

DMC	Description	Revision Type	Reason(s)
Article 2.	ESTABLISHMENT OF DISTRICTS, ZONING MAP		
17.02.201	Establishment of zoning districts.		
17.02.201(A)	District Types.	Housekeeping	Subsection numbering added, MUI and IC Overlays added to list of districts.
17.02.201(B)	Conformity to Regulations.	Housekeeping	Renumbering.
17.02.201(C)	Classification of Annexed Areas.	Housekeeping and clarity	Renumbering, and simplifying to State requirements for zoning annexed lands.
17.02.201(D)	Classification of Vacated Streets.	Housekeeping	Renumbering. Affirming policy to not vacate streets or alleys without easements or other protection for on-site parking access.
17.02.202	Official Zoning Districts Map.	Housekeeping	Pluralize reference.
17.02.202(A)	Official Zoning Districts Map - Establishment.	Housekeeping	Renumbering. Pluralize reference.
17.02.202(B)	Official Zoning Districts Map - Identification.	Housekeeping	Replacing "signature of Mayor, attested by the City Clerk,..." and "Regardless of..." with "...most recent Ordinance adopted..."
17.02.202(C)	Official Zoning Districts Map - Changes.	Housekeeping	Renumbering. Aligning code with long-term practice. Pluralize references.
17.02.202(D)	Official Zoning Districts Map - Replacement.	Housekeeping	Renumbering. Aligning code with long-term practice. Pluralize references.
17.02.202(E)	Official Zoning Districts Map - Interpretation.	Housekeeping	Renumbering. Aligning code with long-term practice, replacing BoA with City Planner for interpretation. Pluralize references. Appeal to BoA included. Also adding to 17.02.202(E) "...shall include at minimum the following..."

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Article 3.	GENERAL PROVISIONS		
17.03.301	Conformance mandatory.	Policy	Primacy of Zoning Code above other DMC Titles regarding land and building use.
17.03.302	Resolution of disputes- <u>Administrative interpretation and appeals.</u>	Policy and clarity	Rename and expand.
17.03.302(A)	Administrative interpretations and appeals - Purpose.	Clarity of policy	Numbering and titling Purpose. Including reference to code and General Plan guidance and interpretations.
17.03.302(B)	Administrative interpretations and appeals - Authority.	Clarity of policy, process	Responsible official authority and sources of interpretation guidance.
17.03.302(C)	Administrative interpretations and appeals - Application.	Process	Application requirements.
17.03.302(D)	Administrative interpretations and appeals - Certification of Interpretation.	Process	Documentation of interpretation decisions and fee payment as appropriate.
17.03.302(E)	Administrative interpretations and appeals - Appeals of Interpretations.	Process	Appeal to City Manager, then to Board of Adjustment with placeholder for fees.
17.03.302(F)	Administrative interpretations and appeals - Alternative Design.	Process	Administrative review of variance requests allowed where deviation from compliance is less than 25% of the standard.
17.03.303	Right to petition.	Clarity	Petitioning is a process handled through administrative interpretation and appeals requests.
17.03.304	Fundamental rights of owners.	Clarity	Gender neutrality. Clarification that violating zoning regulations is not a right.

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Article 3.	GENERAL PROVISIONS		
17.03.306	Minimum requirements.	Housekeeping	Decapitalization of "These", and replacing "that" with "than"...and establishing that other regulations do not negate the Zoning Code.
17.03.307	Private agreements.	Clarity and process	All regulations apply, even under separate jurisdiction.
17.03.308	Continuing existing uses.	Clarity and process	Legal non-conformity may be created
17.03.309	Permitted uses.	Clarity	Application required, and that overlay zones may be applicable.
17.03.310(A)	Conditional uses - Purpose.	Housekeeping	Renumbering. Adding responsibility and reference to amended Administration, Interpretation and Enforcement. <u>Adding "Planning & Zoning" to Commission, and reference Section 17.03.310(C).</u>
17.03.310(B)	Conditional uses - Intent.	Housekeeping and clarity	Numbering, labeling, including reference to "permitting", and including "public", removing "convenience".
17.03.310(C)	Conditional uses - Permitted Major Conditional Uses.	Housekeeping and Process	Renumbering. Referencing Planning & Zoning Commission, and set threshold for size of daycares, clubs/lodges and proximity to adjacent residences, and setting threshold for accessory dwelling unit size as a major/public hearing CUP.
17.03.310(D)	Conditional uses - Permitted Minor Conditional Uses.	Process	Streamlining to allow some CUPs to be administratively approved.
17.03.310(E)	Conditional uses - Application Required.	Process and clarity	

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Article 3.	GENERAL PROVISIONS		
17.03.310(F)	Conditional uses - Authority and Commission <u>Authorities and Actions.</u>	Process	Numbering and rename. Administrative authority referenced and conditions renumbered.
17.03.310(G)	Conditional uses - Location Criteria.	Housekeeping	Renumbering.
17.03.310(H)	Conditional uses - <u>Minor Conditional Use Permit Administrative</u> Review Procedure.	Process	Renumbering. Administrative process and criteria, including decision and appeal.
17.03.310(I)	Conditional uses - <u>Major Conditional Use Permit</u> Consideration by the Commission.	Housekeeping and Process	Renumbering and remove reference to sections of notification.
17.03.310(J)	Conditional uses - Appeal of Denial Decision.	Process	Added section
17.03.310(K)	Conditional uses - Revocation of Conditional Use Permit.	Housekeeping and Process	Renumbering. Include roles of staff and citizens in revocation. Remove General Plan as regulating document, it is only policy.
17.03.310(L)	Conditional uses - Automatic Termination of Conditional Use.	Housekeeping and process	Renumbering. Administrative receipt of request. <u>Add "year"...</u>
17.03.311	Temporary uses.	Housekeeping	Renumbering. Assigning duties to City Planner or Development Services generally.
17.03.311(D)	Temporary uses - Appeals.	Process	Appeal to City Manager, then to Board of Adjustment with placeholder for fees. Notification publication costs paid by applicant. <u>Remove "statutorily legal."</u>
17.03.311(E)	Temporary uses - Permitted Temporary Uses.	Housekeeping and Process	Restrooms included, as part of temporary uses to ensure compliance with backflow requirements of <u>Public Works Department</u> . <u>Alcohol at temporary uses needs City and appropriate agency approval consistent with ARS</u>

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Article 3.	GENERAL PROVISIONS		
17.03.312	Uses prohibited.	Housekeeping and Process	Updating responsible parties for conditional use permit decisions and administrative interpretation.
17.03.313	Exempt uses.	Housekeeping	Application still required.
17.03.314	<u>Splitting, combining, or adjusting boundaries</u> of lots.	Policy and process, housekeeping	Renumbering. Expanded to include procedural and substantive requirements to obtain City approval as with any application. <u>Add that consultation includes determination that results of proposed adjustments, splits, and combinations will be compliant with Code. Splits require record or cert of survey, lot combinations or lot line adjustments require exhibit drawings with legal descriptions.</u>
17.03.315	Building under construction.	Housekeeping and Policy	Acknowledge legal non-conformity and clearly require permit approval for conformity.
17.03.316	Moving of buildings.	Housekeeping	Include City Planner and designee thereof for Zoning Compliance Certificates.
17.03.317	Dumping, disposal or storage of rubbish.	Housekeeping	Renumbering. Add reference to Federal and State regulations, and Development Services replacing Board of Adjustment for code compliance.
17.03.318	Exceptions to height limitations.	Housekeeping	Renumbering and add CUP-approved cell towers.
17.03.319	Projections into required yards, residential districts.	Housekeeping	Renumbering.

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Section 501.	SFR - Single-Family Residence.		
17.05.501.5	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 502.	MFR -Multifamily Residence.		
17.05.502.5	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 503.	MHR -Mobile Home Residence.		
17.05.503.4(A)(1)	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

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Section 504.	NC - Neighborhood Convenience.		
17.05.504.5	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 505.	LC - Limited Commercial.		
17.05.505.5	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 506.	OP - Office Professional.		
17.05.506.5	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 507.	GC - General Commercial.		
17.05.507.5	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 508.	IP - Industrial Park.		
17.05.508.4	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 509.	LI - Light Industry.		
17.05.509.5	Permitted conditional uses.	Housekeeping	Incorporate renumbering of Section 17.03.310

DMC	Description	Revision Type	Reason(s)
Section 513.	H-P - Historic Preservation Overlay Zoning District.		
17.05.513.1	Purpose.	Housekeeping	Remove typo "superimposes", add "facades", add "major" before additions to allow for minor additions as administrative review, referencing Article 17.10 Administration for authority.
17.05.513.2	Permitted uses.	Housekeeping	Updating separation distance references with Council resolution decision on established Entertainment District. <u>Typos corrected, add "brewing use", "distilling use", "winery use", replacing "issued...City...Council" with "consistent with ARS"</u>
17.05.513.4	Design Review Requirements and Procedure.	Housekeeping and Policy	Word choice "historic" not "historical". <u>Exemptions</u> , Minor and Major improvements and construction are defined and processes, and City Planner or designee thereof identified as authorities. Appeal of administrative design review provided. Removal of published notification of decisions, as this is not required by A.R.S.
17.05.513.5	Criteria.	Housekeeping	Adding City Planner or designee thereof. <u>Add reference to The Historic Preservation Overlay Design Guidelines.</u>

DMC	Description	Revision Type	Reason(s)
Section 516.	Innovative Community Overlay Zones (IC).		
17.05.516(A)&(B)	Purpose and Intent, and Objectives	Policy	Allow for properties within future designated overlays to be legal conforming for reinvesting or expanding existing structures and uses, while allowing for redevelopment as intended by the underlying zoning with more flexible development standards.
17.05.516(C)	Establishment of the Innovative Community Overlay Zones.	Housekeeping and Policy	Setting that the overlays may be established on the Zoning Districts Map.
17.05.516(D)	Definitions.	Housekeeping	
17.05.516(E)	IC-R - Innovative Community-Residential Overlay Zoning District regulations.	Policy	Allowing for infill residential-only development in areas with underlying residential zoning.
17.05.516(F)	IC-C - Innovative Community-Commercial Overlay Zoning District regulations.	Policy	Allowing for infill commercial-only development with all available commercial uses in areas with underlying commercial zoning.
17.05.516(G)	IC-MU - Innovative Community-Mixed Use Overlay Zoning District regulations.	Policy	Allowing for infill development in areas with underlying commercial or residential zoning that is typically non-supportive of existing development.
17.05.516(H)	Application Process.	Policy	Notification of project intent provided to abutting neighbors after pre-application meeting with Development Services.
17.05.516(I)	Application Process.	Policy	Appeals, <u>change "notarized" to "written"...</u>

DMC	Description	Revision Type	Reason(s)
Article 14.	VIOLATIONS AND PENALTIES		
17.14.1402	Complaints regarding violations.	Housekeeping and Process	File complaints with City Clerk or Dev Services, record complaints, then investigate and document findings prior to taking action to abate. <u>Add "public health" reference.</u>