



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP
Zoning Administrator

DATE: September 12, 2011

SUBJECT: **Unified Development Code Amendment**
Industrial Districts Development Standards

P11-003

Background

On August 18, 2011 the Payson Town Council directed staff to prepare the appropriate Unified Development code amendments that would amend Section 15-02-006, Industrial Districts (M1 & M2).

Analysis

Currently, the Unified Development Code (UDC) Section 15-02-006, Industrial Districts (M1 & M2), contains language that is outdated and in need of revision, including development standards (ie: lot size, maximum lot coverage, setbacks, etc.) that were initiated with the adoption of the UDC in 1996. With decreasing available vacant industrial parcels, the current development standards seem to be incompatible with the needs of smaller scale industrial businesses. For example, the current minimum lot size for industrial lots is 22,000 square feet while in commercial zoning districts, there is no minimum lot size requirement for commercial uses.

Attached for your review is a draft of the proposed amendments to Section 15-02-006, Industrial Zoning Districts, that would be made to the Unified Development Code.

The Planning & Zoning Commission's recommendation, along with the attached proposed code amendments, will be forwarded to the Town Council for first reading of this ordinance on October 6, 2011.

Staff Recommendation:

Staff recommends approval of this proposed text amendment.

Suggested Motion to recommend Approval:

"I move the Planning & Zoning Commission recommend to the Town Council approval of P11-003, a request to prepare the appropriate Unified Development code amendments that would amend Section 15-02-006, Industrial Districts (M1 & M2)."

15-02-006 Industrial Districts

A. Purpose and Intent

1. M-1 Industrial One/Light Industry District - to provide for limited manufacturing, processing, warehousing and light industrial uses, with predominance on indoor industrial activities conducted in a manner not to cause inconvenience or disturb neighboring properties.
2. M-2 Industrial Two/General Industry District - to provide for a wide range of industrial and manufacturing uses including intensive activities and outdoor storage while maintaining appropriate measures for safety and welfare.

B. Industrial District Stipulations and Provisions

1. All outdoor lighting shall be hooded or shielded so as to deflect light away from any residential district. The source of illumination for signs shall not be visible. All outdoor lighting shall be of a minimum necessary to serve the purpose intended. **See Section 15-03.**
2. ~~Upon commencement of any non-residential use, a solid, continuously opaque, masonry wall of 6 feet minimum height shall be constructed alongside and rear property lines adjacent to any residential zoned district, and all requirements for s~~ Screening and landscaping as specified in shall comply with Section 15-03, ~~shall be installed.~~
3. All parking and signage shall comply with Section 15-04 and 15-06, ~~of this Code.~~
4. In the M-1 and M-2 Districts, open land uses, and storage of materials and equipment, may be permitted if located beyond the front 50 feet of the lot or parcel and screened by a continuously opaque, solid masonry wall 6 feet in height, so that this storage or use is not visible from any adjacent properties or street; and no part of any materials or equipment shall be stacked or positioned higher than the screening wall.
5. ~~Prior to development of any multi-family of four units or more or non-residential project, a development master plan shall be submitted to the Community Development Department for review; master development plans shall be prepared in compliance with the materials and information required in Section 15-02-007.E for Planned Area Developments.~~

C. Industrial District Uses

The following uses as specified in the "Table of Industrial Districts", in Section 15-12-003, are permitted in the zoning district designated where a "P" (permitted) appears in the corresponding column; uses designated with a "C" (conditional use) shall be permitted only with the approval of a Conditional Use Permit in accordance with the procedures for Conditional Use Permits set forth in Section 15-09-004; where a "N" (not permitted) is designated, such use is prohibited.

D. Lot Development Standards

The chart entitled "Table of Industrial Lot Development Standards", which follows, establishes the minimum requirements for ~~sizes of lots, units, yard setbacks and space between buildings, and percent of lot coverage under roof;~~ and establishes the standard for required connection to public water and sewer systems.

Table of Industrial Lot Development Standards

| District (1) | Minimum Lot Size | | | Max Lot Cover | Minimum Yard Setback | | | | Min Space Between Buildings | Public Water, Sewer Required (3) |
|-----------------|-------------------|-------|-------|---------------------|----------------------|-------------|-------------------------|-------------------|--------------------------------------|--|
| | Area (sq. ft.) | Width | Depth | | Front | Rear (2) | Interior Side (2) | Street Side | | |
| M-1 | 22,000 | 110' | 150' | 50% | 20' | 30' | 30' | 20' <u>15'</u> | 10' | YES |
| M-2 | 22,000 | 110' | 150' | 50% | 20' | 30' | 30' | 20' <u>15'</u> | 10' | YES |

1. Building Height: See Section 15-02-003(A)(1)(b).
2. Rear and side yard setbacks will apply only when the industrial property has a common property boundary with a residentially zoned lot or the adjoining property has residential uses established; otherwise, if adjoining another Commercial or Industrial property, no rear or side yard setbacks are required.
3. ~~Public sewer facilities shall be utilized. Water facilities, if not Public, are required to be approved by the Arizona Department of Environmental Quality.~~

15-12-003 Table of Industrial District Uses

| | | |
|---|--|--|
| <p>P = Permitted Use N = Use Not Permitted C = Conditional Use Permit</p> <p>Use Description</p> | <p>District</p> <p>M-1 M-2</p> | |
|---|--|--|

| Residential Uses | | |
|--|--------------------------|--------------------------|
| Single family dwelling unit, for caretaker and family | <p>P</p> <p><u>N</u></p> | <p>P</p> <p><u>N</u></p> |
| <u>For Caretaker and Family (Accessory Use Only) (Site Built Only)</u> | <p><u>P</u></p> | <p><u>P</u></p> |