

**ORDINANCE NUMBER 05-08**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AMENDING CHAPTER 16 OF THE MARICOPA CITY CODE RELATING TO ZONING REGULATIONS BY REPLACING CURRENT ARTICLE 21 "OFFSTREET PARKING AND LOADING, PUBLIC GARAGES, AND FILLING STATIONS" WITH A NEW ARTICLE 21 "PARKING REGULATIONS AND STANDARDS."**

**WHEREAS**, Chapter 16 of the Maricopa City Code adopted by reference the "Pinal County Zoning Code," as its Zoning Code, subject to certain amendments thereto; and

**WHEREAS**, after review and recommendation by the City's Planning and Zoning Commission and Staff, it appears that further amending the Zoning Code to repeal current Article 21 "Offstreet Parking and Loading, Public Garages, and Filling Stations," and replacing said Article with new "Parking Regulations and Standards" would be in the best interests of the efficient development of the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF MARICOPA, ARIZONA AS FOLLOWS:**

**Section 1.** The Maricopa Zoning Code, as previously amended, is further amended by repealing current Article 21, "Offstreet Parking and Loading, Public Garages, and Filling Stations" in its entirety and replacing said Article with new Article 21, "Parking Regulations and Standards", as follows:

**ARTICLE 21 -PARKING REGULATIONS and STANDARDS**

**Sec. 2100** **PURPOSE.** The purpose of this Article is to establish minimum standards for the provisions of adequate off-street parking, loading and maneuvering spaces for the uses permitted by this Ordinance in a manner which is safe, efficient, convenient and visually attractive. These regulations shall apply to new construction and expansion of or changes to existing uses permitted by this Ordinance. The regulations set forth in this Article shall supplement any zoning district regulations set forth elsewhere in the Zoning Code.

**Sec. 2101** **GENERAL REGULATIONS.**

A. All required parking and loading spaces and maneuvering areas shall be provided on the same parcel or lot as the principal structure wherever possible. A contiguous lot may be used for parking purposes if

incorporated into the development site for the exclusive use of providing the required parking and the lot is properly zoned for parking purposes.

- B. All vehicular egress from parking lots to public right-of-way shall be by forward motion only, except in the case of a single residence fronting on a local street.
- C. Parking spaces for commercial and industrial uses shall not be located in the front yard setback or a side yard setback when adjacent to a residential zoning district.
- D. No part of any vehicle may overhang into a public sidewalk or within five (5) feet of a street curb where no sidewalk exists.
- E. Tandem arrangement of required parking spaces is prohibited. For purposes of this provision, "tandem arrangement" shall mean parking spaces arranged one behind the other, such that one car will be unable to exit the parking space if a second car has parked in the tandem space behind it.
- F. The parking, keeping, or storage of commercial rated vehicles in a residential zoning district is prohibited with the exception of (i) recreational vehicles; (ii) commercial rated vehicles in single residence zoning districts classified as "rural" under Section 501 of the Zoning Code; or (iii) in other residential zoning districts during times where the owner of the commercial rated vehicle is on call and the vehicle is reasonably necessary to perform the job for which the owner is on call. For purposes of this provision, "commercial rated vehicle" shall mean a motor vehicle or combination of motor vehicles used to transport passengers or property if the motor vehicle either:
  - (1) Has a gross combined weight rating of twenty-six thousand one or more pounds inclusive of a towed unit with a gross vehicle weight rating of more than ten thousand pounds.
  - (2) Has a gross vehicle weight rating of twenty-six thousand one or more pounds.
  - (3) Is a school bus.
  - (4) Is a bus.
  - (5) Is used in the transportation of materials found to be hazardous for the purposes of the hazardous materials transportation act (49 United States Code sections 5101 through 5127) and is required to

be placarded under 49 Code of Federal Regulations section 172.504.

- G. A commercial vehicle parked on residential lots or parcels 1 acre or larger shall be subject to the following conditions:
  - a. The vehicle shall be parked behind the rear wall plane of the main building on the lot or parcel;
  - b. The vehicle shall be parked no closer than ten (10) feet from any property line;
  - c. The vehicle shall be screened from view from streets and abutting property by a solid fence or landscaping.
  
- H. A commercial vehicle parked on residential lots or parcels less than 1 acre in size shall be subject to the following conditions:
  - a. The vehicle shall not be parked in the required front or street side setback area; and
  - b. The vehicle shall be screened from view from streets and abutting property by a solid fence or landscaping.

**Sec. 2102 IMPROVEMENTS.**

- A. Required parking spaces, parking lot area, loading spaces, maneuvering areas, driveways, and fire lanes shall be paved with asphalt, concrete, paving stones, or a similar material approved by the City to a sufficient thickness to withstand repeated vehicular traffic, except in the single residence zoning districts classified as "rural" under Section 501 of the Zoning Code.
  
- B. All required off-street parking spaces shall be connected with a public street, or by an approved private street, by a paved driveway, of not less than twenty (20) feet in length, within the property line; except in the single residence zoning districts classified as "rural" under Section 501 of the Zoning Code.
  
- C. All off-street parking lots shall be screened from street view, with a three (3) foot high screen wall, landscaping, a landscaped berm or a combination thereof. Parking lots shall be landscaped in accordance with the regulations of this Article and those regulations for the specific zoning district or land use found elsewhere in the Zoning Code or the Maricopa City Code.

- D. A six (6) inch vertical separation method, such as but not limited to a concrete curb, shall be required between any parking lot area and landscape area to protect the landscaped area and control vehicular circulation.

**Sec. 2103 REQUIRED PARKING SPACES BY USE TYPE.**

- A. The number of parking spaces required to be provided for uses permitted in the Zoning Code are specified in Table A below.
- B. In calculating the total number of required off-street parking spaces, fractional amounts shall be rounded up to the nearest whole number if the fraction is 0.5 or greater.
- C. The number of parking spaces required for uses not listed shall be determined by the Zoning Administrator and approved through the site plan process.
- D. In the case of mixed uses, the total requirement for off-street parking spaces shall be the sum of the various uses computed separately. Cumulative parking space requirements for mixed-use occupancies may be reduced by the Zoning Administrator if it is determined that peak requirements of the mixed-use occupancies occur at different times.
- E. For purposes of this Section, "G.F.A." is used to represent Gross Floor Area, which shall mean the sum of the gross horizontal area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage. Gross floor area shall not include: (a) underground parking space; (b) exterior balconies; or (c) uncovered steps.

**TABLE A - REQUIRED PARKING SPACES**

LAND USE	REQUIRED VEHICLE PARKING	RECOMMENDED SPECIAL PARKING
<b>Residential Uses</b>		
Single Residence, detached dwellings	2 spaces: dwelling	N/A
Multiple Residence: Efficiency One (1) bedroom units Two (2) bedroom units and larger Town homes and Condominiums	1 space: unit plus * 1.5 spaces: unit plus * 2 spaces: unit plus * 2 spaces: unit plus *	N/A

\* One (1) visitor space per ten (10) units must be provided. At least one (1) parking space per multiple residence unit must be covered and assigned to a unit.

Institutional Uses		
Churches: Main assembly (fixed seating) Main assembly (without fixed seating) Classrooms and other buildings	1 space: 4 seats 1 space: 100 sf. of G.F.A. 1 space: 300 sf. of G.F.A.	1 bicycle: 20 vehicle spaces
Hospitals	1 space: 400 sf. of G.F.A.	1 bicycle: 20 vehicle spaces
Elementary Schools & Jr. High Schools	1 space: classroom; <u>plus</u> 1 space: 600 sf. G.F.A.	1 bicycle: 10 students
High Schools, Trade Schools & Colleges	1 space: each employee <u>plus</u> 1 space: 300 sf. G.F.A.	1 bicycle: 20 students

LAND USE	REQUIRED VEHICLE PARKING	RECOMMENDED SPECIAL PARKING
Commercial Uses		
Commercial Amusement – Outdoors: golf courses  driving ranges miniature golf courses, batting cages, amusement parks, water slides	4 space: hole <u>plus</u> 1 space: 200 sf G.F.A. clubhouse 1 space: each tee space 1 space: 500 sf of outdoor recreational area plus ancillary indoor uses	N/A N/A 1 bicycle: 10 vehicle spaces
Commercial Amusement - Indoors: amusement center / arcades skating rinks and dance clubs theaters bowling alleys billiard hall	1 space: 100 sf G.F.A. 1 space: 100 sf G.F.A. 1 space: 6 seats 4 space: lane 2 spaces: table	1 bicycle: 10 vehicle spaces 1 bicycle: 20 vehicle spaces 1 bicycle: 20 vehicle spaces 1 bicycle: lane 1 bicycle: table
Parks (public or private)	30 spaces: athletic field 1 bicycle: 10 vehicle spaces	
Parks (public or private) without adjoining accessible parking lots	35 spaces: athletic field 6 spaces: volleyball 6 spaces: basketball court 2 spaces: tennis court 1 bicycle: 10 vehicle spaces	
Health clubs, gymnasiums	1 space: 100 sf GFA	1 bicycle: 20 vehicle spaces 1 motorcycle: 10 vehicle
Medical & Dental Offices, Clinics	1 space: 200 sf G.F.A. <u>plus</u> 1 space: 2 employees	1 bicycle: 20 vehicle spaces 1 motorcycle: 10 vehicle
General, Professional & Civic Offices	1 space: 300 sf G.F.A.	1 motorcycle: 10 vehicle 1 bicycle: 20 vehicle spaces
Retail sales, personal services, banks, & grocery stores. Shopping center & the associated retail and service stores; if the anchor tenant is a minimum of 60,000 sf.	1 space: 200 sf G.F.A. 1 space: 300 sf GFA	1 bicycle: 20 vehicle spaces 1 motorcycle: 10 vehicle 1 large vehicle: 10 vehicles

Hotels, Motels, and Bed & Breakfast	1 space: room plus ancillary use requirements	1 motorcycle: 20 vehicle 1 large vehicle: 10 vehicles
Restaurants, Bars & Cocktail Lounges	1 space: 75 sf G.F.A. and outdoor seating area	1 motorcycle: 10 vehicle
Restaurants with drive-through facilities	1 space: 100 sf G.F.A.	1 bicycle: 20 vehicle spaces 1 motorcycle: 10 vehicle 1 large vehicle: 10 vehicles
Mortuary/ Funeral Home	1 space: 75 sf G.F.A. used for public assembly	N/A
General auto repair, car wash, service station, lube shops	1 space: 375 sf G.F.A. plus 1 space: employee	1 motorcycle: 10 vehicle
Outdoor Sales: plant nursery, building supplies, RV & boat sales, and automobile sales	1 space: 375 sf G.F.A. display plus 1 space: employee	N/A
Swap Meet, Farmers Market	1 space: 100 sf G.F.A. sales area	1 bicycle: 20 vehicle spaces

LAND-USE	REQUIRED VEHICLE PARKING	RECOMMENDED SPECIAL PARKING
<b>Industrial Uses</b>		
Manufacturing, Assembly, Production	1 space: 600 sf G.F.A.	1 motorcycle: 20 vehicle
Wholesale Sales, Warehouse & Freight Movement	1 space: 900 sf G.F.A.	1 motorcycle: 20 vehicle
Waste Related Uses	1 space: employee	1 motorcycle : 20 vehicle
Mini-warehouse/self storage facility	4 spaces plus 2 spaces for manager's quarter	N/A

**Sec. 2104      PARKING SPACE/MANEUVERING DIMENSIONS**

- A. Large Vehicle Parking: Certain uses may be required to install large vehicle parking spaces for trucks, boat and recreational vehicles. Minimum dimension standards for large vehicle spaces shall be twelve (12) feet wide by forty-five (45) feet long. Said spaces shall be clearly marked for customer use.
  
- B. Disabled Parking: All off-street parking areas, other than for single residence uses, shall include reserved spaces for use by disabled persons. Disabled parking, which shall be subject to A.R.S. § 28-882 et. seq., shall be provided at a rate in compliance with the Building Code of the City of Maricopa, as adopted by Chapter 7 of the City Code. Notwithstanding anything in the Building Code, minimum dimension standards for disabled parking shall be as follows:

1. Single space: Sixteen (16) feet wide by twenty (20) feet long. The space shall be prominently striped at eleven (11) feet width of space plus a five (5) foot access aisle.
  2. Double space: Twenty-seven (27) feet wide by twenty (20) feet long. The space shall be striped at eleven (11) feet width of each space plus a five (5) foot access aisle between the spaces.
- C. Standard Parking: The standard parking space shall be a minimum of nine (9) feet wide by eighteen (18) feet long unless specified otherwise by this Ordinance.
- D. Parallel Parking: A parallel parking space shall be a minimum of nine (9) feet wide by twenty-two (22) feet long unless specified otherwise by this Ordinance.
- E. Motorcycle Parking: The standard parking space shall be a minimum of five (5) feet wide by nine (9) feet long and perpendicular to the street or drive aisle.
- F. Loading Space: There shall be provided on the same lot with each commercial building and industrial building or structure adequate space for off-street loading, unloading and the maneuvering of commercial vehicles. There shall be no loading or unloading of commercial vehicles on the public street. Off street maneuvering space shall be provided so that no backing onto or from a public street is required. The loading space shall be a minimum of twelve (12) feet wide by forty-five (45) feet long and a minimum of fourteen (14) feet in height. A reduced loading space dimension may be approved by the Zoning Administrator on a case-by-case basis.
- G. Driveway and Aisle Dimensions: Every parking facility shall be provided with one or more access driveways. The minimum dimensional standards for driveways shall be as follows:
1. Commercial: The minimum width for one-way enter/exit and aisle shall be 12'. The minimum width for two-way enter/exit and aisle shall be 24'. Additional aisle width may be required depending upon the angle degree of the parking stalls.
  2. Industrial: The minimum width for one-way enter/exit and aisle shall be 16'. The minimum width for two-way enter/exit and aisle shall be 32'.
- H. Loading docks, service bays, or service windows shall not front onto an arterial or collector roadway.

- I. Applicants shall be required to differentiate on applications the different type of customer parking provided.
- J. Required parking spaces shall be permanently marked.

**Sec. 2105      *PARKING LOT LANDSCAPE REQUIREMENTS***

- A. Amount Required. In parking lots, at least ten (10%) percent of the interior parking area shall be landscaped, exclusive of perimeter landscaping and frontage landscaping. For every eight (8) required parking spaces, or portion thereof, a minimum of one (1) tree and two (2) shrubs shall be provided within the interior of the parking area. Trees located in the interior of the parking area shall have a clear trunk of at least five (5) feet and shrubs located in the interior of the parking area a maximum height of three (3) feet for adequate visibility.
- B. Location. Landscape areas shall be located and designed in such a manner as to break up the expanse of the parking area, better define parking circulation, and provide shade and comfort. The required landscaping shall be located in protected areas such as along walkways, in centrally located protected islands, at the ends of parking aisles, or between parking spaces. Landscape areas should contain a minimum of twenty-five (25) square feet and should have a minimum width of five (5) feet.
- C. Irrigation of Parking Lot Landscaping. All right-of-way street frontage, perimeter and interior parking area landscaping shall be provided with a pressurized, underground irrigation system.
- D. Maintenance of Landscaping. The maintenance of all required landscaping, whether located on the property or within the adjoining right-of-way frontage shall be the responsibility of the property owner.

----- End of Article 21 -----

**Section 2.** To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

**Section 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the

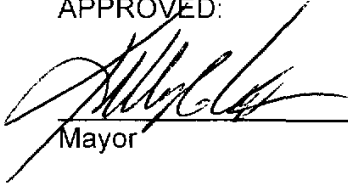


decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**Section 4.** This Ordinance shall become effective thirty (30) days after its adoption.

**PASSED AND ADOPTED** by the Mayor and Council of the City of Maricopa, Arizona, this 12<sup>th</sup> day of July, 2005.

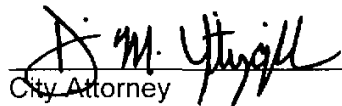
APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
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City Attorney