



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

---

|                              |  |
|------------------------------|--|
| <b>Cases:</b>                | TA2015004 – Accessory Recreational Structures                                  |
| <b>Meeting Date:</b>         | February 18, 2016  |
| <b>Agenda Item:</b>          | 1  |
| <b>Supervisor Districts:</b> | All  |
| <b>Applicant:</b>            | Commission-initiated   |
| <b>Request:</b>              | Text Amendment to the Maricopa County Zoning Ordinance, Articles 501.2 & 601.2 |
| <b>Support/Opposition:</b>   | None known   |
| <b>Recommendation:</b>       | <b>Initiate</b>  |

### Discussion:

This is a text amendment to Articles 501.2 & 601.2 of the Maricopa County Zoning Ordinance in regard to accessory recreational structures in the Rural and Single-Family Residential zoning districts. TA2015004 will lessen regulatory burden by increasing the maximum height of accessory recreational structures and clarifying that both tennis courts and other accessory recreational structures are permitted. Proposed verbatim language is (added language underscored, deleted language 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 ~~either 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.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on January 22, 2016. If this item is initiated at this ZIPPOR, the anticipated Commission hearing for recommendation to the BOS is March 24, 2016 and the tentative BOS hearing for adoption is April 20, 2016. The ordinance/amendments will take effect 30 days after BOS adoption/approval.

Attendance at the stakeholder meeting was limited and no public attendance occurred. (No minutes of the meeting were prepared.) To date, no public comments have been received for TA2015004.

**Recommendation:**

Staff recommends the Commission **initiate TA2015004.**

Prepared by: Derek Scheerer, Planner, and Carol Hu, Planner  
Reviewed by: Matthew Holm, AICP, Planning Supervisor, and Darren V. Gerard, AICP, Deputy Director  
Attachment: 1/22/16 EROP Stakeholder Meeting Sign-In Sheet (1 page)



**Maricopa County**  
 Planning and Development Department



**Planning and Development Department  
 Stakeholder Workshop**

January 22, 2016

**Enhanced Regulatory Outreach Program**

Items: TA2015004, TA2015005

Sign-Up to Receive Program Alerts

Visit our web-site at: [www.maricopa.gov/regulations](http://www.maricopa.gov/regulations) to enter comments concerning items going through the process.

| Print Name     | Receive Alerts Via Email | Receive Alerts Via Text Messages |
|----------------|--------------------------|----------------------------------|
| Lynn Favour    |                          |                                  |
| Derek Scheerer |                          |                                  |
| Carol Hu       |                          |                                  |
| Darin Gerard   |                          |                                  |
|                |                          |                                  |
|                |                          |                                  |
|                |                          |                                  |
|                |                          |                                  |
|                |                          |                                  |
|                |                          |                                  |