

ORDINANCE NUMBER 18-06

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AMENDING TABLE 205.03 AND TABLE 401.08 OF THE MARICOPA CITY ZONING CODE REGARDING EXCEPTIONS TO THE HEIGHT LIMITS FOR CERTAIN MECHANICAL APPURTENANCES IN THE INDUSTRIAL DISTRICTS AND PROVIDING FOR SEVERABILITY AND THE EFFECTIVE DATE THEREOF.

WHEREAS, on November 4, 2014, the City of Maricopa adopted a revised version of the Maricopa Zoning Code; and

WHEREAS, the City’s Planning and Zoning Commission held a public hearing on August 13, 2018, in zoning case #TXT 18-02, in the manner prescribed by law for the purpose of amending provisions of the City Zone Code regarding exceptions to the height limits for certain mechanical appurtenances in the Industrial Districts; and

WHEREAS, the Mayor and City Council of the City of Maricopa believe, after consultation with its staff, that amending Table 205.03 and Table 401.08 of the Maricopa City Code to provide an exception to the height limit allowed for certain mechanical appurtenances in the Industrial Districts would be in the best interest of the City of Maricopa.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Maricopa, Arizona as follows:

SECTION 1. That Table 205.03 of the Maricopa Zoning Code be amended to include Additional Standards for the Maximum Building Height as follows:

| | Type | | | Additional Standards | # |
|-----------------------------------|------|------|----|--|---|
| | LI | GI | IP | | |
| Building Form and Location | | | | | |
| Maximum Building Height (ft.) | 40 | 40 * | 40 | SEE ARTICLE 401.08 EXCEPTIONS TO HEIGHT LIMITS | ③ |

SECTION 2. That Table 401.08 of the Maricopa Zoning Code be amended to include the following:

| Structures Allowed Above the Height Limit | Maximum Coverage, Locational Restrictions | Maximum Vertical Projection Above the Height Limit |
|---|---|--|
| BUCKET ELEVATORS, VERTICAL CONVEYORS AND CONVEYOR EQUIPMENTS, SMOKESTACK SCRUBBERS, SUPPORT TOWERS, GRAIN BINS AND GRAIN SILOS, AND ANY OTHER HEIGHT RELEVANT INDUSTRIAL MECHANICAL APPURTENANCES | SHALL REQUIRE A CONDITIONAL USE PERMIT | NO RESTRICTION |


SECTION 3. 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 4. 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 5. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.


PASSED AND ADOPTED by the Mayor and Council of the City of Maricopa, Arizona, this 4th day of September, 2018.

APPROVED:

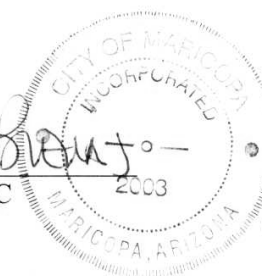


Christian Price
Mayor

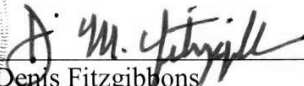
ATTEST:



Vanessa Bueras, CMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney