



Briefing Notification to County Manager

Prepared by the Planning & Development Department



Case #/Title: TA2013009 – Setbacks

Supervisor Districts: All Districts

Overview: TA2013009 is a text amendment to the Maricopa County Zoning Ordinance, to delete language from the definitions of “Yard”, “Front Yard”, “Rear Yard” and “Side Yard” in Chapter 2 and delete language from Article 1110.6.2 so that setbacks will be measured from the lot line to the building at grade and that ordinary projections above grade may encroach up to 2’ into any required yard. The proposed language is:

SECTION 201. DEFINITIONS

Yard: *The open space at grade level between a building and adjoining lot lines, ~~unoccupied and unobstructed by any portion of a structure from the ground upward,~~ except as otherwise provided in the Ordinance. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the principal building is to be used; however, on any lot wherein a setback line has been established by the regulations of this Ordinance for any street abutting the lot, such measurement is to be taken from the principal building to the setback line (see “YARD, REQUIRED”).*

Yard, Front: *A yard extending across the front width of a lot and being the minimum horizontal distance between the street line and the principal building ~~or any projection thereof,~~ other than steps, unenclosed balconies and unenclosed porches. The front yard of a corner lot is the yard adjacent to the designated front lot line.*

Yard, Rear: *A yard extending between the side lot lines and being the minimum horizontal distance between the rear lot line and the principal building ~~or any projection thereof,~~ other than steps, unenclosed balconies and unenclosed porches. On corner lots and interior lots, the rear yard is in all cases at the opposite end of the lot from the front yard.*

Yard, Side: *A yard between the building and the side lot line of a lot and extending from the front yard to the rear yard and being the minimum horizontal distance between a side lot line and the side of the principal building ~~or any projection thereof,~~*

other than steps, unenclosed balconies and unenclosed porches. An interior side yard is defined as the side yard adjacent to a common lot line.

SECTION 1110. ADDITIONAL YARD AND OPEN SPACE REGULATIONS

Article 1110.6. Exceptions: *Every part of a required yard shall be open to the sky, unobstructed, except as enumerated in the following:*

*1110.6.2. Ordinary projections of window sills, cornices, eaves and other ornamental features may project a distance not exceeding **two feet (2')** into any required yard; except that in the case of accessory buildings in the required rear yard and /or the required side yard this projections shall not exceed one foot beyond the walls of such accessory building.*

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

Next Steps:

Scheduled for an 11/22/13 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.



Briefing Notification to County Manager

Prepared by the Planning & Development Department



Case #/Title: TA2013010 – Hillside Measurement

Supervisor Districts: All Districts

Overview: TA2013010 is a text amendment to the Maricopa County Zoning Ordinance, Article 1201.2.1 to revise the Hillside measurement from areas of natural slope of 15% or greater within any horizontal distance with a 5' elevation change to within any horizontal distance with a 10' elevation change. This is intended to remove minor washes and small features from Hillside designation. The proposed language is:

Section 1201. HILLSIDE

*1201.2.1. All portions of a lot, tract or parcel having a natural slope of **15% or greater** within any horizontal distance with a **ten foot (10') five-foot elevation change** shall be subject to the regulations set forth in this Section. Any challenge to a determination by the Department that any portion of a lot, tract or parcel is subject to the regulations set forth in this Section, shall include as part of the challenge a written determination of an Arizona registered civil engineer supported by sealed topographical plans.*

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

Next Steps: Scheduled for an 11/22/13 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.



Briefing Notification to County Manager

Prepared by the Planning & Development Department



Case #/Title: TA2013011 – Street Name Suffixes

Supervisor Districts: All Districts

Overview: TA2013011 is a text amendment to the Maricopa County Addressing Regulations, Section 702 to permit “Glen” and “Dale” street name suffixes west of the County 0/0 block numbering and “Terrace” and “Run” suffixes to the east. These street name suffixes are already in use by surrounding jurisdictions as evidenced by the Phoenix Metropolitan Street Atlas. Standardization of street naming patterns is important for E-911 response. The proposed language is:

702 GRID STREETS

- 5. Numbered streets West of County 0/0 block numbering starting point shall have street types assigned by Avenue, Drive ~~and~~ Lane, Glen and Dale in a westerly direction with every 1/8 alignment being an Avenue.*
- 6. Numbered streets East of County 0/0 block numbering starting point shall have street types assigned by Street, Place ~~and~~ Lane, Terrace and Run in an easterly direction with every 1/8 alignment being a Street.*

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

Next Steps: Scheduled for an 11/22/13 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.