



# Planning Department Memorandum

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**DATE:** March 30, 2009  
**TO:** Zoning Ordinance Stakeholders  
**FROM:** Maryann Pickering, AICP, Zoning Administrator  
**SUBJECT:** Articles 4 and 5 Reviews

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The second section (Articles 4 and 5) of the Zoning Ordinance revision is ready for review. When you open the draft document, you will see that Article 5 is in a new format. It would not be user friendly to provide these changes in legislative format. In order for you to provide us with your best comments, you will need to use the following three documents when reviewing both articles, especially with Article 5.

1. Existing Zoning Ordinance Articles 4 and 5.
2. Revised Zoning Ordinance Articles 4 and 5.
3. The attached Summary Matrix that outlines all major changes.

I would like to thank you again for your continued reviews of our proposed changes. It is a large undertaking and we are working hard to get the document ready for hearing by June 2009.

I would appreciate any comments you have by Friday, April 10, 2009.

Thank you again.

MP/mc  
Attachment

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**Summary of Proposed Zoning Ordinance Changes**  
**Articles 4 and 5**  
**March 30, 2009**

	<b>Existing Section</b>	<b>Current Requirement</b>	<b>Proposed Requirement</b>
1	4.200(A)	Code does not address measurement of boundaries from freeways, only highways.	Clarification that district boundaries are measured from all freeways or state highways.
2	4.300	Some districts were never codified into the listing when created.	Missing districts added and a new district for Glendale Centerline included.
<b>A-1 (Agricultural) Zoning District</b>			
3	5.100	Requirements are in place for multi-purpose arenas.	All references removed. The arena is currently zoned PAD.
4	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
5	5.102 5.103 5.104 5.105	Uses listed by how allowed (permitted, accessory, conditional use permit, etc.).	A matrix is provided that has all uses contained in one location, in one section of the ordinance.
6	5.105	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses are removed: fences/walls, satellite earth station, and swimming pools.
7	-	-	The following uses are added: detached shade structure, pool cabana, and yard sales.
8	5.104	Guesthouse occupancy limited to 90 days.	Guesthouses have no occupancy limit and do not need a conditional use permit.
9	5.106	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards for A-1 are now in Section 5.103.
10	5.106	No method for determining the maximum height of a building.	Footnote added explain process.
11	5.106	One set of development standards is provided for all A-1 properties.	A new set of standards has been developed for existing legal lots less than two acres in size. Standards are similar to other single-family districts and will reduce the need for so many variances.
12	5.107	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
13	5.110	Parking regulations for the district are minimal.	Language has been added to make this district consistent with RR and SR. Location of parking has been clarified and located in Section 5.106
14	5.110	No parking graphic existed.	New parking graphic added. Now in Section 5.106

<b>RR90 and RR-45 (Rural Residential) Zoning Districts</b>			
15	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
16	5.122 5.123 5.124 5.125	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses contained in one location, in one section of the ordinance.
17	5.123 5.125	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.
18	-	-	The following uses were added/modified: detached shade structure, and pool cabana. Churches became religious facilities.
19	5.124	Guesthouse occupancy limited to 90 days.	Guesthouses have no occupancy limit and do not need a conditional use permit.
20	5.126 5.127	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards are now in Sections 5.203 (RR-90) and 5.204 (RR-45).
21	5.126 5.127	No method for determining the maximum height of a building.	Footnote added explain process.
22	5.128	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
23	5.131	Parking regulations for the districts are minimal.	Language has been added to make this district consistent with A-1 and SR. Location of parking has been clarified and located in Section 5.207.
24	5.131	No parking graphic existed.	New parking graphic added. Now in Section 5.207.
25	5.132	Livestock regulations did not include male fowl.	Male fowl regulations are now included in Section 5.208.
<b>SR-30, SR-17 and SR-12 (Suburban Residential) Zoning Districts</b>			
26	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
27	5.202 5.203 5.204 5.205	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses contained in one location, in one section of the ordinance. This Section is now 5.302.
28	5.202 5.203 5.204 5.205	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.
29	-	-	The following uses were added/modified: detached shade structure, and pool cabana. Churches became religious facilities.

30	5.204	Guesthouse occupancy limited to 90 days.	Guesthouses have no occupancy limit and do not need a conditional use permit.
31	5.206 5.207 5.208	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards are now in Sections 5.303 (SR-30), 5.304 (SR-17) and 5.205 (SR-12).
32	5.206 5.207 5.208	No method for determining the maximum height of a building.	Footnote added explain process.
33	5.209	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
34	5.211	Parking regulations for front yards and circular driveways are not clear.	Language has been added to clarify the regulations and is located in Section 5.307.
35	5.211	Parking graphic was difficult to read.	Parking graphic updated. Now in Section 5.307.
36	5.212	Livestock regulations did not include male fowl.	Male fowl regulations are now included in Section 5.308.
37	5.213	Guesthouse standards were listed in this section for all zoning districts were they are permitted.	Regulations moved to 7.506 so they are consistent for all applicable zoning districts.
<b>R1-10, R1-8, R1-7, R1-6 and R1-4 (Urban Residential) Zoning Districts</b>			
38	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
39	5.302 5.303 5.304 5.315 5.316 5.317 5.3180 5.322 5.323 5.324 5.325	The R1 districts are separated into three sections. R1-10, R1-8, and R1-7 are all grouped together and the remaining two stand-alone. All uses between the five districts are the same. As with all the other sections, uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses contained in one location, in one section of the ordinance. This Section is now 5.402.
40	5.302 5.303 5.304 5.315 5.316 5.317 5.3180 5.322 5.323 5.324 5.325	All uses were evaluated for applicability and if they were still needed or needed to be modified.	The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.

41	-	-	The following uses were added/modified: detached shade structure, and pool cabana. Churches became religious facilities. Wireless facilities are now allowed in R1-6.
42	5.306 5.307 5.308 5.3181 5.326	Development standards for all residential zones were placed in one table that was difficult to locate.	Development standards are now located in Sections 5.403 (R1-10), 5.404 (R1-8), 5.405 (R1-7), 5.406 (R1-6) and 5.407 (R1-4).
43	5.306 5.307 5.308 5.3181 5.326	No method for determining the maximum height of a building.	Footnote added explain process.
44	5.309	Listed as reserved. Former R1-6 standards. Section removed.	-
	5.310 5.3182 5.327	Requirement for design review is required.	Duplicate of Section 3.600 and has been removed.
45	5.312	Parking regulations for front yards and circular driveways are not clear.	Language has been added to clarify the regulations and is located in Section 5.409.
46	5.312	Parking graphics were difficult to read.	Parking graphic updated and one was removed. Now in Section 5.409.
47	5.318	Required findings for R1-6 zoning applications.	No changes and they are now listed in Section 5.410.
<b>R-2, R-3, R-4 and R-5 (Mixed and Multiple Residence) Zoning Districts</b>			
48	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
49	5.412 5.413 5.414 5.415 5.422 5.423 5.424 5.425 5.432 5.433 5.434 5.435 5.442 5.443 5.444 5.445	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for the four zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.502.

50	-	<b>R-2:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-2:</b> The following uses were removed: temporary construction trailers, fences/walls, satellite earth station, and swimming pools.
51	-	<b>R-3:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-3:</b> The following uses were removed: boardinghouse, fences/walls, and satellite earth station.
52	-	<b>R-4:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-4:</b> The following uses were removed: boardinghouse, fences/walls, and satellite earth station.
53	-	<b>R-5:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-5:</b> The following uses were removed: boardinghouse, fences/walls, and satellite earth station.
54	-	<b>R-3:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-3:</b> The following uses were added/modified: subdivisions model home complexes, household pets, and yard sales. Churches became religious facilities.
55	-	<b>R-4:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-4:</b> The following uses were added/modified: subdivisions model home complexes, household pets, and yard sales. Churches became religious facilities. Requirements of childcare were modified and now allow home childcare.
56	-	<b>R-5:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-5:</b> The following uses were added/modified: single residence dwellings, public schools, parks and playgrounds, subdivisions model home complexes, household pets, and yard sales. Churches became religious facilities. Requirements of childcare were modified and now allow home childcare.
57	5.416 5.426 5.436 5.446	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.503 (R-2), 5.504 (R-3), 5.506 (R-4), and 5.508 (R-5)
58	5.416 5.426 5.436 5.446	No method for determining the maximum height of a building.	Footnote added explain process.
	5.417 5.427 5.437 5.447	Requirement for design review is required.	Duplicate of Section 3.600.
59	5.418 5.428 5.438 5.448	Landscaping and screening requirements listed for each zoning district.	Requirements for all four districts now in 5.509.

60	5.419 5.429 5.439 5.449	Parking regulations are not consistent between all zoning districts.	Regulations were combined into one section that addresses the requirements of all zoning districts. New regulations are in Section 5.510.
<b>R-O, C-O, and G-O (Office) Zoning Districts</b>			
61	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
62	5.502 5.503 5.504 5.505 5.522 5.523 5.524 5.525 5.542 5.543 5.544 5.545	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.602.
63	-	<b>R-O:</b> All uses were evaluated for applicability and if they were still needed.	<b>R-O:</b> The following uses were removed: fences/walls, swimming pool, and satellite earth station.
64	-	<b>C-O:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-O:</b> The following uses were removed: fences/walls, satellite earth station, and a financial institution with a drive-thru.
65	-	<b>G-O:</b> All uses were evaluated for applicability and if they were still needed.	<b>G-O:</b> The following uses were removed: commercial off-street parking, financial institutions with a drive-thru, transit facilities and satellite earth station.
66	-	<b>R-O:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>R-O:</b> The following use was added: household pets.
67	5.506 5.526 5.546	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.604 (R-O), 5.605 (C-O), and 5.606 (G-O).
68	5.506 5.526 5.546	No method for determining the maximum height of a building.	Footnote added explain process.
69	5.506 5.526 5.546	Maximum height of 30 feet was constrictive with current architectural practices.	Maximum height of all three districts is now 35 feet.
70	Table 3-A	Wireless standards for all districts were located in one table at the end of the section.	Wireless standards for the office zoning districts are now in Section 5.803.
	5.507 5.527 5.547	Requirement for design review is required.	Duplicate of Section 3.600.

71	5.508 5.528 5.548	Landscaping and screening requirements listed for each zoning district.	Requirements for all three districts now in 5.607.
<b>PR (Pedestrian Retail) Zoning District</b>			
72	5.612 5.612A 5.613 5.614 5.615	Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.702.
73	-	All uses were evaluated for applicability and if they were still needed.	The following uses were removed: automotive service located within a parking structure, drive-thru facilities, amateur radio tower, and satellite earth station.
74		All uses were evaluated for applicability and if they needed to be modified.	The following use was modified/added: all retail activities combined into retail sales, live entertainment, restaurants on ground floors, and outdoor sidewalk cafes.
75	5.617	Development standards for all zoning districts are in one table that was difficult to locate.	Development standards are now in Sections 5.703.
76	5.617	No method for determining the maximum height of a building.	Footnote added explain process.
77	5.618	-	Performance standards were modified to be consistent with other districts and with other applicable codes (i.e., IBC).
	5.619	Parking requirements	Due to the unique pedestrian nature of this area, the parking requirement has been removed to allow businesses more flexibility in locating in the area.
<b>NSC, SC, CSC, C-1, C-2 and C-3 (Commercial) Zoning Districts</b>			
78	-	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.
79		Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.802.
80	-	<b>NSC:</b> All uses were evaluated for applicability and if they were still needed.	<b>NSC:</b> The following uses were removed: amateur radio tower and satellite earth station.

81	-	<b>SC:</b> All uses were evaluated for applicability and if they were still needed.	<b>SC:</b> The following uses were removed: amateur radio tower and satellite earth station.
82	-	<b>CSC:</b> All uses were evaluated for applicability and if they were still needed.	<b>CSC:</b> The following uses were removed: amateur radio tower and satellite earth station.
83	-	<b>C-1:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-1:</b> The following uses were removed: amateur radio tower and satellite earth station.
84	-	<b>C-2:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-2:</b> The following uses were removed: amateur radio tower and satellite earth station.
85	-	<b>C-3:</b> All uses were evaluated for applicability and if they were still needed.	<b>C-3:</b> The following uses were removed: amateur radio tower and satellite earth station.
86	-	<b>NSC:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>NSC:</b> The following uses were modified/added: bakeries, music and dance schools, live entertainment, and automatic teller machines.
87	-	<b>SC:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>SC:</b> The following uses were modified/added: bakeries, music and dance schools, live entertainment, and automatic teller machines.
88	-	<b>CSC:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>CSC:</b> The following uses were modified/added: nightclubs removed and hotels allowed by right.
89	-	<b>C-1:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>C-1:</b> The following uses were added: bakeries, bar/cocktail and hookah lounges, and automatic teller machines.
90		<b>C-2:</b> Some uses no longer require a conditional use permit in this district.	<b>C-2:</b> The following no longer require a conditional use permit: new and used sales of vehicles, RV's, boats, and motorcycles, hotels, RV storage, private recreational clubs, and retail plant nurseries.
91	-	<b>C-3:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>C-3:</b> The following uses were added: bakeries, business support services, and financial institutions.
92	5.707 5.716 5.736 5.757 5.776 5.788	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.804 (NSC), 5.809 (SC), 5.811 (CSC), 5.815 (C-1), 5.820 (C-2), and 5.822 (G-O).
93	5.707 5.716 5.736 5.757 5.776 5.788	No method for determining the maximum height of a building.	Footnote added explain process.
94	5.707	Maximum height of 30 feet was	Maximum height of all three districts is

	5.716 5.736 5.757 5.776 5.788	constrictive with current architectural practices.	now 35 feet.
95	Table 3-A	Wireless standards for all districts were located in one table at the end of the section.	Wireless standards for the commercial zoning districts are now in Section 5.803.
96	5.7091 5.738 5.759 5.778 5.791	Requirement for design review is required.	Duplicate of Section 3.600.
97	5.717	SC design guidelines modified to be consistent with other districts.	New section is 5.810.
98	5.737	C-1 performance standards made consistent with other districts.	New section is 5.816
99	5.758	C-2 performance standards made consistent with other districts.	New section is 5.821.
<b>B-P, M-1, and M-2 (Industrial) Zoning Districts</b>			
100	Uses and the terms used are not consistent between all districts.	Terms have been made consistent as much as possible throughout the entire update.	
101		Uses have been historically listed by how they are allowed (permitted, accessory, conditional use permit, etc.) in each zoning district.	A matrix has been developed that has all uses for all three zoning districts contained in one location, in one section of the ordinance. The table for this listed of uses has columns for each of the zoning districts. This Section is now 5.902.
102		<b>B-P:</b> All uses were evaluated for applicability and if they were still needed.	<b>B-P:</b> The following uses were removed: amateur radio tower, satellite earth station, fences and walls, and microwave antennas.
103		<b>M-1:</b> All uses were evaluated for applicability and if they were still needed.	<b>M-1:</b> The following uses were removed: machinery, finished wood products, contract construction, amateur radio tower, and satellite earth station.
104		<b>M-2:</b> All uses were evaluated for applicability and if they were still needed.	<b>M-2:</b> The following uses were removed: amateur radio tower, satellite earth station, and microwave antennas.
105		<b>B-P:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>B-P:</b> The following uses were modified/added: lodges and fraternal organizations, and hotels allowed by right.
106		<b>M-1:</b> All uses were evaluated for applicability and if they needed to be	<b>M-1:</b> The following uses were modified/added: commercial kennels allowed by

		modified.	right.
107		<b>M-2:</b> All uses were evaluated for applicability and if they needed to be modified.	<b>M-2:</b> The following uses were modified/added: biodiesel manufacturing and asphalt manufacturing allowed by right.
108	5.816 5.846 5.866	Development standards for all residential zones are in one table that was difficult to locate.	Development standards are now in Sections 5.904 (B-P), 5.909 (M-1), and 5.910 (M-2).
109	5.816 5.846 5.866	No method for determining the maximum height of a building.	Footnote added explain process.
110	5.816 5.846 5.866	Maximum height of 30 feet was constrictive with current architectural practices.	Maximum height of all three districts is now 35 feet.
111	Table 3-A	Wireless standards for all districts were located in one table at the end of the section.	Wireless standards for the industrial zoning districts are now in Section 5.903.
112	5.819 5.848 5.868	Requirement for design review is required.	Duplicate of Section 3.600.
113	5.817	B-P performance standards were modified.	New section is 5.905.
114	5.900	PAD district standards moved to Article 6.	Standards can now be found in Article 6.