



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2015-10
Supersedes: N/A

Effective: Immediately

Initiator: Darren Gerard - DG

Director: Debra Stark - DS

PURPOSE: To ensure consistent treatment of Development Standards with regard to UPD overlay zones.

REFERENCE: Maricopa County Zoning Ordinance, Section 1002 RUPD (Residential Unit Plan of Development) , Section 1003 CUPD (Commercial Unit Plan of Development), & Section 1004 IUPD (Industrial Unit Plan of Development)

POLICY/PROCEDURE:

MCZO, Sections 1002, 1003 & 1004 set forth the procedures and requirements, respectively for an RUPD, CUPD & IUPD overlay zoning district. The purpose statement of each section specifically allows for variation in development standards.

Often the UPD overlay zoning district's development standards are listed on a chart contrasting the approved UPD against the standards of the base zoning district. The Department has historically viewed only the deviated standards as part of the UPD approval by the Board of Supervisors (BOS). This means that unless a development standard was specifically varied with BOS approval of the UPD it is considered to have been amended with any subsequent zoning ordinance text amendment related to that development standard.

Please refer to DD-2015-04 with regard to lot coverage in an RUPD.

Please refer to DD-2015-05 with regard to minimum building separation distance in an RUPD, CUPD or IUPD.

Please refer to DD-2015-08 with regard to wall heights in an RUPD, CUPD or IUPD.