



Enhanced Regulatory Outreach Program NOTICE OF PUBLIC MEETING OF THE MARICOPA COUNTY PLANNING & ZONING COMMISSION

Date/Time: Thursday, April 9, 2015, 9:30 a.m.

Location: BOS Auditorium, 205 W. Jefferson

The Maricopa County Planning & Zoning Commission will host a Public Meeting to discuss formal initialization of the following proposed ordinance amendments. If this meeting is cancelled due to loss of quorum all items will be heard at the next available Commission public meeting. These matters are tentatively scheduled for a public hearing before the Commission on May 7, 2015 for recommendation to the Maricopa County Board of Supervisors. The subject matter to be discussed at the April 9, 2015 Public Meeting includes:

TA2015001 – Amateur Radio Antennas: This is a text amendment to the Maricopa County Zoning Ordinance, Chapter 11– to clarify that amateur radio antennas mounted to a building are considered building appurtenances with no limit to the number of structures and to clarify structure placement within both Rural and Single Family Residential zoning districts. Proposed verbatim language is (language to be added is underscored, language to be deleted 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.

TA2015002 – Restaurants and Cafes: This is a text amendment to the Maricopa County Zoning Ordinance, Chapter 8 – to permit outdoor dining at restaurants and cafes in the C-1 and C-2 zoning districts. The proposed language would promote healthy outdoor interaction and lifestyle. Proposed verbatim language is (language to be added is underscored, language to be deleted 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.

TA2015003 – Temporary Use: This is a text amendment to Maricopa County Zoning Ordinance (MCZO), Chapter 13 regarding Temporary Uses. This language 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 clarified language and is not a change in regulation.

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.

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