



## Briefing Notification to County Manager

Prepared by the Planning & Development Department



**Case #/Title:** TA2013007 – Temporary Uses

**Supervisor Districts:** All Districts

**Overview:** TA2013007 is a text amendment to the Maricopa County Zoning Ordinance, Section 1301, to permit Temporary Uses as an administrative remedy of a zoning violation. This is intended to improve customer service and reduce regulatory burden. It will allow an existing land use that is the subject of a zoning violation to obtain a temporary use permit approval to permit the use to continue for a limited period as an exit strategy or until proper long-term zoning entitlement is approved. The proposed language is:

### SECTION 1302. TEMPORARY USES

*The uses, buildings and structures permitted in this Section shall be established and maintained so as to provide minimum interference with the use and enjoyment of neighboring uses, buildings and structures and to ensure public health, safety and convenience. Temporary uses shall only be permitted as authorized within this Chapter.*

#### ARTICLE 1302.1. PURPOSE:

*1302.1.1. The provisions of this article are based on the recognition of buildings, structures and uses which, because of their unique characteristics:*

- 1. Should not be permitted on a permanent or long-term basis, but which may be either necessary or desirable for a limited period of time; provided, however, a temporary use may be approved, even where such use may be appropriate on a permanent or long-term basis, where the purpose of the temporary use permit is to allow an applicant to satisfy a plan of compliance entered into with the County to remedy a violation of this Ordinance, or*
- 2. Requires careful regulation especially regarding location, duration of use and operation.*

The public may submit comments to the project manager, Darren Gerard, at:  
<http://www.maricopa.gov/regulations/comments.aspx>

**Next Steps:**

This item is scheduled for a 10/25/13 Stakeholder Meeting. Also, this item will be discussed by the Regulatory Reform Subcommittee of the Maricopa County Development Ad Hoc Task Force on Process Improvements.