

The City of Glendale Zoning Code Rewrite



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Why Update the Zoning Code?

- ▶ The Glendale Zoning Code was last updated comprehensively in 1993
- ▶ Although the Code has been amended over the recent past, these changes have been made arbitrarily, causing conflicts, errors, and inconsistencies
- ▶ Maintain consistency with the General Plan
- ▶ Some sections, procedures, or regulations are absent, dated and/or obsolete
- ▶ Good planning practice – emerging development best practices need to be evaluated

Principles Behind the Zoning Code Update?

Neighborhood Protection

Development

Predictability

Flexibility

Community Participation

Efficient Review Process

Stability

Modernization

Glendale

Flexibility vs. Predictability
Preservation vs. Development
Under-Regulation vs. Over-Regulation
Development Cost vs. Quality
Implementation vs. Administrative Cost

Work Program – Existing Code Structure

- Article 1 Purpose & Applicability
- Article 2 Definitions & Rules of Construction
- Article 3 Administration
- Article 4 Zoning Districts & Boundaries
- Article 5 Zoning District Regulations
- Article 6 Overlay District Regulations
- Article 7 General Development Standards

- Appendix A - Special Development Standards

- Chapter 19 Landscaping
- Chapter 21.2 Sexually Oriented Businesses
- Chapter 21.3 Downtown Sidewalk Use and Display Permit Guidelines
- Chapter 21.4 Medical Marijuana Establishments
- Chapter 24 Motor Vehicles
- Chapter 25 Nuisances
- Chapter 26 Offenses
- Chapter 28 Planning and Development
- Chapter 29.1 Residential Rental Property
- Chapter 31 Subdivisions

Path to the New UDC

Phase I



Information Gathering

Ongoing process involving key stakeholders, committees, and members of the public

Issue Identification

Analysis of provided feedback and current Zoning Code sections to identify issues to be resolved

Annotated Outline

Submit to City Staff an annotated outline that describes the proposed direction for forthcoming revisions

Phase II



Draft Zoning Code

Submit to City Staff draft sections of the Zoning Code for review, comment, and revision

Public Review & Final Adoption

With the support of City Staff and through stakeholder input, submit Updated Zoning Code to City Council for final adoption

Zoning and the UDC?

- ▶ Zoning Codes and Unified Development Codes are both “Zoning”
- ▶ Zoning is the most widely used tool to regulate land use and development in your Community
- ▶ Enacted to protect the health, safety, and welfare of the overall community and individual property owners
- ▶ A set of regulations that guide the use of land and existing buildings as well as the type and intensity of new development within the community.
- ▶ A Unified Development Code also details application requirements, review criteria and approval authority associated with this regulatory control.

Development Overview



The **General Plan** is a set of long-term goals and policies that the community uses to guide development. Although it establishes standards for location and density of land uses, it does not directly regulate land use.

Zoning is the adopted law that implements the policies of the General Plan through specific regulatory guidelines. Under the zoning ordinance, development must comply with specific, enforceable standards (minimum lot size, etc.).

Design Review refers to the administrative review of a development concept to ensure its conformance with the applicable use and development standards.

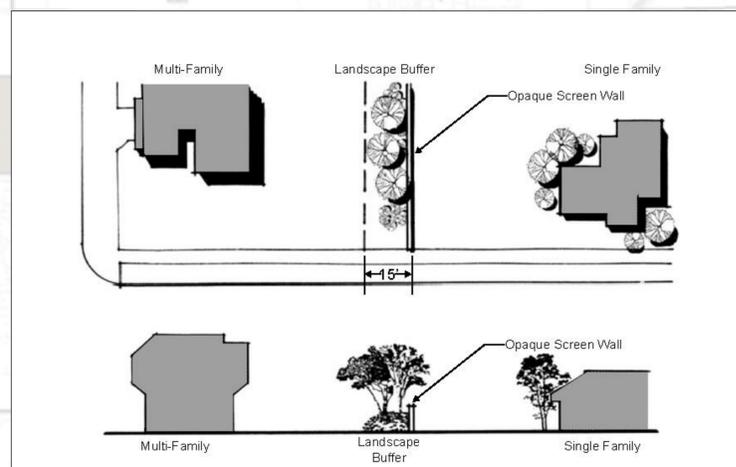
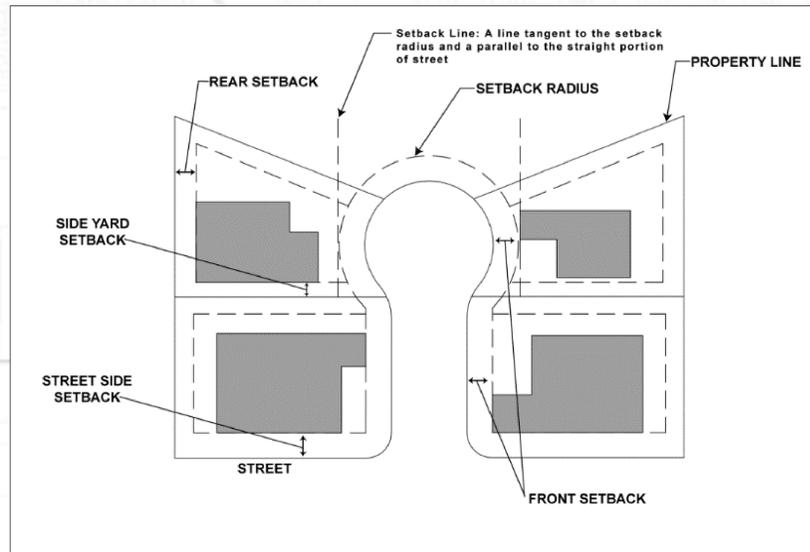
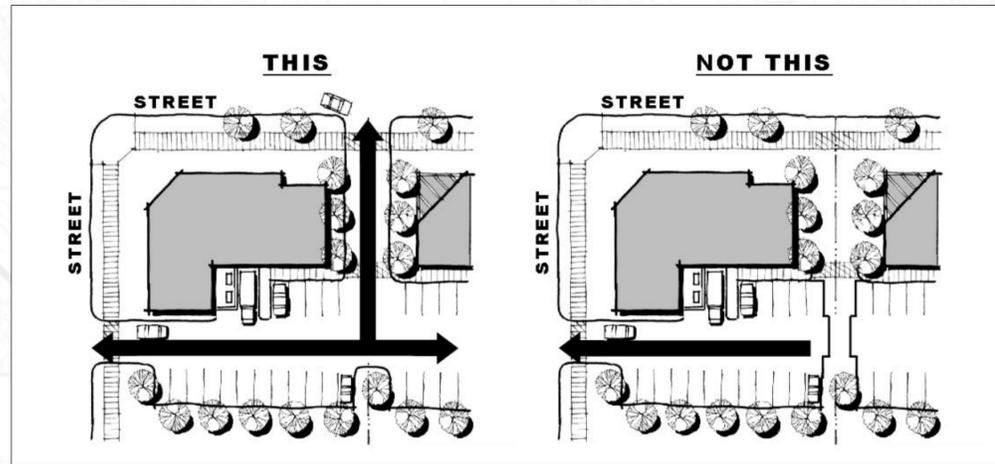
The **Permitting** process refers to the review of construction documents to ensure the proposed building or improvements are designed to meeting various building codes to ensure safety.

Building **Inspection** ensures that the construction of a building is occurring in accordance with the approved construction documents.

Code Enforcement is an ongoing process which occurs after construction to ensure zoning compliance for private property.

Zoning in Our Daily Lives?

- ▶ Permitted land uses (specific uses)
- ▶ Development standards (setbacks, building height, lot coverage)
- ▶ Parking & landscaping requirements
- ▶ Sign allowances
- ▶ Home occupations
- ▶ Wireless communication facilities
- ▶ And so on...



Use Category	Current Glendale Uses							
	General Office	Pedestrian Retail	Shopping Center	Neighborhood Commercial	Neighborhood Shopping Center	General Commercial	Community Shopping Center	Heavy Commercial
Antiques, crafts, and collectibles sales								
Any single retail use greater than seventy-five thousand (75,000) square feet of gross floor area existing prior to the effective date of this ordinance that increases its gross floor area five (5) percent or more.								
Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area developed after the effective date of this ordinance.								
Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area.								
Apparel and accessories								
Appliance, furniture, and household equipment rentals.								
Art galleries and art studios, including working production studios								
Asphalt and asphalt products processing								
Auto body repair								
Auto repair, service: Major engine and transmission repair Automotive body and fender shops								
Automatic teller machine								
Automobile and recreational vehicle leasing and rentals								
Automobile wrecking and salvage yards								
Automobile, boat, motorcycle, and recreational vehicle dealerships								
Automotive service facilities and gasoline sales, when located in a parking structure								

Zoning District	Density, Maximum (dwelling units/gross)	Residential Development Standards								
		Lot Dimensions, minimum			Setbacks			Lot Coverage, maximum (%)	Building Height, maximum (feet)	
Lot size	Lot Width (feet)	Lot Depth (feet)	Front (feet)	Side (feet)	Street Side (feet)	Rear (feet)				
R1-10 Single Residence	-	10,000 sf	90	100	15 - 20 ¹	5 & 10 ²	10	25	40	30
R1-8 Single Residence	-	8,000 sf	80	100	15 - 20 ¹	5 & 10 ²	10	20	40	30
R1-7 Single Residence	-	7,000 sf	70	100	15 - 20 ¹	5 & 10 ²	10	20	40	30
R1-6 Single Residence	-	6,000 sf	60	100	15 - 20 ¹	5 & 10 ²	10	20 ⁴	40	30
R1-4 Single Residence	-	4,000 sf	40	80	15 - 20 ¹	0 or 10 ²	10	15	45	30
R-2 Mixed Residence	-	10,000 sf	60	94	15 ⁷	15 ⁷	15 ⁷	50	30 ⁵	
R-3 Multiple Residence	-	6,000 sf	60	94	20 ⁷	20 ⁷	20 ⁷	50	30 ⁵	
R-4 Multiple Residence	-	6,000 sf	60	94	20 ⁷	20 ⁷	20 ⁷	50	30 ⁵	
R-5 Multiple Residence	-	43,560 sf	N/A	N/A	20 ⁸	20 ⁸	20 ⁸	55	48 ⁶	

- NOTES:
- 15 feet to living area, 20 feet to garages or carport.
 - Minimum 10 feet separation between buildings on adjacent lots.
 - Minimum 15 feet separation between buildings on adjacent lots.
 - Minimum 15 feet for subdivisions approved prior to the effective date of this ordinance.
 - Two story maximum, refer to Section 7.300 for accessory buildings.
 - Four story maximum for principal buildings, refer to Section 7.300 for accessory buildings.
 - Setbacks increase 1 foot to 1 foot ratio for buildings over 20 feet.
 - Setbacks increase 6 inches per one (1) foot in height over 20 feet.
 - Maximum building size 3,000 square feet of gross floor area.
 - Maximum F.A.R. of .3; Maximum height of accessory structures is 15 feet. Refer to Special Building Heights and Floor Area Ratio Maps, found at the end of this ordinance.
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Zoning District	Density, Maximum (dwelling units/gross)	Residential Development Standards							
		Lot Dimensions		Minimum Setback ¹			Max. F.A.R. ¹⁰	Building Height, maximum (feet) ⁸	
Lot size, minimum	Lot size, maximum	Front (feet)	Side (feet)	Street Side (feet)	Rear (feet)				
R-O Residential Office ⁹	-	6,000 sf	N/A	20	10	25	25	N/A ¹⁰	30
C-O Commercial Office	-	10,000 sf	N/A	20	10	25	25	0.3	30
G-O General Office	-	43,560 sf	N/A	Varies w/ Bldg Ht: 1 ft setback per 1 ft of bldg ht			0.3	30	
PR Pedestrian Retail	-	N/A	N/A	0-10	0	0	0	2.0	48
SC Shopping Center	-	5 ac	15 ac	25	60 ¹	25	60 ¹	0.3	30
C-1 Neighborhood Commercial	-	N/A	N/A	25	60 ¹	25	60 ¹	0.3	30
NSC Neighborhood Shopping Center	-	N/A	20 ac	25 ³	60 ¹	25 ³	60 ¹	0.3	30
C-2 General Commercial	-	N/A	N/A	25 ³	60 ¹	25 ³	60 ¹	0.3	30
CSC Community Shopping Center	-	>20 ac	N/A	25 ³	80 ⁹	25 ³	80 ⁹	0.3	40
C-3 Heavy Commercial	-	N/A	N/A	25 ³	60 ¹	25 ³	60 ¹	0.3	30
B-P Business Park	-	N/A	N/A	25 - 50 ²	60 ¹	25 - 50 ²	60 ¹	0.3	30
M-1 Light Industrial	-	6,000 sf	N/A	25 ³	60 ¹	25 ³	60 ¹	0.3	30
M-2 Heavy Industrial	-	6,000 sf	N/A	25 ³	60 ¹	25 ³	60 ¹	0.3	30

- NOTES:
- 60 feet to residential uses; 15 feet to nonresidential uses.
 - 50 feet for major street, 40 feet collector street, 25 feet local street.
 - Maximum building size 3,000 square feet of gross floor area.
 - Minimum district size is 20 acres.
 - Building setback for arterial streets shall be a minimum of 1 foot for each foot of building height.
 - Maximum height of accessory structures is 15 feet. Refer to Special Building Heights and Floor Area Ratio Maps, found at the end of this ordinance.
 - One foot for each foot of building height, not less than 25 feet.
 - 80 feet to residential, 25 feet to non-residential.
 - Maximum building size 3,000 square feet of gross floor area.
 - Maximum F.A.R. of .3; Maximum height of accessory structures is 15 feet. Refer to Special Building Heights and Floor Area Ratio Maps, found at the end of this ordinance.
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The **Aim** of the New UDC

The new Unified Development Code will be a unique zoning document that serves the current and future needs of the City and its residents. The document will be organized in a logical and user-friendly manner and its content will promote economic development, enhanced commercial and residential development criteria, and reasonable enforcement standards aimed at preserving existing neighborhoods.

What Zoning **CAN** Do...

- ▶ Establish compatible and balanced development patterns (e.g. manage the transition of land uses)
- ▶ Allow for a healthy mix of housing types, jobs, retail services, open space and public buildings
- ▶ Protect existing neighborhoods
- ▶ Preserve property investments and the city's tax base
- ▶ Protect community aesthetics and development quality
- ▶ Regulate particular land uses of concern (such as activities with noise or dust)
- ▶ Protect identified natural resources (e.g., scenic areas, hillsides)

What Zoning **CANNOT** Do...

- ▶ Supersede State or Federal Law (in most cases)
- ▶ Prevent development, it can only control it (within reason)
- ▶ Directly change or correct land uses already legally in existence
- ▶ Address or foresee all possible issues/situations
- ▶ Enforce the Code
- ▶ Create a market

What We've Heard So Far...

- ▶ *Realign land uses and zoning districts*
- ▶ *Reduce code-related barriers to development*
- ▶ *Remove inconsistencies and generalities*
- ▶ *Incorporate zoning / land-use best practices*
- ▶ *Update code references and cross-references*
- ▶ *Encourage economic development*
- ▶ *Mitigate interactions between dissimilar uses*
- ▶ *Improve community character through design*
- ▶ *Promote sustainable, low-impact development*
- ▶ *Tailor development to local climate, history, and culture*
- ▶ *Advance the goals and policies of the General Plan*
- ▶ *Define parking and storage (residential, front yard)*
- ▶ *Establish property and landscape maintenance requirements*
- ▶ *Avoid 'trendy' codes and standards*
- ▶ *Incorporate new processes that encourage efficiency, flexibility*
- ▶ *Create commercial design guidelines*
- ▶ *Update or create new sign standards, maintenance criteria, and overlay districts*
- ▶ *Update enforcement policies*
- ▶ *Introduce adaptive reuse codes and/or principles*

We Need to Hear From **YOU!**

Please visit the project website at:

www.ZoneGlendaleAZ.com