

# City of Eloy

## Zoning Ordinance and Subdivision Regulations Update

Planning & Zoning Commission Worksession #4

Module #2 Review

September 20, 2017



# Tonight's Agenda

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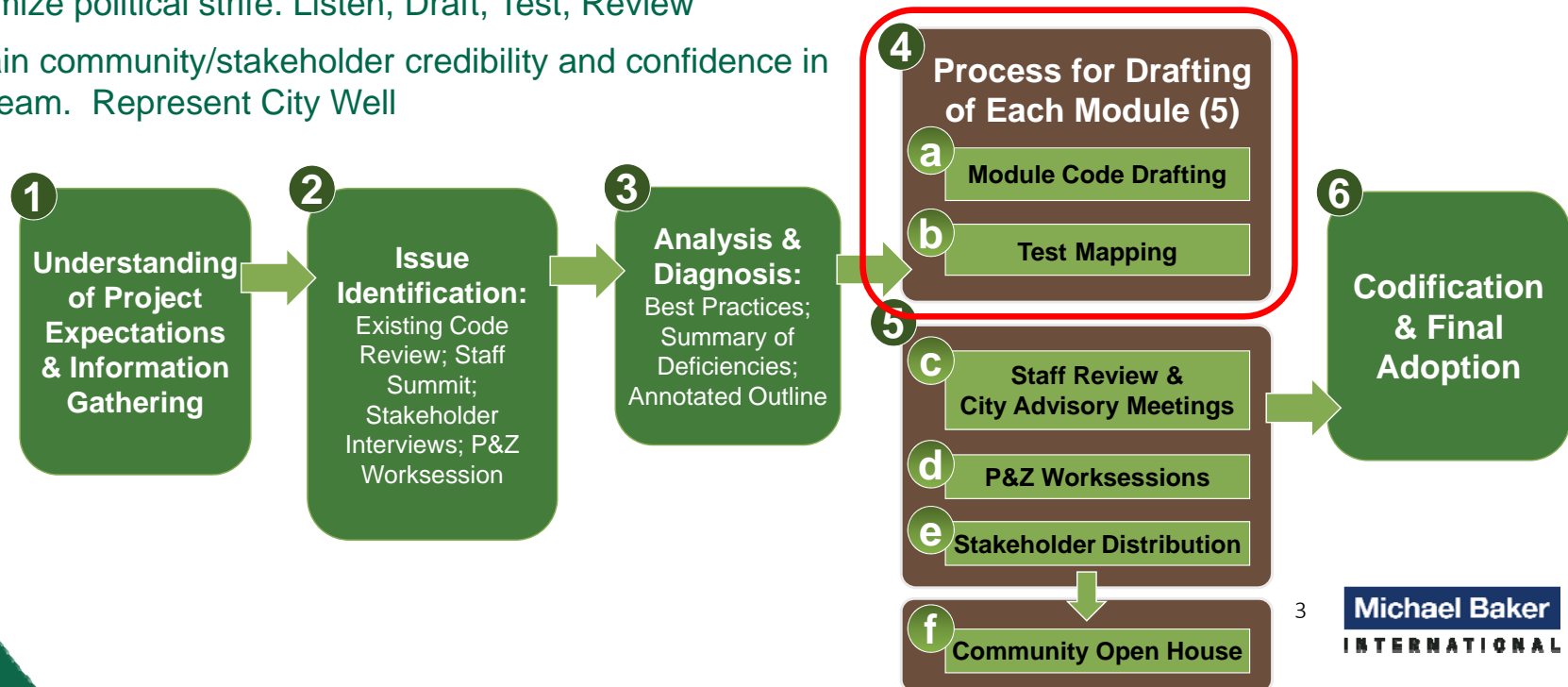
- Zoning Ordinance Project Update
- Module 2 Review and Discussion:
  - Supplemental Use Standards
  - Off Street Parking & Loading
- Next Steps



# Zoning Ordinance Update Process

## Where will our efforts be focused?

- Ensure a user friendly, logical and understandable flow. Process and Product
- Build consistency and predictability into process to minimize political strife. Listen, Draft, Test, Review
- Obtain community/stakeholder credibility and confidence in the team. Represent City Well



# Zoning Ordinance Update Process



## Module 1:

- Zoning Districts and Map Established (New)
- Zoning Districts (Article V)
- Single Residence Districts (Article VI)
- Multiple Residence Districts (Article VII)
- Commercial Zoning Districts (Article VIII)
- Industrial Zoning Districts (Article IX)
- Open Space Zoning Districts (Article X)
- Overlay Zoning Districts (Article XI)

## Module 2:

- Supplemental Use Standards (New)
- Parking Provisions (Article XIV)

## Module 3:

- Wireless Communications (Article XVII)
- Nonconforming Uses (Article XVIII)
- Landscape Standards (Article XIII)
- Signage Provisions (Article XVI)

## Module 4:

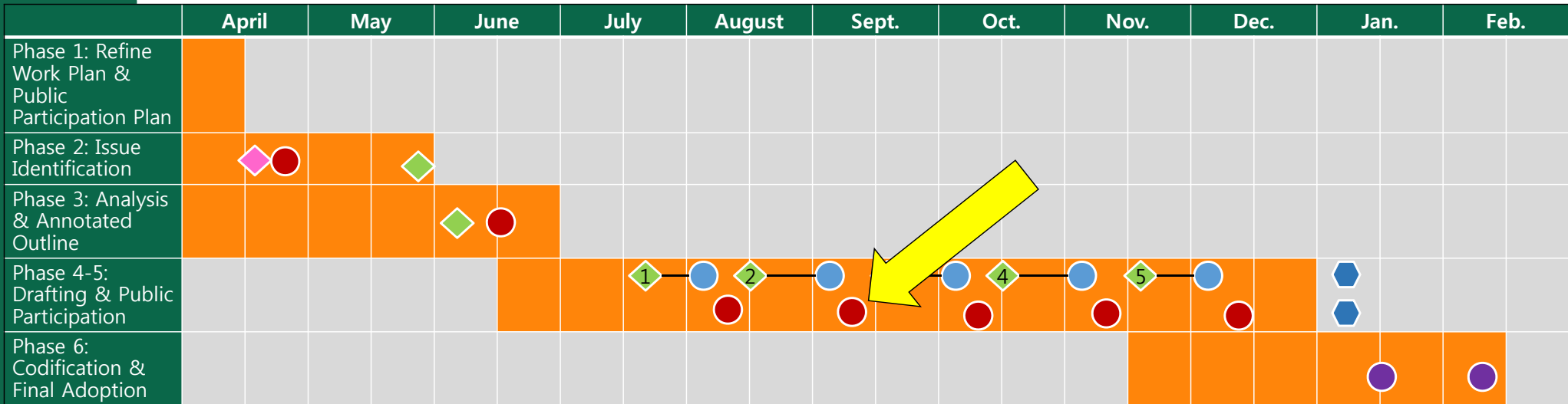
- Title, Purpose and Scope (Article I)
- Zoning Definitions\* (Article II)
- Administration (Article III)
- Zoning Procedures (Article IV)
- Outdoor Lighting (Article XV)

## Module 5:

- Subdivision Regulations (Chapter 15)



# Project Schedule



## Planning and Zoning Commission Worksessions

1	Project Introduction	April 19, 2017
2	Annotated Outline	June 21, 2017
3	Module 1 Review	August 16, 2017
4	Module 2 Review	September 20, 2017
5	Module 3 Review	October 11, 2017

6	Module 4 Review	November 15, 2017
7	Module 5 Review	December 6th or 13th, 2017*
8	Adoption Hearing	January 17, 2018

\* (special meeting) Discussion on 6/21 meeting.

- ◆ Project Kick-Off Meetings
- ◆ Deliverable/Module
- Planning and Zoning Commission Worksessions
- Review: Stakeholder Review
- ⬡ Community Open House
- Public Hearings: P&Z and City Council



# Module 2 Review

## ▪ Supplemental Use Standards Newly Introduced

<b>SECTION 3 - SUPPLEMENTAL USE STANDARDS</b> .....	<b>3-1</b>
<b>3.1 Supplemental Use Standards</b> .....	<b>3-1</b>
3.1.1 Additional Regulations for Specific Uses.....	3-1
3.1.2 Adult Entertainment Businesses.....	3-1
3.1.3 Agriculture, General - (Eloy 21-56 3 a-1).....	3-2
3.1.4 Animal Hospital.....	3-3
3.1.5 Assisted Living Center.....	3-3
3.1.6 Automotive Repair, minor and major (NOTE: Need to adjust Commercial permitted use tables to reflect minor and major; ok in Industrial).....	3-4
3.1.7 Bed and Breakfast Homestay.....	3-6
3.1.8 Concentrated Animal Feeding Operation (Eloy 21-57 A 5 a-d).....	3-6
3.1.9 Campground.....	3-6
3.1.10 Caretaker Quarters (Eloy code 21-56 4 a-g).....	3-8
3.1.11 Carnivals, Circuses, Revivals, Rodeos and Similar Activities.....	3-9
3.1.12 Child Care, Center.....	3-9
3.1.13 Child Care, Home.....	3-10
3.1.14 College/University/Vocational School.....	3-10
3.1.15 Commercial Riding Stables (Eloy 21-57 A 6 a-k + B 1 a-c).....	3-10
3.1.16 Convenience Store (NOTE: Need to add "convenience store" to list of permitted/use permitted uses in Module 1).....	3-12
3.1.17 Dairy Farms (Eloy 21-57 A 4 a-e).....	3-12
3.1.18 Detention/Correctional Facilities.....	3-13
3.1.19 Drive-Through Facility.....	3-13
3.1.20 Extractive Industries (Eloy, 10 a-g).....	3-13
3.1.21 Farms/Ranching Activities (Eloy, 21-56 (A) 3).....	3-14
3.1.22 Group Care Homes.....	3-15
3.1.23 Home Occupations.....	3-15
3.1.24 Animal Kennel/Shelter (Eloy code, page 34).....	3-18
3.1.25 Medical Marijuana Cultivation (Eloy code 21-56 A (9).....	3-18
3.1.26 Medical Marijuana Dispensary (Eloy 21-78 B (28).....	3-19
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3.1.28 Microbrewery, Craft Distillery or Tasting Room.....	3-21
3.1.29 Nursing Home.....	3-22
3.1.30 Commercial Entertainment, Outdoor.....	3-22
3.1.31 Outdoor Storage Facilities.....	3-23
3.1.32 Outdoor/Mobile Vending.....	3-24
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## Module 2 Review

- **Supplemental Use Standards Summary**

- Regulations to guide 38 specific types of uses
- 24 of these are newly introduced; 14 are already found in the Eloy Zoning Ordinance
- Guidance provided to specific uses with unique operational characteristics
- Leveraging the positive aspects they add to the community
- Minimizing their potential impact on adjacent properties
- Supplemental use standards are in addition to the requirements of the underlying zoning district



## Module 2 Review

### ▪ Supplemental Use Standards - *Key Highlights*

- Adult Entertainment Businesses – maintain 1,320 foot separation from residential, churches, park/playground and schools; 2,000 from another adult use (CUP in I-1 district only)
- Concentrated Animal Feeding Operation (CAFO) – utilized existing Eloy provisions with subtle wordsmithing updates
- New provisions for special events such as circuses, rodeos, etc.
- New provisions and guidance for home occupations (3.1.22) that are clear and easier for staff to administer
- Outdoor Storage Facilities – screening requirement
- Outdoor/mobile vending provisions added
- Payday Loan Facilities added – 1,320 feet separation from residential, schools and other payday loan facilities required





# Module 2 Review

## ▪ Accessory Uses & Buildings/Temporary Uses Introduced

<b>3.2</b>	<b>General Development Standards for Accessory Uses, Buildings and Structures</b>	<b>3-30</b>
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3.2.2	Establishment of Accessory Buildings, Structures and Uses .....	3-30
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## Module 2 Review































### ▪ Accessory Uses & Buildings/Temporary Uses - *Key Highlights*

- Must have a principal use/structure on a parcel in order to establish an accessory structure
- Accessory structure must be designed in similar architectural , materials or colors as the principal structure
- Accessory structures may be attached or detached in relation to the principal structure
- 5 foot minimum setback from any rear and side yard property line
- Setback Exceptions – trash enclosure, tool shed, pet enclosure
- Accessory dwelling unit – minimum 8,000 sq. ft. lot size
- Vehicle storage in residential districts – 10,000 GVWR maximum
- RV parking in residential districts – 48 hours max in 7 day period



# Module 2 Review

## ▪ Vehicle Weight Examples

<b>Class 1 - 6,000 &amp; Less</b>     Minivan    Cargo Van    SUV    Pickup Truck
<b>Class 2 - 6,001 to 10,000</b>     Minivan    Cargo Van    Full-Size Pickup    Step Van
<b>Class 3 - 10,001 to 14,000</b>     Walk-in    Box Truck    City Delivery    Heavy-Duty Pickup
<b>Class 4 - 14,001 to 16,000</b>    Large Walk-in    Box Truck    City Delivery
<b>Class 5 - 16,001 to 19,500</b>    Bucket Truck    Large Walk-in    City Delivery
<b>Class 6 - 19,501 to 26,000</b>     Beverage Truck    Ginglo Auto    School Bus    Rack Truck
<b>Class 7 - 26,001 to 33,000</b>     Refuse    Furniture    City Transit Bus    Truck Tractor
<b>Class 8 - 33,001 &amp; Over</b>     Cement Truck    Truck Tractor    Dump Truck    Sleeper



## Module 2 Review

- **Accessory Uses & Buildings/Temporary Uses - *Key Highlights***
  - **Temporary Uses**
    - Requires a Temporary Use Permit (TUP) be obtained
    - Holiday sales – 45 days
    - Arts & Crafts – 15 days
    - Produce stands – 36 days per year
    - Temporary dwelling unit/RV in residential – 4 weeks per year



# Module 2 Review

## ▪ Off Street Parking & Loading

<b>SECTION 4 - GENERAL DEVELOPMENT REGULATIONS .....</b>	<b>4-1</b>
<b>4.1 Performance Standards .....</b>	<b>4-1</b>
<b>4.2 Off-Street Parking and Loading .....</b>	<b>4-1</b>
4.2.1 Purpose.....	4-1
4.2.2 Applicability.....	4-1
4.2.3 General Parking and Loading Regulations.....	4-2
<b>4.2.4 Number of Parking Spaces Required.....</b>	<b>4-4</b>
<b>4.2.5 Alternative Parking Provisions .....</b>	<b>4-8</b>
<b>4.2.6 Parking Space Dimensions .....</b>	<b>4-11</b>
<b>4.2.7 Accessible Parking .....</b>	<b>4-12</b>
<b>4.2.8 Loading Area Requirements .....</b>	<b>4-14</b>
<b>4.2.9 Bicycle Parking.....</b>	<b>4-16</b>
<b>4.2.10 Special Parking Requirements for Residential Uses.....</b>	<b>4-16</b>
<b>4.2.11 Parking Area Design and Layout Standards.....</b>	<b>4-19</b>
<b>4.2.12 Parking Area Landscaping .....</b>	<b>4-23</b>
<b>4.2.13 Parking Area Lighting .....</b>	<b>4-23</b>



## Module 2 Review

### ▪ Off-Street Parking & Loading – *Key Highlights*

- More succinct and logical series of parking, loading and maneuvering provisions
- Easier for staff and users to navigate
- New, clear guidance for alterations/expansion of existing buildings and non-conforming uses
- Residential parking surface and maintenance requirements
- Parking spaces required tables with modernized ratios and easy-to-read format
- New provisions for compact spaces, tandem parking, shared parking, off-site parking, accessible parking
- Modernized parking space dimensions, aisle widths and drive thru stacking in easy-to-read table
- Introduced loading area requirements for various uses



# Module 2 Review

## ■ Parking Spaces Required Table Review

**Table 4.2-1: PARKING SPACES REQUIRED**

Use Category	Specific Use Type	Minimum Vehicle Spaces Required
Residential Use Categories	Single-Family Detached and Attached; Modular; Duplex; Manufactured Home	2 spaces per dwelling unit
	Multi-Family; Residential component of Mixed Use D	Studio and 1 bedroom unit – 1.5 space per unit (Current =1, but no additional visitor parking required)
		2 bedroom units – 1.5 spaces per unit (Current =2)
		3 or more bedroom units – 2 spaces per unit
	Live/Work	2 spaces per dwelling
	Manufactured Home, park; Recreational Vehicle Park	2 spaces per dwelling unit + 1 space for every 10 dwelling units/lots for guests
	Assisted Living Center	0.5 space per residential room/unit + 1 space for every 4 rooms/units for guests and employees
	Assisted Living Home; Child Care Home; Group Care Home; Resident Care Home; Vacation Home Rental	Same as Single-Family Residential
Boarding/Shelter Care	1 space per 3 beds + 1 space per employee	
Nursing Home	1 space per 4 beds (based on maximum capacity)	
Public and Semi Public Use Categories	Arboretum or Botanical Garden	See Section 4.2.4.C
	Assembly Hall/Auditorium; Community Center; Country Club Library; Fraternal or Social Club; Social Service Facility	1 space per 4 fixed seats or 1 space per 300 SF GFA where fix seating is not provided (Current = 1 per 4 seats or 1 per 100 SF GFA)
	Bus Terminal	6 spaces per 1,000 SF of waiting area
	Campground	1 space per camp site
	Cemetery	Minimum 5% of the gross area shall be made available for parking
	Child Care Center	1 space per 400 SF GFA
	College or University	See Section 4.2.4.C
	Crematorium or Funeral Parlor	1 space per 4 fixed seats or 1 space per 300 SF GFA where fix seating is not provided (Current = 1 space per 75 SF GFA)
	Community Playfields and Parks	See Section 4.2.4.C (Current = 30 spaces per athletic field... maybe keep this? Always a nebulous metric for parks.)
	Government Office and/or Civic Building	1 space per 300 SF GFA
	Hospital	1 spaces per 2 inpatient beds + 1 per employee on a normal shift (Current = 1 space per 400 SF GFA)
	Medical clinic	1 space per 250 SF GFA (Current = 1 per 200 SF GFA plus 1 space per 2 employees)
	Museum	1 space per 300 SF of display area



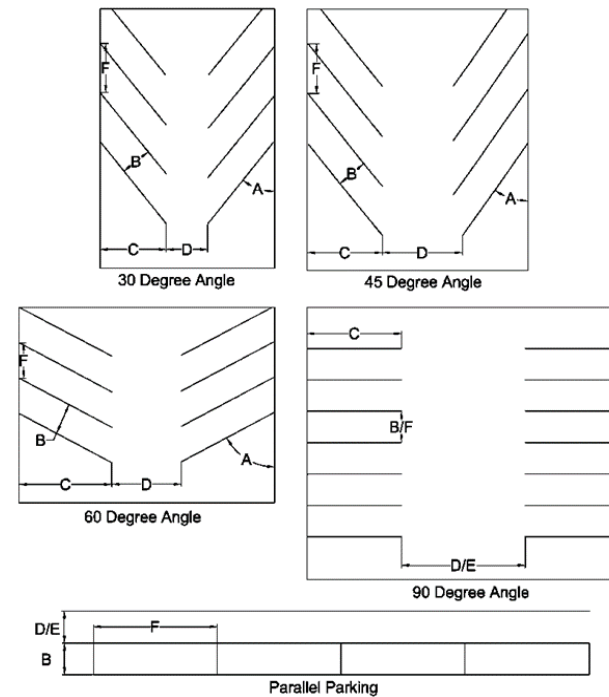
# Module 2 Review

## ▪ Parking Space and Aisle Dimensions

**Table 4.2-2: VEHICLE PARKING DIMENSIONS**

A	B	C	D	E	F
Parking Angle	Parking Space Width <sup>(1)</sup>	Parking Space Length <sup>(2)</sup>	Aisle Width (1-Way)	Aisle Width (2-Way)	Curb Length
90	9'	20'	23'	26'	9'
60	9'	21'	18'	24'	10'5"
45	9'	19'10"	13'	24'	12'9"
30	9'	17'4"	12'	20'	18'
Parallel	9'	n/a	12'	20'	22' <sup>(3)</sup>

(1) The width of a parking space shall be increased by 2'-0" when adjacent to fences, walls, or planters.  
 (2) The length of a parking space can be reduced subject to meeting the requirements of [Section 4.3.11.F](#), Curbing and Wheel Stops. The length of the parking space and use of wheel stops shall be implemented in a manner that assures vehicle overhang will avoid contact with abutting objects such as landscaping, irrigation, or walls and vehicle intrusion on walkways.  
 (3) A single parallel parking space shall have a curb length of twenty-six (26) feet





# Module 2 Review

- Required Stacking

**Table 4.2-6: VEHICLE STACKING REQUIREMENTS**

Use Type	Stacking Space Requirement
Automated Teller Machine	2 per machine
Bank Teller	3 per teller or window (Downtown District – 2 per teller or window)
Car Wash	3 per bay at entrance (Downtown District – 2 per bay entrance)
	1 per bay at exit
Retail Business (dry cleaning, liquor store, etc.)	2 per window
Pharmacy	2 per window
Restaurant, fast food	3 behind menu board (Downtown District – 2 behind menu board)
	3 behind window (Downtown District – 2 behind first window)
Other	Zoning Administrator shall determine a stacking requirement based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding stacking demand.



## Next Steps

- Incorporate Planning & Zoning Commission comments into Module #2 draft
- Distribute Module #2 draft for stakeholder review and comment
- Consultant preparation of Module #3
- Module #3 includes:
  - Signage
  - Wireless Communication Facilities
  - Nonconforming Uses
  - Landscape Standards
  
- Planning and Zoning Worksession #5 – October 11, 2017



# Questions or Comments?

