Briefing Notification to County Manager

Prepared by the Planning & Development Department

Case #/Title: **TA2015004 – Accessory Recreational Structures**

Supervisor Districts: All Districts

Overview: A text amendment to the Maricopa County Zoning Ordinance, Articles 501.2 & 601.2.

This text amendment will permit an increase in the maximum height of private outdoor recreational structures in both the Rural and Single Family Residential zoning districts and clarify that both tennis courts and other accessory recreational structures are permitted. TA2015004 as proposed will further lessen regulatory burden by increasing the permitted maximum height of private accessory recreational structures.

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

ARTICLE 501.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

15. Accessory buildings and uses customarily incidental to the above uses, including:

c. Private tennis court *or private outdoor recreational structures*, provided that such court *or structure* is not constructed within **20 feet** of any adjoining property under ~~other~~ *separate* ownership, and provided that tennis court fences or walls *or recreational structures* shall not exceed ~~**12**~~ ***14*** **feet** in height.

e. Accessory use lights provided that a permitted accessory use exists. The lights must be located on the property *and shielded* so as not to direct or reflect light upon adjoining land, shall not be constructed within **20 feet** of any adjoining property under other ownership, and shall not exceed **20 feet** in height.

ARTICLE 601.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

11. Accessory buildings and uses customarily incidental to the above uses, including:

c. Private tennis court *or private outdoor recreational structures*, provided that such court *or structure* is not constructed within **20 feet** of any adjoining property under ~~other~~ *separate* ownership, and provided that tennis court fences or walls *or recreational structures* shall not exceed ~~**12**~~ ***14*** **feet** in height.

e. Accessory use lights provided that a permitted accessory use exists. The lights must be located on the property *and shielded* so as not to direct or reflect light upon adjoining land, shall not be constructed within **20 feet** of any adjoining property under other ownership, and shall not exceed **20 feet** in height.

Send any comments to derekscheerer@mail.maricopa.gov

Next Steps: Scheduled for a 1/22/16 Stakeholder Meeting and tentatively for the 2/18/16 P&Z Commission meeting for formal initiation.

Maricopa County

Planning and Development Department

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Date: November 3, 2015

To: Tom Manos, County Manager

Via: Joy Rich, AICP, Deputy County Manager

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

Re: TA2015004 – 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 TA2015004 (Accessory Structures for Single-Family and Rural Districts). This text amendment will amend the Maricopa County Zoning Ordinance, Chapters 5 and 6 with regard to increasing the maximum height of accessory recreational structures, and to clarify that both tennis courts and other accessory recreational structures are permitted. TA2015004 qualifies for County Manager approval under the moratorium, as the proposed text amendment will lessen regulatory burden by increasing the permitted maximum height of accessory recreational structures.

TA2015004 will be processed through the County's Enhanced Regulatory Outreach Program. It is scheduled for a January 22, 2015 Stakeholder Meeting.

Approved by Tom Manos, County Manager

Maricopa County Regulatory Adoption Process			
Department: Planning & Development	**Contact:** Derek Scheerer	**Date Entered in Process:** 10/27/2015	
Item Name and Number: TA2015004 – **Accessory Recreational Structures for Single-Family and Rural Districts**			
Step Number	**Process to be Completed**	**Upcoming Dates**	**Comments**
1	County Manager briefed BOS	By the first week of December 2015	
2	Stakeholder Workshop	January 22, 2016	Notification will be sent to stakeholders on/before 1/7/16 notifying them of the workshop. Depending upon stakeholder comments this will proceed to formal initialization.
3	Stakeholder notification 15 days prior to Citizen's Board or Commission	On/before February 3, 2016 - Post	
4	Public meeting to initiate regulatory change	February 18, 2016 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 15 days prior to Citizen's Board or Commission	On/before March 9, 2016	
7	Public hearing to make recommendation to BOS	March 24, 2016 Planning & Zoning Commission Public hearing	
8	Schedule BOS public hearing	March 24, 2016 Board of Supervisors	
9	Board of Supervisors public hearing	April 20, 2016 Board of Supervisors public hearing	
10	Item adopted	April 20, 2016	To become effective 30 days after adoption