



**Maricopa County**  
Planning and Development Department

Debra W. Stark, AICP  
Director  
501 North 44<sup>th</sup> Street, Suite 200  
Phoenix, Arizona 85008  
(602) 372-0688 o  
(602) 506-8510 f

Date: January 15, 2015

To: Tom Manos, County Manager

Via: Joy Rich, AICP, Deputy County Manager *OK*

From: Debra W. Stark, AICP, Planning and Development Director *DWS*

Re: **TA2015001** – County Manager's Approval

In accordance with the adopted "Moratorium on Increased Regulatory Burdens," the Planning and Development Department is seeking your approval to proceed with TA2015001 (**Amateur Radio Antennas**). This text amendment will amend the Maricopa County Zoning Ordinance, Chapter 11 with regard to permitting amateur radio antennas and support structures in both the Rural and Single Family Residential zoning districts and to clarify that amateur radio antennas mounted to a building are considered building appurtenances with no limit to the number of structures. TA2015001 qualifies for County Manager approval under the moratorium, as the proposed text amendment will lessen regulatory burden by providing greater flexibility to ham radio hobbyists.

TA2015001 will be processed through the County's Enhanced Regulatory Outreach Program. It is scheduled for a February 27, 2015 Stakeholder Meeting.

A handwritten signature in black ink, appearing to read "Tom Manos", written over a horizontal line.

Approved by Tom Manos, County Manager



**Briefing Notification to County Manager**  
Prepared by the Planning & Development Department

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**Case #/Title:** TA2015001 – Amateur Radio Antennas

**Supervisor Districts:** All Districts

**Overview:** A text amendment to the Maricopa County Zoning Ordinance, Articles 1115.2. & 1115.6.

This text amendment will permit amateur radio antennas and support structures in both the Rural and Single Family Residential zoning districts and clarify that amateur radio antennas mounted to a building are considered building appurtenances with no limit to the number of structures. TA2015001 as proposed will further lessen regulatory burden by providing greater flexibility to ham radio hobbyists.

Proposed verbatim language is (added language is underscored, deleted language is struck-through):

**ARTICLE 1115.2. LOCATION:** Amateur radio antennas and amateur radio antenna support structures shall be located in the rear yard, except in Rural and Single Family Residential zoning districts on sites of **five acres** or larger where such antennas and support structures may be located anywhere on the buildable area of the lot.

**ARTICLE 1115.6. NUMBER OF ALLOWED STRUCTURES:** Nothing in this section shall preclude the installation of **two** amateur radio antenna support structures on any lot in the Rural and Single Family Residential zoning districts, provided the standards of this section are met and there is at least **20,000 square feet** of lot area for each antenna support structure. There is no limit to the number of amateur radio antennas mounted to a building and such structures shall be considered a building appurtenance.

Send any comments to [carolhu@mail.maricopa.gov](mailto:carolhu@mail.maricopa.gov)

**Next Steps:** Scheduled for a 2/27/15 Stakeholder Meeting and tentatively for the 3/26/15 P&Z Commission meeting for formal initiation.

**Maricopa County Regulatory Adoption Process**

Department: Planning & Development

Contact: Carol Hu

Date Entered in Process: 1/15/2015

Item Name and Number: TA2015001 – Amateur Radio Antennas

Step Number	Process to be Completed	Upcoming Dates	Comments
1	County Manager briefed BOS	By the first week of February 2015	
2	Stakeholder Workshop	February 27, 2015	Notification will be sent to stakeholders on 2/11/15 notifying them of the workshop. Depending upon stakeholder comments this will proceed to formal initialization.
3	Stakeholder notification 2 weeks prior to Citizen's Board or Commission	March 10, 2015 - Post	
4	Public meeting to initiate regulatory change	March 26, 2015 Planning & Zoning Commission public meeting	
5	Specific departmental processes	To be determined	Staff will review and recommend revisions to the proposed language based upon any public input.
6	Stakeholder notification 2 weeks prior to Citizen's Board or Commission	April 21, 2015	
7	Public hearing to make recommendation to BOS	May 7, 2015 Planning & Zoning Commission Public hearing	
8	Schedule BOS public hearing	May 27, 2015 Board of Supervisors	
9	Board of Supervisors public hearing	June 10, 2015 Board of Supervisors public hearing	
10	Item adopted	June 10, 2015	To become effective 30 days after adoption



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Date: January 20, 2015

To: Tom Manos, County Manager

Via: Joy Rich, AICP, Deputy County Manager *JR*

From: Debra W. Stark, AICP, Planning and Development Director *DWS*

Re: TA2015002 – County Manager's Approval

In accordance with the adopted "Moratorium on Increased Regulatory Burdens," the Planning and Development Department is seeking your approval to proceed with TA2015002 (Restaurants and Cafes). This text amendment will amend the Maricopa County Zoning Ordinance, Chapter 8 with regard to permitting outdoor dining in both the C-1 and C-2 Commercial zoning districts. TA2015002 qualifies for County Manager approval under the moratorium, as the proposed text amendment will lessen regulatory burden by providing increased design flexibility and promoting healthy outdoor lifestyle.

TA2015002 will be processed through the County's Enhanced Regulatory Outreach Program. It is scheduled for a February 27, 2015 Stakeholder Meeting.

A handwritten signature in black ink, appearing to read "Tom Manos", written over a horizontal line.

Approved by Tom Manos, County Manager



**Briefing Notification to County Manager**  
Prepared by the Planning & Development Department

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**Case #/Title:** TA2015002 – Restaurants and Cafes

**Supervisor Districts:** All Districts

**Overview:** A text amendment to the Maricopa County Zoning Ordinance, Articles 803.2 & 804.2.

This text amendment will permit outdoor dining options in neighborhood and intermediate commercial zoning districts. TA2015002 as proposed will further lessen regulatory burden by providing increased design flexibility. It will also promote healthy outdoor interaction and lifestyle.

Proposed verbatim language is (added language is underscored, deleted language is struck-through):

**SECTION 803. C-1 (Neighborhood Commercial Zoning District)**

**ARTICLE 803.2. USE REGULATIONS:** A building or premises shall be used only for the following purposes:

39. Restaurants and cafes, including drive-through service ~~with no outside eating facilities~~, but not including those having dancing or shows, or drive-in car service. The sale of alcoholic beverages for on-site consumption only may be permitted as an accessory use if the kitchen facilities in the restaurant do not exceed 20% of the floor area. Patios, cocktail lounges and outside dining and drinking areas shall be limited to a space serving no more than 50 patrons, and no entertainment or music shall be audible off-site. ~~subject to the following requirements:~~

- a. ~~The kitchen facilities in the restaurant shall be no less than 20% of the floor area;~~
- b. ~~The floor plan of the restaurant shall be approved by the Planning and Development Department.~~

**SECTION 804. C-2 (Intermediate Commercial Zoning District)**

**ARTICLE 804.2. USE REGULATIONS:** A building or premises shall be used only for the following purposes:

35. Restaurants and cafes, including patios, ~~with or without~~ cocktail lounges ~~and outside dining and drinking areas~~, provided there is no amplified entertainment or music audible off site.

Send any comments to [carolhu@mail.maricopa.gov](mailto:carolhu@mail.maricopa.gov)

**Next Steps:**

Scheduled for a 2/27/15 Stakeholder Meeting and tentatively for the 3/26/15 P&Z Commission meeting for formal initiation.

**Maricopa County Regulatory Adoption Process**

<b>Department: Planning &amp; Development</b>		<b>Contact: Carol Hu</b>	<b>Date Entered in Process: 1/15/2015</b>
<b>Item Name and Number: TA2015002 – Restaurants &amp; Cafes</b>			
<b>Step Number</b>	<b>Process to be Completed</b>	<b>Upcoming Dates</b>	<b>Comments</b>
1	County Manager briefed BOS	By the first week of February 2015	
2	Stakeholder Workshop	February 27, 2015	Notification will be sent to stakeholders on 2/11/15 notifying them of the workshop. Depending upon stakeholder comments this will proceed to formal initialization.
3	Stakeholder notification 2 weeks prior to Citizen's Board or Commission	March 10, 2015 - Post	
4	Public meeting to initiate regulatory change	March 26, 2015 Planning & Zoning Commission public meeting	
5	Specific departmental processes	To be determined	Staff will review and recommend revisions to the proposed language based upon any public input.
6	Stakeholder notification 2 weeks prior to Citizen's Board or Commission	April 21, 2015	
7	Public hearing to make recommendation to BOS	May 7, 2015 Planning & Zoning Commission Public hearing	
8	Schedule BOS public hearing	May 27, 2015 Board of Supervisors	
9	Board of Supervisors public hearing	June 10, 2015 Board of Supervisors public hearing	
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Date: January 15, 2015

To: Tom Manos, County Manager

Via: Joy Rich, AICP, Deputy County Manager

From: Debra W. Stark, AICP, Planning and Development Director

DWS

Re: TA2015003 – County Manager's Approval

In accordance with the adopted "Moratorium on Increased Regulatory Burdens," the Planning and Development Department is seeking your approval to proceed with TA2015003 (Temporary Uses). Temporary uses are permitted in any zoning district. This text amendment clarifies ordinance language and was approved with TA2014006; however, the public notice for the previous text amendment did not refer to MCZO, Sec. 1302. The purpose of the subject text amendment is to ensure proper public notice of the revised language. This is not a change in regulation and therefore does not increase regulatory burdens.

TA2015003 will be processed through the County's Enhanced Regulatory Outreach Program. It is scheduled for a February 27, 2015 Stakeholder Meeting.

A handwritten signature in black ink, appearing to read "Tom Manos".

Approved by Tom Manos, County Manager



**Briefing Notification to County Manager**  
Prepared by the Planning & Development Department

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**Case #/Title:** TA2015003 – Temporary uses

**Supervisor Districts:** All Districts

**Overview:** A text amendment to the Maricopa County Zoning Ordinance, Section 1302.

This text amendment clarifies language that temporary uses are permitted in any zoning district. It was approved with TA2014006; however, the public notice for the previous text amendment did not refer to MCZO, Sec. 1302. The purpose of the subject text amendment is to ensure proper public notice of the revised language. This is not a change in regulation.

Proposed verbatim language is (added language is underscored, deleted language is struck-through):

**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 in any zoning district but only as authorized within this ~~Chapter~~ Section.

Send any comments to [carolhu@mail.maricopa.gov](mailto:carolhu@mail.maricopa.gov)

**Next Steps:** Scheduled for a 2/27/15 Stakeholder Meeting and tentatively for the 3/26/15 P&Z Commission meeting for formal initiation.

**Maricopa County Regulatory Adoption Process**

Department: Planning & Development

Contact: Carol Hu

Date Entered in Process: 1/15/2015

Item Name and Number: TA2015003 – Temporary uses

Step Number	Process to be Completed	Upcoming Dates	Comments
1	County Manager briefed BOS	By the first week of February 2015	
2	Stakeholder Workshop	February 27, 2015	Notification will be sent to stakeholders on 2/11/15 notifying them of the workshop. Depending upon stakeholder comments this will proceed to formal initialization.
3	Stakeholder notification 2 weeks prior to Citizen's Board or Commission	March 10, 2015 - Post	
4	Public meeting to initiate regulatory change	March 26, 2015 Planning & Zoning Commission public meeting	
5	Specific departmental processes	To be determined	Staff will review and recommend revisions to the proposed language based upon any public input.
6	Stakeholder notification 2 weeks prior to Citizen's Board or Commission	April 21, 2015	
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10	Item adopted	June 10, 2015	To become effective 30 days after adoption