercial)	C	NP	NP	NP	NP	NP	NP	NP	NP	3.X.X (use 21-57 A 4 a-e)
	Market Garden	P	P	P	P	P	C	C	C	NP	
	Medical Marijuana Cultivation	C	C	NP	NP	NP	NP	NP	NP	NP	3.X.X (use 21-56 (9))
	Plant Nursery/Green house	P	P	P	C	C	NP	NP	NP	NP	
	Arizona/Pinal County 4H Program	P	P	P	P	P	C	C	NP	NP	
	Produce Stand	C	C	C	NP	NP	NP	NP	NP	NP	
	Ranching, Commercial	P	P	C	NP	NP	NP	NP	NP	NP	3.X.X (use 21-56 (3) a-i)
Commercial	Bed and Breakfast Homestay	C	C	C	C	C	C	C	C	NP	3.X.X
	Commercial Riding Stables	C	C	NP	NP	NP	NP	NP	NP	NP	3.X.X (use 21-57 A 6 a-k + B 1 a-c)
	Detention/Correctional Facilities	C	C	NP	NP	NP	NP	NP	NP	NP	3.X.X (minimum 320 acres)
	Extractive Industries	C	NP	NP	NP	NP	NP	NP	NP	NP	3.X.X (use 21-57 A 10 a-g)

Table 2.2-1: Table Of Allowed Uses for Residential Districts											
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted O=Overlay District									
		Residential Zoning Districts									
		RR-20	RR-5	RR-2.5	R1-54	R1-43	R1-12	R1-6	R-2	R-3	Supplemental Use Regulations
	Farmers Market	C	C	C	C	C	NP	NP	NP	C	
	Feed Store	C	C	C	C	C	NP	NP	NP	NP	
	Golf Course, Unlighted	P	P	P	P	P	P	P	P	P	
	Animal Kennel/Shelter	P	C	C	NP	NP	NP	NP	NP	NP	3.X.X
	Parking Lots and Parking Structure	NP	NP	NP	NP	NP	NP	NP	NP	P	
	Resort	C	C	C	C	C	C	C	C	C	

NOTES:

*May be permitted in any residential zoning district with the application of a Manufactured Home Overlay District

2.2.4 Residential Development Standards

The development standards identified in Table 2.2-2 apply to all principal uses and structures in residential districts, except as otherwise expressly stated in this Ordinance. General exceptions to these regulations and rules for measuring compliance are identified in [Section 9](#). Regulations pertaining to accessory uses and structures are identified in [Section 3.2](#).

Table 2.2-2: Residential District Development Standards										
Zoning District	Density, Maximum (dwelling units/ gross acre)	Lot Dimensions, minimum		Minimum Setbacks				Lot Coverage, maximum (%)	Building Height, maximum (feet)	
		Lot area (square feet)	Lot Width (feet) [1]	Front (feet)	Side (feet)	Street Side	Rear (feet)			
RR-20	1 du/ 20 acres	871,200	660	60	60	60	60	10	35	
RR-5	1 du/ 5 acres	217,800	330	50	30	50	50	15	35	
RR-2.5	1 du/ 2.5 acres	108,900	225	40	25	50	40	15	35	
R1-54	1 du/ 1.25 acres	54,450	150	30	20	40	30	20	35	
R1-43	1 du/ 1 acre	43,560	145	30	20	40	30	25	35	
R1-12	1 du/ 12,000 sq. ft.	12,000	75	20 (2)	10	20	20	30	30	
R1-6	1 du/ 6,000 sq. ft	6,000	60	20	5 w/15 aggregate (4)	20	20	40	30	

Table 2.2-2: Residential District Development Standards

Zoning District	Density, Maximum (dwelling units/ gross acre)		Lot Dimensions, minimum		Minimum Setbacks				Lot Coverage, maximum (%)	Building Height, maximum (feet)
			Lot area (square feet)	Lot Width (feet) [1]	Front (feet)	Side (feet)	Street Side	Rear (feet)		
R-2	Single Family Detached	10 du's/acre	3,500	35	15 (3)	5 (4)	10	10	50	35
	All Other Uses	12 du's /acre	7,000 site (6)	--	10	10 (5)	10	10 (5, 8)	50 (7)	35
R-3	Multiple Family Residential	10 du min.; 24 du max	7,000 site (6)	--	10	10 (5)	10	10 (5, 8)	60	40

NOTES:

- [1] Lot width is measured at front setback.
- [2] Front setback shall be fifteen (15) feet for side entry garages and/or covered front porch.
- [3] Front setback shall be twenty (20) feet for front entry garages and carports.
For all corner lots adjacent to a public right-of-way, the minimum street side yard setback shall be twenty (20) feet.
- [4] feet.
- [5] Zero (0) feet for dwelling units with common walls.
- [6] For Single-Family Attached uses within a single parcel the minimum individual lot area per dwelling unit shall be 1,500 square feet.
- [7] For Single-Family Attached uses within a single parcel the maximum individual lot/dwelling unit coverage shall be 95%.
- [8] Minimum rear yard setback shall be 25 feet when adjacent to all other zoning districts except R-3.
- [9] The space in any required yard shall be open and unobstructed, except for the ordinary projections of chimney flues, awnings, open outside stairways and balconies, window sills, belt courses, cornices, eaves and other architectural features, provided such features shall not project farther than three feet (3') into any required yard, and provided further, that in no case shall such projections be nearer than five feet (5') to the property line or an adjacent projection from any adjacent lot. (from 21-162 A)
- [10] Bay windows, including their cornices and eaves, may project into any required yard not more than three feet (3'), provided the sum of such projections on any wall does not exceed one-third (1/3) the length of the wall; and provided, that in no case shall such projections be nearer than five feet (5') to the property line or an adjacent projection from any adjacent lot. (from 21-162 B)

2.2.5 Single Family Residential Design Guidelines

The following design guidelines shall apply to single-family residential subdivisions and certain types of residential units built within the City other than those located in Planned Area Developments (PAD). The intent of these guidelines is to establish a minimum level of residential community expectations within Eloy as well as a consistent method of evaluating new projects. The guidelines set objectives for the developer/designer to meet and are not intended to restrict or impede creativity and imagination. In the event that a conflict exists between the provisions of this section and the Single Family Residential Districts chart, the provisions of this section shall prevail.

A. General Guidelines for Single-Family Residential Subdivisions

1. Each project shall have a unique entry feature at its primary entrances to provide individual identity to the development. Entry features may include a combination of the following elements: entrance paving, distinctive landscaping treatment, distinctive structural element (statue, windmill, etc.) planters, special wall/column treatment, gates and other entry features.
2. A minimum six (6) foot and maximum eight (8) foot wall shall be required along the rear of reverse frontage single-family lots along collector or arterial streets. Such walls shall be constructed of slump block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, wall inserts, offsets, or pilaster treatments. Long, straight, unbroken walls are not permitted. Landscaping is required to be installed in accordance with City standards within collector or arterial rights-of-way.
3. The undergrounding of all utilities less than 69kV within and abutting the proposed development shall occur prior to issuance of construction permits for the applicable phase of development.
4. All new residential developments (subdivisions) shall be subject to all requirements set forth in the Eloy Subdivision Ordinance.
5. Compliance with the City's Engineering Design Standards for public works construction and with Maricopa Association of Governments standards for public works construction, except for modifications agreed to by the City Engineer.
6. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Pinal County Flood Control District explaining that the development is not located in the floodplain or the measures to protect development located in the floodplain.
7. Separation of any production crops on land owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty (50) feet from the nearest adjacent property boundary, if applicable.
8. A Homeowner Association (HOA) shall be required to be formed for a new residential subdivision.

B. Single Family Residential Site Design Guidelines (from 21-180)

1. Housing should foster a sense of neighborhood among nearby residents and a sense of community through linkage with surrounding neighborhoods.
2. All new residential development (subdivisions) shall include a pedestrian and bicycle multi-use pathway as part of the required open space as per the Eloy General Plan. If applicable, such pathway shall be designed, located and oriented to provide: 1) pedestrian and bicycle accessibility within and around the development; 2) connections to adjacent developments to enhance a network of multi-modal circulation throughout the community; and 3) a buffer between undeveloped, less densely developed lands and developed land use patterns.

3. In an effort to reduce street pavement widths and eliminate driveway curb cuts, the use of alleyways with rear garage configurations and entry access points may be considered as a primary means of access to a residential lot.
4. Developments containing alleyways shall plan and design the alleyways as a secure pedestrian way that links to the neighborhood pedestrian and bicycle multiuse pathways and open space system.
5. The residential structure should have a strong relationship to the neighborhood street. A walkway from the street to the front entry is strongly encouraged. (Ord. 04-569, 6-7-2004)

C. Single Family Residential Open Space Guidelines (from 21-181)

1. All residential developments (subdivisions) shall provide the minimum net acreage required by subsection 15-598 of this code as open space. Developers shall set aside a minimum of fifteen percent (15%) open space (net acreage) in subdivisions platted under the R1-6 zoning districts. Not more than fifty percent (50%) of the required open space for any residential development (subdivisions) shall be attributed to golf course use or ancillary golf uses.
2. Private (subdivision) open space areas shall be designated as a tract, which is owned and maintained by a homeowners' association. Said private open space shall be located to provide access and physical connections to adjacent neighborhoods and to the community open space network and trail system.
3. If the open space area (subdivision) is to be dedicated for public use it shall be located to provide access and physical connections to adjacent neighborhoods and to the community open space network and trail system or to provide protection to adjacent public lands.
4. The landscaped portion of a private street tract may be counted as open space only if the private street is constructed to the local street standards as shown in the City of Eloy Subdivision Ordinance. However, this landscaped area may not count towards more than twenty five percent (25%) of the required open space. (Ord. 04-569, 6-7-2004; Ord. 05-584 §§ 12, 13, 1-10-2005).

D. Single Family Residential Architectural Guidelines (from 21-82)

1. Mirrored surfaces or reflective treatment that changes or enhances ordinary glass into a mirrored surface is prohibited. Bright untarnished metallic surfaces, including roof materials, shall be chemically treated so they are non-reflective.
2. Paint and material colors shall have a light reflective value (LRV) no greater than forty percent (40%). Limited use of contrasting accenting colors in excess of forty percent (40%) LRV for small elements such as entryways and special architectural features of the building may be allowed.
3. Roof mounted mechanical equipment is prohibited. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.
4. All new single-family residences shall include a minimum two (2) car garage. Carports shall only be permitted in subdivisions with a manufactured home

overlay; the design and materials of which shall be compatible with the main structure. Existing carports shall not be enclosed unless substituted with an additional carport or garage on the property. In RR-20, RR-5, RR-2.5, R1-55 and R1-43 zoning districts, the garage area shall not exceed thirty five percent (35%) of the front face plane of the residential structure.

5. Detached garages and side entry garages are strongly encouraged.
6. Front porches and courtyards are strongly encouraged and should provide a pedestrian connection, other than the driveway, to the street.
7. Open gable roofs, emphasizing the lack of detail, should be avoided. Rooflines with differing heights and style combinations, stepping, or different orientations are strongly encouraged.
8. All four exterior elevations of a residential structure shall provide architectural detailing; not just the front elevation.
9. Window embellishments shall be provided on all houses by adding architectural features which enhance the elevations, e.g., sturdy synthetic wood substitutes, greater variation of window design, different window styles, tile inlays and recesses, structural pop outs, gabled roof features over the windows, etc. Such features must be added to all of the exterior elevations of the house to provide interest and relief.
10. All tract home developments shall have a minimum of four (4) floor plans, with a minimum of three (3) distinctly different elevations for each floor plan. Additionally, a minimum of three (3) colors of roof material, three (3) styles of garage doors and three (3) exterior paint motifs shall be required to promote visual interest and architectural diversity. The same elevations shall not be utilized across from or adjacent to each other. (Ord. 04-569, 6-7-2004; Ord. 05-584 § 14, 1-10-2005; Ord. 07-713 §§ 5, 6, 9-10-2007; Ord. 10-779, 6-14-2010)

2.2.6 Multiple Family Residential Design Guidelines

A. Multiple Family Subdivision/Site Plan Guidelines Each project shall have a unique entry feature at its primary entrance to provide individual identity to the development. Entry features may include a combination of some of the following elements: entrance paving, fountains, distinctive landscaping treatment, planters, special wall treatment, gates and other entry features.

1. A minimum six (6) foot and maximum eight (8) foot wall shall be required along the rear of reverse frontage single-family lots along collector or arterial streets. Such walls shall be constructed of slump block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, wall inserts, offsets, or pilaster treatments. Long, straight, unbroken walls are not permitted. Landscaping is required to be installed in accordance with City standards within collector or arterial rights-of-way.
2. The undergrounding of all utilities less than 69kV within and abutting the proposed development prior to issuance of construction permits for the applicable phase of development.
3. All new residential developments (subdivisions) shall be subject to all requirements set forth in the Eloy subdivision ordinance.

4. Compliance with the City's Engineering Design Standards for public works construction and with Maricopa Association of Governments standards for public works construction, except for modifications agreed to by the City.
5. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Pinal County Flood Control District explaining that the development is not in the floodplain.
6. Separation of any production crops on ground owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty (50) feet from occupied dwelling units, if applicable.
7. The creation of a Property Management Association shall be required for a new multiple family development project.

B. Multiple Family Residential Site Design Guidelines (from 21-187)

1. All new multiple family residential developments (subdivisions) shall be subject to all requirements set forth in the Eloy Subdivision Ordinance.
2. Parking areas adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof to a height not to exceed three feet (3') measured from the finish grade in order to adequately screen the undercarriages of the parked vehicles.
3. Trash and refuse collection locations shall be screened with a six foot (6') decorative masonry wall that is finished to match the exterior elevation of the dwelling units. Trash and refuse areas shall be located such that they are not the visual focal point of a driveway or parking area, and cannot be viewed directly from a public street.
4. All multiple family residential developments, having more than four (4) dwelling units, shall provide amenities for the residents' use. Examples of such amenities are swimming pool, clubhouse, health and fitness center, tennis courts, etc. The area utilized by these amenities may be credited as open space.
5. Required covered parking shall provide motion sensor/detector light fixtures which are to be placed under the parking shade canopy. The design and materials of the covered parking canopy shall be compatible with the main structure.
6. All of the dwelling units within the development should have a strong design/orientation to one another, to the common open space and to the neighborhood street. A walkway from the street to the front entry is strongly encouraged. (Ord. 04-569, 6-7-2004)

C. Multiple Family Residential Open Space Guidelines

1. All multiple family residential developments shall be required to provide a minimum of 400 square feet of usable open space per dwelling unit. Usable open spaces may include both active and passive uses including, but not limited to pool facilities, open turf areas, trails (not including sidewalks between buildings), ballfields, tot lots and other similar features.
2. All multiple residential developments shall adhere to the open space requirements of subsection 15-598 of this code. (Ord. 04-569, 6-7- 2004).

D. Multiple Family Residential Architectural Guidelines (from 21-189)

1. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.
2. All buildings shall incorporate three hundred sixty degree (360°) architecture, a variety of massing and building heights, and stepping rooflines. Straight rooflines should be varied by using offsets, differing heights, stepping, or different orientations to produce more variety within a development. Roof material shall not be wood shake shingles.
3. All of the exterior elevations of the structures shall provide interest and relief and utilize architectural detailing and overhanging eaves. Open gable roofs, emphasizing the lack of detail, should be avoided. Embellish window treatments on buildings by adding architectural features, which enhance the elevations, e.g., gabled roof features over windows, structural pop outs, recesses, headers, tile inlays, different window designs and styles.
4. Reflective building materials are prohibited. Mirrored surfaces or any treatment that changes ordinary glass into a mirrored surface are prohibited. Metallic surfaces, including roof materials, shall be chemically treated to be non-reflective. Paint and material colors shall have a light reflective value (LRV) no greater than forty percent (40%). Limited use of contrasting accenting colors in excess of forty percent (40%) LRV for small elements such as entryways and special architectural features of the building may be allowed.
5. The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. All multiple residential buildings shall have a permanent foundation and a garage, carport or covered parking canopy. (Ord. 04-569, 6-7- 2004).
6. All tract home developments shall have a minimum of four (4) floor plans, with a minimum of three (3) distinctly different elevations for each floor plan. Additionally, a minimum of three (3) colors of roof material, three (3) styles of garage doors and three (3) exterior paint colors shall be required to further promote visual interest and architectural diversity. The same elevations shall not be utilized across from or adjacent to each other. (Ord. 04-569, 6-7-2004; Ord. 05-584 § 14, 1-10-2005; Ord. 07-713 §§ 5, 6, 9-10-2007; Ord. 10-779, 6- 14-2010)

2.3 COMMERCIAL DISTRICTS

2.3.1 General Purpose

The purpose of the commercial and mixed-use districts is to provide for a variety of goods, services and housing, each suited to specific retail, office, entertainment, and moderate to high density residential uses in order to foster economic health, community sustainability and also to maintain compatibility with adjacent uses. These districts are intended to provide attractive, well-designed developments that are appropriately located along primary roadways and multi-modal transportation facilities to serve Eloy residents, customers, and visitors.

2.3.2 Commercial and Mixed-Use Districts

Neighborhood Commercial District (C-1)

The purpose of this commercial zoning district is to provide a location for small scale, well designed professional offices and smaller shops and services in convenient locations to meet the daily needs of residents in the surrounding neighborhood. It is intended that this district restrict its range of uses to those that satisfy the daily commercial, office, and service needs of the immediate surrounding neighborhood.

General Commercial District (C-2)

The purpose of this commercial zoning district is to provide a location for general business and commercial uses. The intent of this district is to allow for larger commercial uses to satisfy the needs of the community at large while providing for a broad range of retail, office and service oriented activities. (Ord. 04-569, 6-7-2004)

Mixed-Use District (MU)

The purpose of this mixed use district is to allow the inclusion of both residential and non-residential uses, either vertically or horizontally, on one parcel of land. The intent is to promote site and building design that accommodates multi-modal mobility that create opportunities to live, work and recreate within newly developing greenfield sites, near existing neighborhoods and/or near the downtown core area. Residential densities ranging from 10 to 24 dwelling units per acre are permitted.

2.3.3 Commercial and Mixed Use Standards

The “Table of Allowed Uses for Commercial and Mixed-Use Districts” (Table 2.3-1), lists land uses and indicates whether they are permitted by right or with approval of a conditional use permit (CUP), or prohibited within each Zoning District. The Use Table also includes references to additional use-specific standards that may be applicable to that use. The organization headings and individual abbreviations utilized in the table are identified as follows:

A. Use Category

The “use categories” are intended to provide a quick reference to organize the specific uses. These categories are not regulatory.

B. Specific Use Type

The “specific use types” are regulatory and function as the basis for listing the existing and future land uses that are considered in each zoning district. Rather than list every possible individual land use type, this list classifies individual land uses and activities into specific use types based on common functional, product or physical characteristics; such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions. The definitions of each specific use type is located in [Section 9](#), “Definitions”.

C. Permitted Uses (P)

A “P” in a cell indicates that the use is allowed by right in that zoning district.

D. Conditional Uses (C)

A “C” in a cell indicates that the use is allowed with a Conditional Use Permit in the respective zoning district. Conditional Use Permits must be reviewed and approved by both the Planning & Zoning Commission and City Council, in accordance with the procedures of [Section X.X](#).

E. Not Permitted (NP)

An “NP” in a cell indicates that the use is prohibited in the respective zoning district.

F. Use-Specific Standards

Section numbers listed in the “Supplemental Use Regulations” column denote the location of additional regulations that are applicable to the specific use type; however, provisions in other sections of this Ordinance may also apply.

G. Non-Specified Uses

When a use cannot be reasonably classified into a specific use type, or appears to fit into multiple specific use types, the Zoning Administrator is authorized to determine the most similar and thus most appropriate specific use type based on the actual or projected characteristics of the individual use or activity (including but not limited to size, scale, operating characteristics and external impacts) in relationship to the specific use type definitions provided in [Section 9](#). Appeal of the Zoning Administrator’s decision may be filed with the Community Development Department and heard by the Board of Adjustment in conformance with the procedures of [Section X.X.X](#).

Table 2.3-1: Table of Allowed Uses for Commercial & Mixed-Use Districts						
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted				
		Commercial & Mixed-Use Zoning Districts				
		C-1	C-2	MU	Supplemental Use Regulations	
Residential	Dwelling, Single-Family Attached	NP	NP	P		
	Dwelling, Live/Work	NP	NP	P		
	Dwelling, Multi-Family	NP	NP	P		
	Assisted Living Center	NP	C	P	3.X.X	
	Nursing Home	NP	C	P	3.X.X	
	Boarding/Shelter Care	NP	C	NP		
	Vacation Home Rentals	NP	NP	P	3.X.X	
	Watchman’s Quarters	NP	C	C	3.X.X	
Public and Semi Public	Arboretum or Botanical Garden	C	P	P		
	Assembly Hall/Auditorium	C	P	P		
	Bus Terminal	NP	C	C		
	Campground	NP	NP	C	3.X.X	
	Cemetery	C	C	C		
	Child Care, Center	C	C	P	3.X.X	
	College or University	NP	P	P	3.X.X	
	Community Playfields and Parks	NP	C	P		
	Community Recreation Center	P	P	P		
	Crematorium or Funeral Parlor	C	P	C		
	Fraternal or Social Club, Nonprofit	C	P	P		
	Government Offices And Civic Buildings	P	P	P		
	Health Care / Medical Facility or Clinic	C	P	P		
	Hospitals	NP	P	P		
	Library	P	P	P		
	Museum, Cultural Facility	NP	P	P		
	Public Safety Facility	P	P	P		
	Religious Assembly	P	P	P	3.X.X	
	School, Boarding	C	C	C	3.X.X	
	School, Public or Private, K-8	C	C	C	3.X.X	
School, Public or Private, 9-12	C	C	C	3.X.X		

Table 2.3-1: Table of Allowed Uses for Commercial & Mixed-Use Districts						
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted				
		Commercial & Mixed-Use Zoning Districts				
		C-1	C-2	MU	Supplemental Use Regulations	
	Social Service Facility	C	C	C		
	Utility Facility And Service Yard, Major	NP	C	C		
	Utility Facility, Minor	P	P	P		
	Wireless Facility (Including Tower and Supporting Facilities)	C	C	C	3.X.X	
Commercial	Adult Entertainment Business	NP	NP	NP	3.X.X	
	Alcoholic Beverages, Retail Sale	C	P	P		
	Animal Kennel/Shelter	NP	C	NP	3.X.X	
	Animal, Hospital/Veterinarian	NP	C	NP	3.X.X	
	Automobile Rentals	NP	P	P	3.X.X	
	Automobile Repair	NP	C	NP		
	Automobile Sales And Leasing	NP	P	NP		
	Bar, Lounge, or Tavern	NP	P	P		
	Bed and Breakfast Homestay	NP	NP	P	3.X.X	
	Business Services	P	P	P		
	Car Wash	NP	C	NP		
	Coffee Shop/Café	P	P	P		
	Coffee Shop/Café with Drive Through	C	C	C	3.X.X	
	Commercial Entertainment, Indoor	NP	C	C		
	Commercial Entertainment, Outdoor	NP	C	C		
	Convenience Market	P	P	P	3.X.X	
	Farmers Market	C	P	P		
	Feed Store	C	P	P		
	Financial Institution (chartered; bank)	C	P	P		
	Financial Institution (chartered), With Drive Through	C	P	P	3.X.X	
Fitness And Sports Center	C	P	P			
General Market	P	P	P			

Table 2.3-1: Table of Allowed Uses for Commercial & Mixed-Use Districts					
Use Category	Specific Use Type	P = Permitted Use		C = Conditional Use	
		NP = Not Permitted			
		Commercial & Mixed-Use Zoning Districts			
		C-1	C-2	MU	Supplemental Use Regulations
	General Personal Services	P	P	P	
	General Personal Services with Drive Through	C	P	P	3.X.X
	General Recreation, Indoor	NP	P	P	
	Hotel or Motel	NP	P	P	
	Instructional Services or Trade Schools	NP	P	C	
	Medical Marijuana Dispensary	NP	C	NP	3.X.X
	Medical Marijuana Infusion	NP	C	NP	3.X.X
	Microbrewery, Craft Distillery or Tasting Room	NP	P	P	3.X.X
	Movie Theater	NP	P	P	
	Nightclub	NP	C	C	
	Non-Chartered Financial Institution (Payday loan/Check Cashing)	NP	C	NP	
	Nursery, Commercial	NP	C	C	
	Office, Business Or Professional	P	P	P	
	Outdoor/Mobile Vending	C	C	C	3.X.X
	Parking Lots And Parking Structure	NP	P	P	
	Personal and Household Services	P	P	P	
	Restaurant	P	P	P	
	Restaurant, With Drive Through	C	C	C	3.X.X
	Restaurant, With Off Track Betting	NP	C	C	
	Retail, General	P	P	P	
	Retail, General With Drive Through	C	C	C	3.X.X
	Retail, Large Format	NP	P	P	
	Retail, Smoke Shop	NP	C	C	
	Self-Storage, Indoor	NP	C	C	3.X.X
	Service Station	NP	P	P	3.X.X

Table 2.3-1: Table of Allowed Uses for Commercial & Mixed-Use Districts					
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted			
		Commercial & Mixed-Use Zoning Districts			
		C-1	C-2	MU	Supplemental Use Regulations
	Service Station With Car Wash	NP	C	C	3.X.X
	Tour Services	NP	P	P	
Industrial Use	Truck Stop	NP	C	NP	3.X.X
	Building Materials Sales, Indoor Retail	NP	C	C	
	Building Materials Sales, Outdoor or Wholesale	NP	C	NP	
	Heavy Rental, Outdoor	NP	C	NP	

2.3.4 Commercial and Mixed Use Development Standards

The following development standards identified in Table 2.3-2 apply to all principal uses and structures in commercial and mixed-use overlay districts, except as otherwise expressly stated in this zoning code.

Table 2.3-2: Commercial & Mixed-Use Overlay Districts Development Standards				
Zoning District		C-1	C-2	MU
Lot Dimensions, maximum	Size of Use or User (square feet)	25,000	--	7,000 (min)
Residential Density, minimum		X	X	3 units
Setbacks, minimum	Front, (feet)	15	20 [1]	0 [1]
	Side, (feet)	10 [2]	15 [2]	0 [1]
	Side, (feet) <i>Adjacent to Residential</i>	20 [1]	30 [1]	30 [1] [3]
	Street Side (feet)	10	10	10
	Rear, (feet)	10	20	10 [4]
	Rear, (feet) <i>Adjacent to Residential</i>	20	30	30 [3]
Lot Coverage, maximum (%)		40	60	--
Building Height, maximum (feet)		35	35 [5]	35 [5] [6]

NOTES:

- [1] Front and side setback for street facing parking areas shall be a minimum of fifteen (15) feet.
- [2] Zero (0) setbacks are permitted for structures if adjacent structures also have zero setbacks and regulations of the building code in force at the time of the review are met.
- [3] Fifteen (15) foot setbacks are permitted if adjacent parcel is zoned R2 or R4
- [4] Rear setback can be reduced to five (5) feet if adjacent to a public alley
- [5] Unless otherwise permitted through a conditional use permit.
- [6] Building height may be increased to forty-five (45) feet for development that contains vertical mixed-use with residential above ground floor commercial uses

2.3.5 Commercial and Mixed Use Design Guidelines

The commercial and mixed use development guidelines have been established to: create an attractive and functional setting for businesses located along primary roadway corridors; create and maintain an efficient, functional, safe and pleasant built environment for residents and visitors; and promote attractive, high quality development that will support and enhance the greater community.

A. Applicability

These guidelines shall apply to development of new buildings or renovation of existing buildings within any Commercial and Mixed-Use Zoning District in the City of Eloy, unless otherwise specified within this Section. In the case of mixed-use buildings, the guidelines of this Section and the guidelines of **Section X.X.X**, Residential Development, shall both apply.

These guidelines will be used by City staff and Planning and Zoning Commission as a framework for evaluating development proposals and for consideration of design aspects of such proposed projects. The Eloy Subdivision Ordinance should also be referenced for additional site design standards specifically applicable to commercial and mixed use developments.

B. Architecture

1. Natural materials and deep earth tone colors are preferred, and design elements shall not primarily consist of metal, glass, plastic, highly reflective materials and bright colors. Such materials may have limited application in trim or accent areas, but shall not be the predominant visual elements of the building(s) or site improvements.
2. Large bland monolithic facades or rooflines and repetition of very simple details foster a monotonous character, which shall be avoided. Building elevations shall create a unique character which is emphasized through interesting architectural details or façade articulation in each component. For example, windows may be arched or rectangular, bayed out or recessed, have raised borders, awnings, planter boxes or shutters.
3. All building facades must be designed with architecturally finished materials, with primary building materials limited to the following:
 - a. Modular masonry materials such as brick, block, and stone.
 - b. Precast concrete or aggregate panels with a decorative finish.
 - c. Stucco or stucco-like materials.
 - d. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability.
 - e. Other materials as determined by the Zoning Administrator.
4. The following building types and materials are expressly prohibited:
 - a. No galvanized or unfinished steel, galvalume or unfinished aluminum buildings (walls or roofs), unless the roadway facing the façade of the building is specifically intended to have a corrosive designed

finish such as Cor-Ten steel or is finished with a material that is compliant with **Section 2.3.5.B.3** above.

- b. Exposed, untextured, uncolored, unaugmented concrete.

C. Site Design/Orientation

1. Buildings, structures, open space areas and other features shall be oriented to protect and/or enhance major vistas and panoramas that accentuate mountain vistas, and/or special man-made or natural landmarks.
2. On-site pedestrian walks shall be provided to connect street sidewalks to primary commercial and mixed-use building entries by the most direct route practicable. Multi-building developments shall minimize auto/pedestrian conflicts and maximize convenient pedestrian access between buildings.
3. Openings for vehicular uses, such as garage door bays used to access vehicles into and out of a building for repair or storage, must be located on facades that do not face the primary street.

D. Circulation

1. Proposed developments fronting ADOT controlled roadways shall complete a traffic impact analysis (TIA), including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. ADOT approval will be required as part of the development plan approval process.
2. Developments along public roadways may be required to complete a traffic impact analysis, including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. The approval of the Eloy City Engineer will be required as part of the development plan approval process.
3. Vehicular access points along arterial and collector roadways shall be placed and designed in accordance with ADOT and/or City requirements.

E. Utilities

1. All on-site electric utility and all other communication and utility lines for buildings shall be placed underground.

2.3.6 Additional Design Standards

- A. Parking and Loading requirements – See Section 4.2 Off-Street Parking and Loading for additional development and design regulations.
- B. Landscaping and Screening requirements – See Sections 4.3 and 4.4 for additional development and design regulations relating to fencing, screening and landscaping.
- C. Signage requirements – See Section 4.5, Signage for additional development and design regulations.

- D. Outdoor Lighting requirements – See Section 4.6, Outdoor Lighting for additional development and design regulations.
- E. Further reference, as applicable, is provided in the City of Eloy, Uniform Building and International Fire Codes, Subdivision Ordinance, Floodplain Management Ordinance, and Engineering Design Standards.

2.4 INDUSTRIAL DISTRICTS

2.4.1 General Purpose

The purpose of the industrial zoning districts is to provide areas that promote employment opportunities for existing and future residents of the City and surrounding communities, while also separating these districts from future and/ or established residential and commercial areas from their potential direct and indirect operational influences.

2.4.2 Industrial Districts

Business Park (BP)

The purpose of this industrial district is to provide sites for a range of research, technology and business park uses, including office and administrative uses, designed to be conducted such that these and storage operations are contained entirely within enclosed buildings. Light manufacturing uses that complement the business park or research park use that do not exhibit nuisances may be permitted if pertinent to the primary use. This district encourages the development of attractive buildings in a campus type setting on well-landscaped sites which may be adjacent to residential areas.

Light Industrial (I-1)

The purpose of this industrial zoning district is to provide for a mix of assembly and non-intensive manufacturing and office park uses. Such uses are located in an attractive, planned development setting with proper screening and landscaping; all compatible with adjacent uses. It is intended that this district allow for employment bases through the establishment of high quality, planned industrial centers for corporate offices and indoor manufacturing and well screened storage uses.

General Industrial (I-2)

The purpose of this industrial zoning district is to provide areas where heavy and concentrated fabrication, manufacturing, and processing uses are appropriately screened and landscaped. It is intended that this district provide adequate space for industrial operations and related activities so that the economic base of the City may be strengthened and employment opportunities expanded while protecting residential and commercial land uses from objectionable encroachments. (Ord. 04-569, 6-7-2004)

2.4.3 Industrial Use Standards

The “Table of Allowed Uses for Industrial Districts” (Table 2.4-1), lists land uses and indicates whether they are permitted by right or with approval of a conditional use permit (CUP), or prohibited within each Zoning District. The Use Table also includes references to additional use-specific standards that may be applicable to that use. The organization headings and individual abbreviations utilized in the table are identified as follows:

A. Use Category

The “use categories” are intended to provide a quick reference to organize the specific uses. These categories are not regulatory.

B. Specific Use Type

The “specific use types” are regulatory and function as the basis for listing the existing and future land uses that are considered in each zoning district. Rather than list every possible individual land use type, this list classifies individual land uses and activities into specific use types based on common functional, product or physical characteristics; such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions. The definitions of each specific use type is located in [Section 9](#), “Definitions”.

C. Permitted Uses (P)

A “P” in a cell indicates that the use is allowed by right in that zoning district.

D. Conditional Uses (C)

A “C” in a cell indicates that the use is allowed with a Conditional Use Permit in the respective zoning district. Conditional Use Permits must be reviewed and approved by both the Planning & Zoning Commission and City Council, in accordance with the procedures of [Section X.X](#).

E. Not Permitted (NP)

An “NP” in a cell indicates that the use is prohibited in that zoning district.

F. Use-Specific Standards

Section numbers listed in the “Supplemental Use Regulations” column denote the location of additional regulations that are applicable to the specific use type; however, provisions in other sections of this Ordinance may also apply.

G. Non-Specified Uses

When a use cannot be reasonably classified into a specific use type, or appears to fit into multiple specific use types, the Zoning Administrator is authorized to determine the most similar and thus most appropriate specific use type based on the actual or projected characteristics of the individual use or activity (including but not limited to size, scale, operating characteristics and external impacts) in relationship to the specific use type definitions provided in [Section 9](#). Appeal of the Zoning Administrator’s decision may be filed with the Community Development Department

and heard by the Board of Adjustment in conformance with the procedures of **Section X.X.X.**

Table 2.4-1: Table of Allowed Uses For Business and Industrial Districts					
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted			
		Industrial Zoning Districts			
		BP	I-1	I-2	Supplemental Use Regulations
Public and Semi Public Use Category	Bus Terminal	P	P	P	
	Campground	NP	C	C	3.X.X
	Cemetery	P	C	NP	
	Crematorium or Funeral Parlor	P	P	NP	
	Government Offices and Civic Buildings	P	P	P	
	Hospitals	P	C	NP	
	Public Safety Facility	P	P	P	
	Religious Assembly	P	P	C	3.X.X
	Solar Generation Facility	C	C	C	
	Utility Facility and Service Yard, Major	C	C	P	
	Utility Facility, Minor	P	P	P	
Wireless Facility (Including Tower and Supporting Facilities)	P	P	P	3.X.X	
Commercial Use Category	Adult Entertainment Business	NP	C	NP	3.X.X
	Animal Training	C	C	P	3.X.X
	Animal Kennel/Shelter	C	C	P	3.X.X
	Animal Hospital/Veterinarian	C	P	P	3.X.X
	Automobile Rentals	P	P	NP	3.X.X
	Automobile Repair Major	C	P	P	3.X.X
	Automobile Repair Minor	P	P	P	3.X.X
	Automobile Sales and Leasing	P	P	NP	3.X.X
	Bar, Lounge, or Tavern	P	P	C	
	Business Services	P	P	C	
	Car Wash	P	P	NP	
	Commercial Entertainment, Indoor	P	C	NP	
	Commercial Entertainment, Outdoor	C	C	NP	
	Convenience Store	P	P	NP	3.X.X
	Farmers Market	P	P	NP	
	Flea Market	NP	C	NP	
Feed Store	C	P	C		

Table 2.4-1: Table of Allowed Uses For Business and Industrial Districts					
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted			
		Industrial Zoning Districts			
		BP	I-1	I-2	Supplemental Use Regulations
Business Use Category	Financial Institution (chartered; bank)	P	NP	NP	
	Financial Institution (chartered), With Drive Through	C	NP	NP	3.X.X
	Fitness and Sports Center	P	P	C	
	Flea Market	C	C	C	
	General Personal Services	C	P	C	
	General Recreation, Indoor	P	P	C	
	General Recreation, Outdoor	NP	C	C	
	Instructional Services or Trade Schools	P	P	P	
	Medical Marijuana Dispensary, Infusion, or Cultivation	C	C	C	3.X.X
	Microbrewery or Craft Distillery	C	C	NP	3.X.X
	Non-Chartered Financial Institution (Payday loan/Check Cashing)	NP	C	NP	
	Nursery, Commercial	NP	P	P	
	Office Business or Professional	P	P	P	
	Outdoor/Mobile Vending	NP	C	NP	3.X.X
	Parking Lots And Parking Structure	P	P	P	
	Restaurant	P	P	C	
	Restaurant, With Drive Through	P	P	C	3.X.X
	Restaurant, With Off Track Betting	C	C	C	
	Retail, General	P	P	C	
	Retail, General With Drive Through	C	P	C	3.X.X
	Retail, Large	C	C	NP	
	Retail, Smoke Shop	C	P	NP	
	Retail, Pawn Shop	C	P	NP	
	Self-Storage, Indoor	P	P	P	3.X.X
Service Station	P	P	NP	3.X.X	
Service Station With Car Wash	C	P	NP	3.X.X	
Wholesale Establishment	P	P	P		
Industrial Use Category	Assembly, Light	P	P	P	
	Auctions, Indoor	P	P	P	
	Auto Wrecking and Salvage Yard	NP	NP	C	

Table 2.4-1: Table of Allowed Uses For Business and Industrial Districts					
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted			
		Industrial Zoning Districts			
		BP	I-1	I-2	Supplemental Use Regulations
	Building Materials Sales, Indoor Retail	P	P	P	
	Building Materials Sales, Outdoor Or Wholesale	NP	P	P	
	Distribution Yard, Outdoor	NP	C	P	
	Distribution / Warehousing Center, Indoor	NP	C	P	
	Manufacturing, Heavy	NP	NP	P	
	Manufacturing, Light	P	P	P	
	Outside Storage (Vehicles, Boat, RV)	NP	C	P	3.X.X
	Recycling Center	NP	C	P	
	Research Laboratory	P	P	P	
	Resource Extraction	NP	NP	C	
	Truck Stop	NP	C	P	
	Waste Facility, Landfill	NP	NP	C	
	Waste Facility, Transfer Station	NP	NP	C	
	Wholesale Establishment	P	P	P	

2.4.4 Industrial Development Standards

The following development standards identified in Table 2.4-2 apply to all principal uses and structures in Industrial Districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules to determine compliance are identified in [Section 9](#). Regulations governing accessory uses and structures are identified in [Section X.X](#).

Table 2.4-2: Business and Industrial Districts Development Standards				
Zoning District		BP	I-1	I-2
Lot Dimensions, minimum	Lot width (feet)	60	100	100
Setbacks, minimum	Front, (feet)	20 [1]	20 [1]	30 [1]
	Side, (feet)	15 [2]	15 [2]	20 [2]
	Side, (feet) <i>Adjacent to Residential</i>	30 [1]	50 [1]	75 [1]
	Street Side (feet)	10	15	15
	Rear, (feet)	15	15	20
	Rear, (feet) <i>Adjacent to Residential</i>	30	50	75
Lot Coverage, maximum (%)		50	60	60
Building Height, maximum (feet)		45	45	55

NOTES:

- [1] Front and side setback for street facing parking areas shall be a minimum of fifteen (15) feet.
- [2] Zero (0) setbacks are permitted for structures if adjacent structures also have zero setbacks and regulations of the building code in force at the time of the review are met.
- [3] Unless otherwise permitted through a conditional use permit.

2.4.5 Industrial Design Guidelines

The Industrial design guidelines contained in this Section have been established to: recognize the unique needs and characteristics of development in business and industrial use settings; protect and promote long-term economic vitality through the promotion of high quality development; and minimize adverse impacts to existing neighborhoods and anticipated residential growth areas.

A. Applicability

These guidelines shall apply to development of new buildings or renovation of existing buildings within any Business and Industrial Zoning District, unless otherwise specified within this Section.

These guidelines will be used by City staff and decision making bodies as a framework for evaluating development proposals and for commenting on the design aspects of those proposed projects. The Eloy General Development & Subdivision Regulations should also be referenced for additional site design standards specifically applicable to commercial subdivision developments.

B. Architecture

1. Natural materials and deep earth tone colors are preferred, and design elements shall not consist primarily of metal, glass, plastic, highly reflective materials and bright colors. Such materials may have limited application in trim or accent areas, but shall not be predominant visual elements of the building(s) or site improvements.
2. Large bland monolithic facades or rooflines and repetition of very simple details which become monotonous character shall be avoided. Building elevations shall create a unique character which is emphasized through interesting architectural details or relief in each component. For example, windows may be arched or rectangular, bay out or be recessed, have raised borders, awnings, planter boxes or shutters.
3. All building facades must be designed with architecturally finished materials, with primary building materials being limited to the following:
 - a. Modular masonry materials such as brick, block, and stone.
 - b. Precast concrete or aggregate panels with a decorative finish.
 - c. Stucco or stucco-like materials.
 - d. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability.
 - e. Other materials as determined by the Zoning Administrator.

4. The following building types and materials are expressly prohibited:
 - a. No galvanized or unfinished steel, galvalume or unfinished aluminum buildings (walls or roofs), unless the roadway facing façade of the building is specifically intended to have a corrosive designed finish such as Cor-Ten steel or is finished with a material that is compliant with Section 2.4.5.C.2 above.
 - b. Exposed, untextured, uncolored, unaugmented concrete.

C. Site Design/Orientation

1. Buildings, structures, open space areas and other features shall be oriented to protect and/or enhance major vistas and panoramas that give special emphasis to mountains and special man-made or natural landmarks.
2. Multi-building developments shall minimize auto/pedestrian conflicts and maximize convenient pedestrian access between buildings.
3. Openings for vehicular uses, such as garage door bays used to access vehicles into and out of a building for repair or storage, must be located on facades that do not face the primary street.

D. Circulation

1. Developments along ADOT controlled roadways shall complete a traffic study analysis, including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. ADOT approval will be required as part of the development plan approval process.
2. Access points along primary gateway roadways shall be placed and designed in accordance with ADOT and/or City requirements.

E. Properties with Frontage along Primary Gateway Roadway Corridors

Development of new buildings or renovation of existing buildings within any Industrial Zoning District that has frontage along Interstate 10, Frontier Street, State Route 87, Sunland Gin Road, Toltec Road and Sunshine Boulevard, and Battaglia Road, in the City of Eloy shall adhere to the following guidelines:

1. Prohibited Uses
The following uses are prohibited within any Business Park (BP), Light Industrial (I-1) or Heavy Industrial (I-2) zoning district that is located adjacent to the right of way of Interstate 10, Frontier Street State Route 87, Sunland Gin Road, Toltec Road, and Sunshine Boulevard, and Battaglia Road:
 - a. Adult Oriented Businesses;
 - b. Auto wrecking and salvage yard
 - c. Heavy Rental, Outdoor
 - d. Waste Facility, Landfill

2.4.6 Additional Design Standards

- A. Parking and loading requirements – See Section 4.2 Off-Street Parking and Loading for additional development and design regulations.
- B. Landscaping and Screening requirements – See Sections 4.3 and 4.4 for additional development and design regulations relating to fencing, screening and landscaping.
- C. Signage requirements – See Section 4.5, Signage for additional development and design regulations.
- D. Outdoor Lighting requirements – See Section 4.6, Outdoor Lighting for additional development and design regulations.
- E. Further reference, as appropriate, is provided in the City of Eloy, Uniform Building and International Fire Codes, Subdivision Ordinance, Floodplain Management Ordinance, and Engineering Design Standards.

2.5 OPEN SPACE DISTRICTS

2.5.1 General Purpose

The purpose of the open space zoning districts is to identify lands that are to remain in their natural state, under agricultural production or developed to emulate a natural or designed state for passive and active recreational pursuits in perpetuity. The primary purpose of designating these areas is to raise the degree of assurance that designated open space for conservation and recreational areas will remain open in perpetuity, as well as to achieve the open space related goals and objectives of the Eloy General Plan.

2.5.2 Open Space Districts

Open Space Conservation District (OSC)

The purpose of this open space zoning district is to protect and conserve natural area and agricultural/farm/ranch lands in perpetuity. Such natural areas may include desert washes, hillsides, floodplains, wildlife habitat, and lands identified to be retained in their undeveloped state or designed open space state. Areas to be retained in their agricultural state contain high value farmland that the property owner agrees to maintain in perpetuity.

Open Space Recreation District (OSR)

The purpose of this open space zoning district is to provide for active and passive recreation uses that are to be integrated within the existing and future developed area of the City. Such active and passive recreation uses include public and private parks, trail corridors, regraded and revegetated passive areas, joint use recreation-detention/retention drainage facilities, etc. as designated on a site plan, final plat or planned area development that will not contain any non-recreational structural improvements in perpetuity. (Ord. 04-569, 6-7-2004).

2.5.3 Open Space Use Standards

Table 2.5-1: Table of Allowed Uses for Parks/Open Space District				
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted Parks/Open Space Zoning District		
		OSC	OSR	Supplemental Use Regulations
Public and Semi Public Use	Arboretum or Botanical Garden	P	P	
	Archeological/Historic Sites	P	--	
	Campground	NP	P	3.X.X
	Cemetery	NP	C	
	Community Playfields and Parks	C	P	
	Community Recreation Center	NP	P	
	Fairgrounds	NP	P	
	Market Garden	P	p	
	Museum, Cultural Facility (Public)	C	C	
	Natural Area Preserves, Trails, and Trailheads	P	P	
	Public Safety Facility	C	P	
	Rodeo Grounds	NP	P	
	Wireless Facility (Including Tower and Supporting Facilities)	C	C	3.X.X
Agriculture Use	Agribusiness, Entertainment Farming	NP	C	
	Agriculture, General	P	P	
Commercial Use	Golf Course, Unlighted	NP	P	
	Resort, Cabins, Lodges	C	C	

2.5.4 Open Space Development Standards

Table 2.5-2: Park/Open Space District Development Standards			
Zoning District		OSC	OSR
Lot Dimensions, maximum	Size of Use or User (square feet)	20 acres	5 acres
Setbacks, minimum	Front (feet)	60	60
	Side (feet)	30	30
	Rear (feet)	60	60
Lot Coverage, maximum (%)		5	5
Building Height, maximum (feet)		24	24

2.6 OVERLAY ZONING DISTRICTS

2.6.1 Planned Area Development (PAD)

2.6.2 General Purpose

The purpose of the Planned Area Development (PAD) overlay zoning district is to allow both the City and an applicant enhanced flexibility in the application of development standards in exchange for a more creative approach to land planning and building design that could not otherwise be achieved through strict adherence to the terms of this Ordinance. The intent is to encourage innovative design and to allow for a creative land use mix that will promote a high quality development reflective of the unique character and setting of the City of Eloy, while achieving the following goals:

- A. To encourage the City's development growth while enhancing the public health, safety, and general welfare;
- B. To encourage innovations in residential, commercial, and industrial development to assist in expanding opportunities for diverse choices of housing, recreation, shopping and employment to Eloy residents, workers and visitors;
- C. To reflect enhanced community sustainability and economic health in the design and construction of future development;
- D. To encourage a more creative and compact approach in the utilization of land and resources in order to accomplish a more efficient, aesthetic, and sustainable development which may be characterized by special features of the geography, topography, size or shape of a particular property; and
- E. To provide a compatible and stable developed environment, in harmony with the Sonoran Desert.

PADs may be approved pursuant to the procedure and approval criteria identified in **Section X.X**, Amendment to Zoning Map.

2.6.3 Applicability

- A. The Planned Area Development district shall conform to the Eloy General Plan as adopted or amended from time to time, shall conform to all regulations pertaining to land development within this Ordinance and the Subdivision Ordinance, and all other rules, regulations, specifications and standards set forth in all other applicable City Codes, unless specific deviations are approved by the City Council during the PAD approval process.
- B. The minimum land area for a PAD overlay shall be forty (40) acres and shall be identified as one common ownership by the Pinal County Assessor. Waiver of the forty (40) acre minimum requirement may be recommended by the Community Development Director upon a finding that the waiver would be in the public interest and that one or more of the following conditions exist:
 - 1. Unusual physical features of the subject property or of the surrounding area exhibit conditions/features that preclude the standard provisions of this Ordinance being achieved;
 - 2. The property is adjacent to, or across the street or alley from, property which has been developed under the provisions of this section and will contribute to the character and successfully integrate with the existing development of the adjacent and proximate area;
 - 3. The use of the PAD overlay concept will encourage the use of otherwise undevelopable parcels surrounded or partially surrounded by developed property.
- C. All PAD overlay zoning district projects shall provide a minimum of fifteen percent (15%) of the net subject property acreage as Open Space Conservation (OSC) and/or Open Space Recreation (OSR) regardless of the proposed development intensity and/or density. Not more than fifty percent (50%) of the required open space shall be attributed to golf course use or ancillary golf uses. The City Council may require the formation of a homeowners' association to assure that the City will not be responsible for the maintenance of part or all of the identified open space.

2.6.4 Standards Eligible for Modification

Unless otherwise expressly modified as part of the PAD approval process, PADs shall utilize the base (underlying) zoning districts and all applicable standards established in this Ordinance. The City Council is authorized to approve PADs that deviate from strict compliance with specified standards if they determine that the resulting development satisfies the approval criteria of **Section 2.6.5** below. The PAD standards may be more or less restrictive than those standards identified in this Ordinance. PAD zoning may be used to:

- A. Define and condition land uses permitted within each district, including expanding or restricting uses permitted by right or by conditional use permit within a base zoning district. PAD zoning may specify the location of land uses and define standards for operation and performance of land uses.
- B. Define development standards pertaining to the size, dimensions, height, lot coverage, placement, or setback of uses. However, the total number of dwelling units in a PAD Plan shall not exceed the maximum number permitted by the General

Plan density for the total area of the PAD designated for residential and/or mixed uses.

- C. Specify the location, extent, and design standards for open space, landscaping, amenities, screening and buffers, and signage.
- D. Specify the location and design of public/private streets, drives, parking, pedestrian, and bikeway circulation components.
- E. Specify the timing, sequencing, and phasing of development, including coordinating the type, location, and intensity of development permitted with the construction and availability of public/private facilities and services.
- F. Provide for the construction of public/private improvements and facilities onsite or within public easements and rights-of-way abutting the site as required to serve and benefit development within the PAD area or as may be required to mitigate impacts resulting from the development on other properties and uses adjacent to and/or proximate to the PAD area.

2.6.5 Approval Criteria

A PAD district may be approved only when the City Council determines that the proposed PAD would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations and would not adversely affect the existing and/or future permissible uses of adjacent properties. Such greater benefit may include implementation of adopted planning policies/design standards, natural resource preservation/conservation, enhanced provision of utilities urban design, neighborhood/community amenities or an overall level of increased development quality.

2.6.6 Manufactured Home Overlay (MHO)

The purpose of the Manufactured Home (MH) overlay district is to provide for an overlay zone that will permit the placement, and regulate the permanent installation of, manufactured homes or recreational vehicles for occupancy as single residential dwellings on individual lots or within an approved land lease development. The intent of these provisions is to provide affordable and diversified housing opportunities within the City of Eloy while establishing and maintaining appropriate development standards. (Ord. 12-807, 2-27-2012).

The Manufactured Home Overlay District includes three (3) housing unit types; manufactured home subdivisions, manufactured home parks and recreational vehicle parks.

Manufactured Home Subdivision (MHS)

The purpose of this overlay district is to provide an alternative single-family living choice for those residents who choose a manufactured home and/or park model environment. Development in this district consists of subdivisions where residents own the lot upon which the home is situated. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present and adequate to serve the project

A minimum of ten (10) acres shall be required to establish the manufactured home overlay zoning district for a manufactured home subdivision with individual lot sales.

Manufactured Home Park (MHP)

The purpose of this overlay district is to provide an alternative single-family living style for those families who choose a manufactured home and/or park model environment, but lease or rent the underlying space upon which their home is situated. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present and adequate to serve the project

A minimum of fifteen (15) acres shall be required to establish the manufactured home overlay zoning district for a land lease (park model) development.

Recreational Vehicle Park (RVP)

The purpose of this overlay district is to provide a site with improvements and utilities for both short-term and long-term parking of recreational vehicles. The park is also expected to include amenities, services and facilities for its residents.

2.6.7 General Provisions

1. The manufactured home overlay zoning district may be combined ~~only~~ with any of the underlying single family residential zoning districts. The provisions of the underlying zoning district shall govern the density, area, building and yard regulations. Compliance with all other provisions of this chapter shall likewise be required.
2. Manufactured homes shall meet the ~~most~~ current HUD code standards, all regulations of the Arizona Department of Housing/Manufactured Housing Division, as well as compliance with all the provisions outlined in subsection 21-133A of this division. No manufactured home constructed prior to July 15, 1976, shall be allowed in the City of Eloy.
3. On the date of application for a building/installation permit to replace a manufactured home, the manufactured home to be placed shall have been constructed within ten (10) years subsequent to the construction of the existing manufactured home it will replace. If the manufactured home is to be placed on a space for the first time, it shall have been constructed no earlier than ten (10) years prior to the date of application. If a space has been vacant at least three hundred sixty five (365) consecutive days, the manufactured home shall lose all nonconforming status and shall be replaced with a manufactured home constructed no earlier than ten (10) years prior to the date of application.
4. Compliance with all other provisions of this chapter such as, but not limited to, the general provisions, parking regulations, signage, and outdoor lighting, shall be required. (Ord. 15-841, 5-11-2015)
5. The exterior building façade, including trim, doors, windows, roof fascia's and the like, shall consist of wood, stucco, horizontal siding, brick, masonry veneer, or other similar building material commonly used in site-built residential

construction; provided, however, that metal siding, other than aluminum lap siding, shall be prohibited. Patio covers and detached storage buildings shall be exempt from this requirement.

6. All manufactured homes placed in a subdivision or on a single tract of land shall be set upon a permanent foundation or footing for the purpose of a permanent installation. Such installation shall render the dwelling no more portable than if it were constructed on site.
7. All manufactured homes placed in a manufactured home park shall utilize a finished building material to surround the entire perimeter of the dwelling and completely enclose the space between the exterior façade of the dwelling and the ground (skirting). Such foundation siding shall be properly vented, harmonious, and compatible with the dwelling.
8. Any device used to transport a manufactured home to the site of installation, including the hitch, wheels, axles, or other devices used primarily for transport other than a chassis, shall be detached from the dwelling as part of the installation procedure on the subject lot in any zoning district.

2.6.8 Manufactured Home Development Standards

The development standards identified in Table 2.6-1 apply to all principal uses and structures in manufactured home districts, except as otherwise expressly stated in this Ordinance. General exceptions to these regulations and rules for measuring compliance are identified in [Section 9](#). Regulations governing accessory uses and structures are identified in [Section 3.2](#)

Table 2.6-1: Manufactured Home Development Standards											
Multi-Family Residential	MHS		10	3 Acre Site	40	15 [3]	5 [4]	10	45	30	
				5,000 lot							
	MHP	Manufactured Home Park		10 (spaces/ gross acre)	3 Acre Site	40	15 [3]	5 [4]	10	50 (space)	30
					3,000 space						
		Recreational Vehicle Park		18 (spaces/ gross acre)	2 Acre Site	28	10	5	5	--	20
					1,200 space						

NOTES:

Lot width is measured at front setback

Front setback shall be fifteen (15) feet for side entry garages and/or covered front porch

Front setback shall be twenty (20) feet for front entry garages and carports

For all corner lots adjacent to a public right-of-way, the minimum street side yard setback shall be ten (10) feet

Zero (0) feet for dwelling units with common walls.

For Single-Family Attached uses within a common site, the minimum individual lot/dwelling unit size shall be 1,500 square feet.

2.6.9 Manufactured Home Park Design Guidelines

- A. These guidelines apply to manufactured home parks. The development or construction of any factory-built or manufactured home park, shall comply with the following minimum criteria:
1. The minimum distance between manufactured homes, or attached/detached accessory structures in the same manufactured home parks shall be ten (10) feet. Manufactured homes or attached/detached accessory structure may not be closer than ten (10) feet to the exterior boundary or 5 feet to individual space lines of the park.
 2. There shall be a minimum distance of ten (10) feet between the front of the manufactured home and any private street or private sidewalk, including tongue and bay windows or any other attached projection.
 3. A minimum of ten (10) percent of the total park area shall be designated as permanent open space. Where phases are proposed for the Manufactured Home Park, the percentage of open space in each phase shall meet or exceed the minimum total for the specified phase area. The open space shall be available through the use of easements to all residents of the development. Streets, driveways, parking areas, buffer areas, recreation vehicle storage, and buildings shall not be included in calculating the size of open space.
 4. A ten (10) foot landscape area shall be required where the park is adjacent to a public street/sidewalk.
 5. Two paved off street parking spaces of 9 feet by 20 feet shall be required for each manufactured home space.
 6. One 9 foot by 20 foot visitor parking space shall be required for each 8 manufactured home spaces. Common lots spaced equi-distant throughout the park may be employed to provide off-street parking. One 12 foot by 30 foot RV parking space shall be required for 4 manufactured home spaces.
 7. Designated areas for boat and recreational vehicle storage within the park shall be provided for the sole use of the residents of the park. Storage areas shall be completely screened from outside park boundaries by a 6 foot high decorative wall.
 8. Street improvements for any public roads bounding or within the manufactured home park shall be made as required by the City of Eloy Engineer.
 9. All interior drives or roadways within the mobile home park shall be a minimum width of 24 feet or as required by the International Fire Code, whichever is greater. The width of the roadway is exclusive of curbs and walkways, measured from the edge of pavement to the edge of pavement. The interior drives or roadways shall be paved with a minimum of 3 inches of asphalt over 6 inches of aggregate base course (ABC) or its equivalent.
 10. Provision for on-site storm water retention / drainage and off-site storm water drainage both entering and leaving the property shall be as required by the City of Eloy Engineer.
 11. Each manufactured home park shall provide fire protection facilities as set forth in the International Fire Code.
 12. The manufactured home park shall be permanently screened from adjacent properties by a decorative solid wall, six (6) feet in height.

13. One manufactured home shall be permitted on each approved space. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home space for living purposes except for that of the owner, manager, or permanent maintenance personnel.
14. Access to all manufactured home spaces shall be from the interior of the park. There shall be no individual access to any manufactured home space from a public street.
15. Manufactured home parks with more than 100 lots shall have a minimum of two (2) separate access entry drives connecting the park to public streets. Access to the development shall not be through a residential area to reach a collector street.
16. All refuse collection areas shall be completely enclosed via a solid 6 foot wall and view obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to refuse collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be viewed directly from the exterior of the park, the enclosure should be screened with landscaping on all of its viewable sides.
17. All lighting shall be in conformance with Section 4.5 of this ordinance.
18. All utilities shall be placed underground. Placement of utilities, including master meters, shall meet all requirements of the City of Eloy, as well as the respective utility companies.
19. The Site Plan shall provide for a system of pedestrian circulation within the development. The system shall connect with existing sidewalks, if any are adjacent to the property. The pedestrian access may be located either in the street right-of-way or in common open space. The system shall be designed to link residential units with recreation facilities, school bus stops, and existing sidewalks in the neighborhood. Pedestrian ways may take the form of sidewalks or walking paths with a minimum width of five (5) feet.

2.6.10 Recreational Vehicle Park Development Guidelines

- A. These guidelines apply to recreational vehicle (RV) parks. The installation or development of any recreational vehicle park, shall comply with the following minimum criteria:
- B. All RV parks shall be designed in accordance with the provisions of this Ordinance and administered through the Conditional Use Permit and Site Plan Review process.
- C. One RV shall be permitted on each approved space. No manufactured homes or dwelling units of conventional construction shall be permitted on a RV space or within the RV Park for living purposes except for that of the owner, manager, or permanent maintenance personnel.
- D. Each designated space shall have an asphalt or concrete pad a minimum sixteen (16) feet in width by forty-five (45) feet in length, centered on the space for the parking of the RV. RV parking shall occur on an improved, compacted, dust free surface or an acceptable equivalent, as approved by the Community Development Director.

- E. A recreation or common area shall be provided at a ratio of 100 square feet of recreation or common area for each space. All common areas shall adhere to the provisions outlined in Section 4.3, Landscaping of this Ordinance.
- F. One 9 foot by 20 foot visitor parking space shall be required for each eight (8) RV spaces. Common areas spaced equidistant throughout the park may be employed to provide off-street parking.
- G. The minimum distance between RV's, or detached accessory structures in the same RV Park shall be ten (10) feet.
- H. Minimum distances or setbacks shall be the shortest horizontal dimensions measured from the nearest portion of the sidewall of an RV including pull-outs, tip-outs, or portable affixed awnings
- I. All interior drives or roadways within the RV Park shall be paved private streets a minimum width of 24 feet or as required by the International Fire Code, whichever is greater. The width of the roadway is exclusive of curbs and walkways, measured from edge of pavement to edge of pavement. The interior drives or roadways shall be paved with a minimum of three (3) inches of asphalt over six (6) inches of ABC, or its equivalent.
- J. Street improvements for any public roads located along the Park's perimeter/accessing the RV Park shall be made as required by the City of Eloy Engineer.
- K. There shall be a minimum distance of five (5) feet between the front of the RV and any private street or sidewalk, including any attached projections.
- L. The RV Park shall be permanently screened from adjacent properties or public right-of-ways by a solid wall, six (6) feet in height.
- M. Any part of the RV Park fronting on a public street shall meet the setback requirements of the zoning district in which it is located as well as the screening and landscaping requirements as outlined in Section 4.3 of this Ordinance.
- N. Access to all RV spaces shall be from the interior of the park. There shall be no individual access to any RV space from a public street.
- O. RV Parks with more than fifty (50) spaces shall have a minimum of two (2) separate access entry drives connecting the park to public streets. Access to the development shall not be through a residential area to reach an arterial or collector roadway.
- P. Each RV Park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the RV Park.
- Q. Recreational amenities or social centers, which may be used for crafts, hobbies, games, meeting, banquets and similar recreational uses shall be of conventional site-built construction.

- R. Service buildings with toilet, bathing and other sanitation facilities and utilities shall be provided.
- S. Each space shall have potable water, sewer and electrical hook-ups as required by the City of Eloy.
- T. Provision for on-site storm water retention / drainage and off-site storm water drainage both entering and leaving the property shall be as required by the City of Eloy Engineer.
- U. All utilities shall be placed underground. The placement of utilities will be up to the developer. However, all utility services shall meet all requirements specified by the City of Eloy, as well as the respective utility companies.
- V. All lighting shall be in conformance with Section 4.5 of this Ordinance.
- W. Each RV Park shall provide fire protection facilities as set forth in the International Fire Code.
- X. Designated areas for boat and recreational vehicle storage within the park shall be provided for the sole use of the residents of the park.
- Y. RV spaces or units will not be available for individual sale.
- Z. All refuse collection areas shall be completely enclosed via a solid 6 foot wall or fence and view obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be seen from the exterior of the park, the enclosure should be softened with landscaping on its most visible sides.
- AA. The Site Plan shall provide for a system of pedestrian circulation within the development. The system shall connect with existing sidewalks, if any are adjacent to the property. The pedestrian access may be located either adjacent to private streets, drives or in common open space. The system shall be designed to link RV spaces with recreation facilities and existing sidewalks in the surrounding neighborhood. Internal pedestrian ways may take the form of sidewalks or walking paths.

2.6.11 Airport Overlay (AO) District

2.6.12 General Purpose

The purpose of the airport overlay district is to maintain and enhance the operational capabilities of the Eloy Municipal Airport and to promote a compatible land use pattern within the airport environs. The district shall be in addition to, and shall overlay, all other zoning districts where it is applied. It is the intent of this overlay district to promote the public health and safety in the vicinity of the airport by minimizing the community's exposure to potential aviation-related crash hazards and high noise levels.

As such, it regulates land uses, prohibits uses, specifies acoustical performance standards and height limitations, and provides "disclosure notification" of its location within the vicinity of the Eloy Municipal Airport. (Ord. 04-569, 6-7-2004; Ord. 06- 613 § 2, 3-27-2006).

2.6.13 Applicability

- A. Notwithstanding any other provision of this overlay district, no use may be made of land or water within any zone established by this overlay district in such a manner as to create electrical interference with navigational signals or radio communication between the Eloy Municipal Airport and the aircraft, make it difficult for pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise materially endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport. Examples of incompatible development/activities includes, but is not limited to: buildings with reflective glass or any type of reflective/glare producing exterior, high intensity recreation type lights (especially on tall poles), smoke, antennas, landfills/garbage dumps/incinerators, high tension transmission lines, large bodies of standing water, etc.
- B. The overlay geometry established herein are based on the maps or illustrations in the "Eloy Airport Master Plan", approved by the Eloy City Council April 25, 2011, and based on the 2015 aircraft noise exposure data (exhibit 78). Amendments thereto as may from time to time be made, and all notations, references, and other information thereon, shall be and the same are hereby adopted as part of the Airport Overlay District of this article.
- C. Building heights within the boundaries of the Airport Overlay District shall be as set forth in the Federal Aviation Regulations (FAR) Part 77 Airspace Plan per the "Eloy Airport Master Plan" and the underlying zoning district, with no allowances for exceptions to the building height unless a Conditional Use Permit is granted by the City of Eloy.
- D. Site plan review, as outlined in Section X.X of this chapter, shall be required for all development and construction within the specific boundaries of the Airport Overlay District. It is recommended that the City's Municipal Airport Advisory Board review all site plans and Conditional Use Permit requests and advise the City's Zoning Administrator of any known or potential impacts or conditions that might be caused by the proposed development or the Conditional Use Permit.
- E. The Airport Overlay District shall be that area within the Traffic Pattern Airspace (TPA) boundaries as shown on the public airport disclosure map prepared for the Eloy Municipal Airport in accordance with the Arizona Revised Statutes, Section 28-

8486. The Airport Overlay District shall also include a nonresidential buffer zone that lies within a three thousand foot (3,000') line extending generally parallel to both sides of the runway, except as amended, in Section 12, T2S, R7E of the G&SRB&M, Pinal County, Arizona (see exhibit 3-1 attached to the ordinance codified herein). (Ord. 04-569, 6-7-2004; Ord. 06-613 § 2, 3-27-2006; Ord. 06-642 § 1, 11-27-2006).

2.6.14 Overlay Sectors (AP):

- A. Within the Airport Overlay District there shall be four (4) overlay sectors based on the post-2015 year forecast as shown in exhibit 78 in the 2001 Eloy airport master plan:
 1. A0-1: The area that is outside of the three thousand foot (3,000') buffer extending parallel to the runway but still considered to be influenced by aircraft operations.
 2. A0-2: The area between the three thousand foot (3,000') buffer line extending parallel to the runway and the 65 day-night noise level (DNL) contour line which is considered marginally affected by airport noise.
 3. A0-3: The area at or within the 65 DNL contour line.
 4. A0-4: The area at the end of the runway (Runway Protection Zone (RPZ) in which there is a high potential for accidents. (Ord. 04-569, 6-7- 2004; Ord. 06-613 § 2, 3-27-2006).

2.6.15 Permitted Uses

The land uses permitted within the Airport Overlay District shall be those uses designated in Table 2.6-2 of this Section:

Land Use	AO-1	AO-2	AO-3	AO-4
Those uses permitted by right in the industrial districts	Yes ¹	Yes ¹	Yes ¹	No
Those uses permitted by right in the OSC open space conservation district	Yes ¹	Yes ¹	Yes ¹	Yes ¹
Residential development permitted by right in all residential zoning districts	Yes ¹	No	No	No
Plant nurseries and greenhouses for the propagation, cultivation and distribution of plants produced on the premises.	Yes ¹	Yes ¹	Yes ¹	Yes ¹
Farming activities but not including: dairies; CAFOs; swine, ratites or poultry farms	Yes ¹	Yes ¹	Yes ¹	No
Ranching activities; including commercial ranches	Yes ¹	Yes ¹	No	No
Public or private parks without playing field light standards	Yes ¹	Yes ¹	No	No
Public and private open space preserves	Yes ¹	Yes ¹	Yes ¹	Yes ¹
Temporary campgrounds for special events in conjunction with the airport	Yes	Yes	Yes	No

NOTES:

[1] Requirements of Section 21-144 shall apply; the specific requirements determined by the Community Development Director.

- A. The following airport related uses shall also be permitted within the Airport Overlay District:
 1. Airport structures and facilities that are necessary for the operation of the Eloy Municipal Airport and for the control of air traffic therefrom.

2. Fixed base operators (FBOs).
3. Heliports, glider operations, skydiving operations and grounds school training. (Ord. 04-569, 6-7-2004; Ord. 06-613 § 2, 3-27-2006)

2.6.16 Supplemental Development Provisions (AO)

A. All or some of the following mitigation measures may be required prior to site plan/plat approval or the issuance of a building permit; depending upon the location of the project (within the overlay area) relative to the airport located (see table no. 6 of this division for requirements):

1. Public Disclosure of Potential Noise Impacts: No person shall sell, nor offer for sale, or rent/lease any property unless the prospective buyer or renter has been notified of the fact that the property is located within the Airport Overlay and that the property therein is subject to potential noise impacts from the Eloy Municipal Airport.
2. Notification of Plat or Title: When a subdivision plat or parcel split is required, the following note shall be placed on the plat and/or recorded with the title:

These properties, due to their proximity to the Eloy municipal airport, are likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals.

3. Noise Attenuation: The construction, alteration, moving, partial demolition, repair and use of any occupied building or structure within the Airport Overlay shall comply with the sound attenuation standards in order to achieve an exterior to interior noise level reduction (NLR) of twenty five (25) decibels (dB). Certification of such NLR measures, by an Arizona registered engineer or a registered architect, shall be required to be submitted along with the application for a building permit.
4. Avigation Easement: At the time of development or as a building permit is required, the owner of property within the Airport Overlay shall dedicate an avigation easement to the City of Eloy over and across that property. This easement shall hold the City, public and airport harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the Eloy Municipal Airport, not including the physical impact of aircraft or parts thereof. (Ord. 04-569, 6-7-2004; Ord. 05-584 § 8, 1-10-2005; Ord. 06-613 § 2, 3-27-2006)

2.6.17 Downtown District Overlay (DDO)

2.6.18 General Purpose

The purpose of the Downtown District Overlay (DDO) district is to allow a diverse mixed use area for specialty retail, neighborhood residential, and tourist trade in the heart of Eloy. The intent of this overlay district is to enhance the vitality, character and economic viability of the buildings and property within the downtown area. The ability to provide a pedestrian oriented specialty retail/residential/employment district is the overall goal.

Six key themes have been identified for the Downtown District area. These are; 1) establishing an authentic Hispanic experience with uses such as a mercado, fiesta patrias, salsa festival, carniceria, or bakery, 2) focus on agritourism uses like a farmers market, organic farming and local farm-to-table restaurants, 3) skydiving-related office and retail sales, 4) business incubators and home occupations, 5) veteran's center or related services, and 6) artist and crafts colony.

- A. Development standards are adapted to encourage utilization of recorded, legally nonconforming substandard lots.
- B. The district shall be in addition to, and shall overlay, all other zoning districts where it is applied. (Ord. 08-744, 10-13-2008)

2.6.19 Applicability

- A. The Downtown District Overlay (DDO) provides alternative development standards applying to properties which, as a result of existing lot dimensions and/or permitted uses, may benefit from regulatory flexibility for preservation, revitalization, redevelopment and other property improvements.
- B. The Downtown District Overlay (DDO) is identified and described in the Eloy General Plan and in the City's Official Zoning Map graphic approved by the Eloy City Council in May 26, 2015, or such subsequent map adopted through a general plan amendment.
- C. The owner of any recorded lot within the Downtown District (DDO) that does not meet current dimension criteria, may apply for building permits subject to the overlay provision(s) pertaining to the specific substandard condition(s) of the property.
- D. Notwithstanding DDO criteria, development on any parcel within the district may be constructed or improved in accord with the provisions of the underlying district.
- E. Site plan review, in accord with Section 21-36 of this chapter, shall be required for all development and construction within the Downtown District Overlay (DDO) district. Uses permitted in the underlying base zoning district and conforming with such district's density, area, building, yard and other applicable regulations and uses utilizing the Downtown District Overlay (DDO) district flexibility criteria are subject to administrative site plan review and approval, except that structures or sites specifically designated as having special architectural or historical significance by the National Historic Register, the Frontier Street Historic Resource Survey or other recognized authority shall be considered by the Planning & Zoning Commission and City Council.

- F. Exceptions to the regulations of article XVIII, "Nonconforming Uses", of this chapter are contemplated by the Downtown District Overlay (DCO) district intent to allow and encourage revitalization of nonconforming lots and structures.
 - 1. Optimal density, area, building and yard regulations may be proposed to foster improved utilization of nonconforming properties.
 - 2. Upon site plan review, the Community Development Director may approve combinations of uses and adjustments to development criteria provided in this Downtown District Overlay (DDO) district which contribute to the General Plan’s revitalization and redevelopment goals, objectives and policies
 - 3. Residential development rights, to which a property owner is entitled but cannot or chooses not to exercise, may be certified by the Community Development Director for transfer and utilization on another site, in accord with section 21-153, table 7 of this article. (Ord. 08-744, 10-13-2008).

2.6.20 Permitted Uses

- A. The land uses permitted within the Downtown District (DDO) overlay zoning district shall be those designated in Table 2.6-3 of this section:

Table 2.6-3: Downtown District Land Use Overlay Sectors		
Land Use	CC-1	CC-2
Those uses permitted by right in the underlying districts	Yes	Yes
Mixed use adding residential to commercial or industrial	Yes	Yes
Mixed use adding commercial, subject to Community Development Director approval	Yes	Yes
Transfer residential development rights in sector	Yes	Yes
Transfer residential development rights outside of sector	Yes	No

Note:
Standards of section 21-154 of this article shall specify adjustments that may be approved by the Community Development Director.

- B. The following accessory uses or improvements may be permitted subject to Community Development Director approval:
 - 1. Public or private open space, pathways.
 - 2. Amenities for pedestrians or cyclists such as benches, bike racks.
 - 3. Outdoor dining for customers or employees. (Ord. 08-744, 10-13-2008)

2.6.21 Density, Area, Building and Yard Regulations

Table 2.6-4 specifies the minimum lot sizes, minimum lot width, maximum building heights, minimum yard setbacks, and maximum lot coverage percentages:

Table 2.6-4: Zoning Ordinance Summary Downtown District Overlay (DDO) District									
District	Lot Area (Sq. Ft.)	Area I DU (Sq. Ft.)	Width (Feet)	Building Height (Feet)	Minimum Yard Setback (Feet)				Lot Coverage
					Front	Side	Street Side	Rear	
Single-family residence or duplex	5,000 *2,500	2,500	50 *25	35	20	7,5 *0	10	20	50 Percent
Triplex, multi-, townhomes	5,000	2,000	50	40	15	7,5	15	20	50 Percent
Nonresidential uses	5,000 *2,500	**2,500	50 *25	40	0, 20 TBD	0	10 or TBD	20 or TBD	50 Percent two-Story; 60 percent one-story

* Zero lot line option, otherwise minimum three (3) foot side yard setback.

** Dwelling portion if mixed use.

Notes:

1. Recorded lots may not be subdivided, split or otherwise revised in area or dimension to qualify for overlay flexibility.
2. Zero lot line design approaches may be acceptable, subject to:
 - a. Building code firewall requirements.
 - b. Acceptance by affected adjacent property owner.
3. Street side yard setbacks shall not impede the traffic visibility triangle as determined by the City Engineer pursuant to subsection X.X of this chapter.
4. Multi-family, triplex, duplex and townhome projects may combine parcels for zero lot line development. Minimum setbacks required on end units, to be determined during site plan review.
5. All development approvals are contingent upon providing adequate parking, as determined by the Community Development Director, which may include parking under upper floors, alley access parking, joint/shared use and stacked parking.