

WORKSHOP SUMMARY

Land Development Code
November 15-18, 2016

HOW WE GROW IS HOW WE LIVE

THE GOALS

- ★ Character + heritage
- ★ New development options
- ★ Simplify and enhance the process

HOW WE GROW IS HOW WE LIVE



HOW WE GROW IS HOW WE LIVE



SIMPLIFY THE PROCESS

PRESERVE OUR LIFESTYLE

LDIC

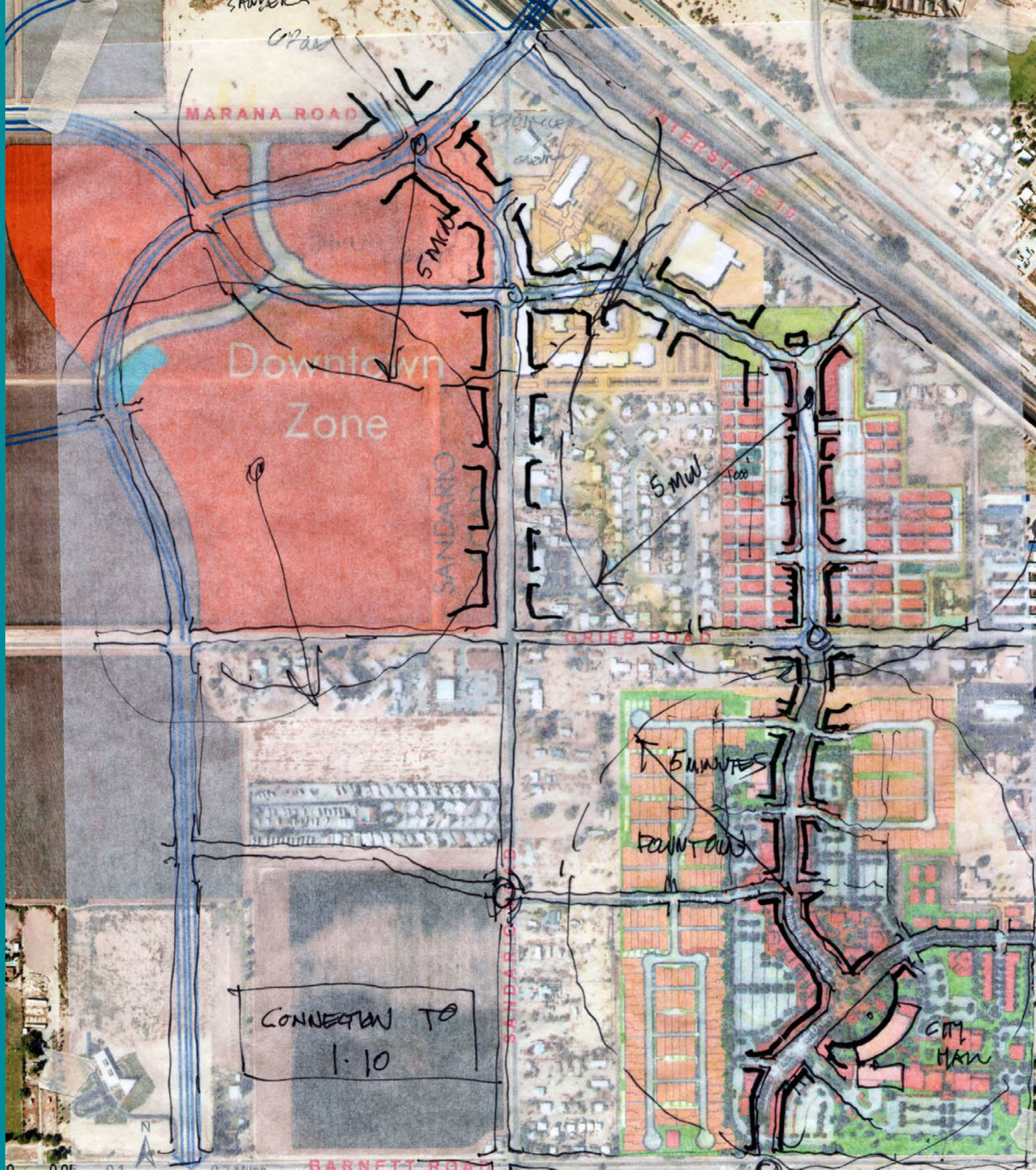
MARANA, ARIZONA

LAND DEVELOPMENT CODE

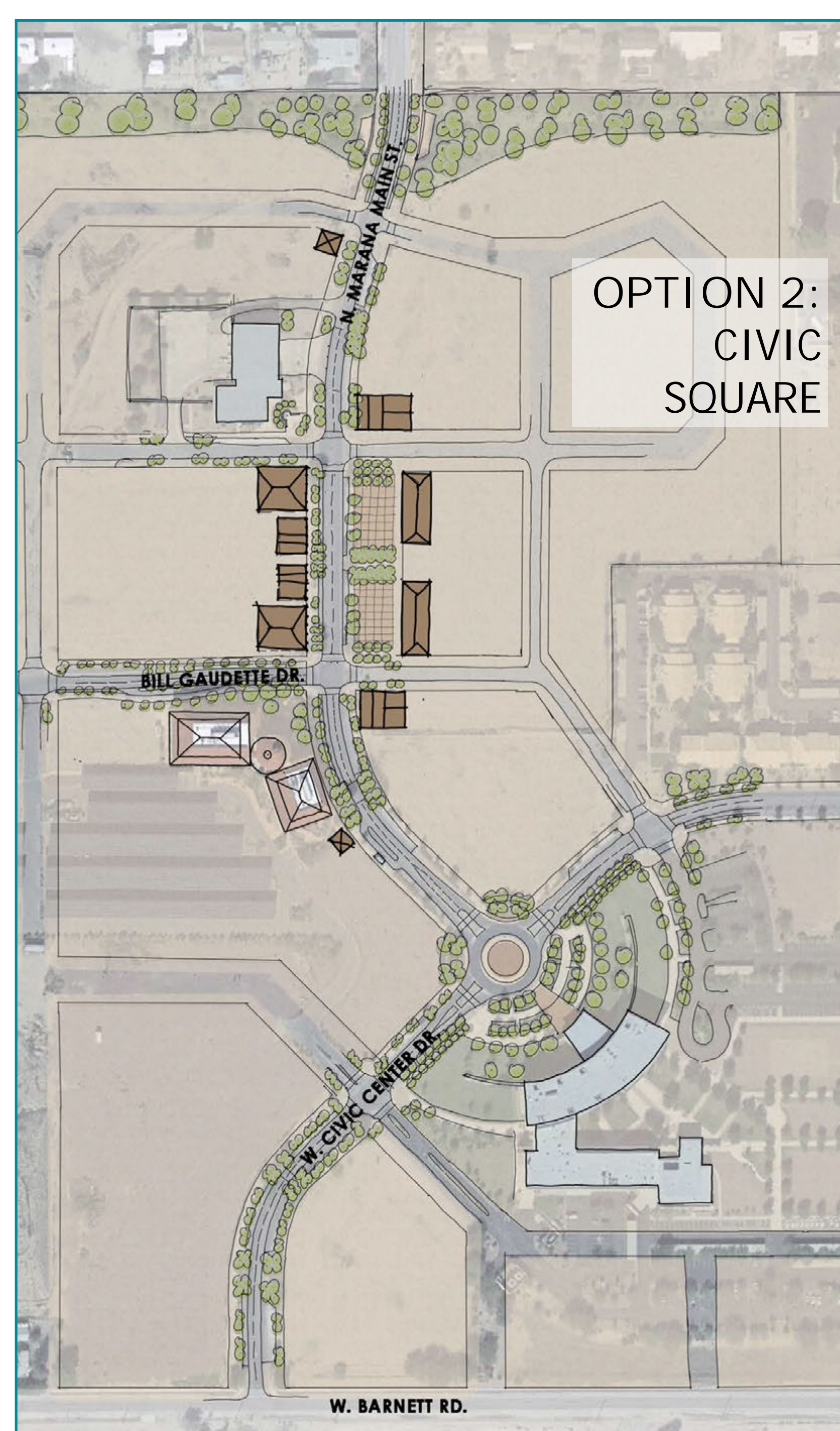
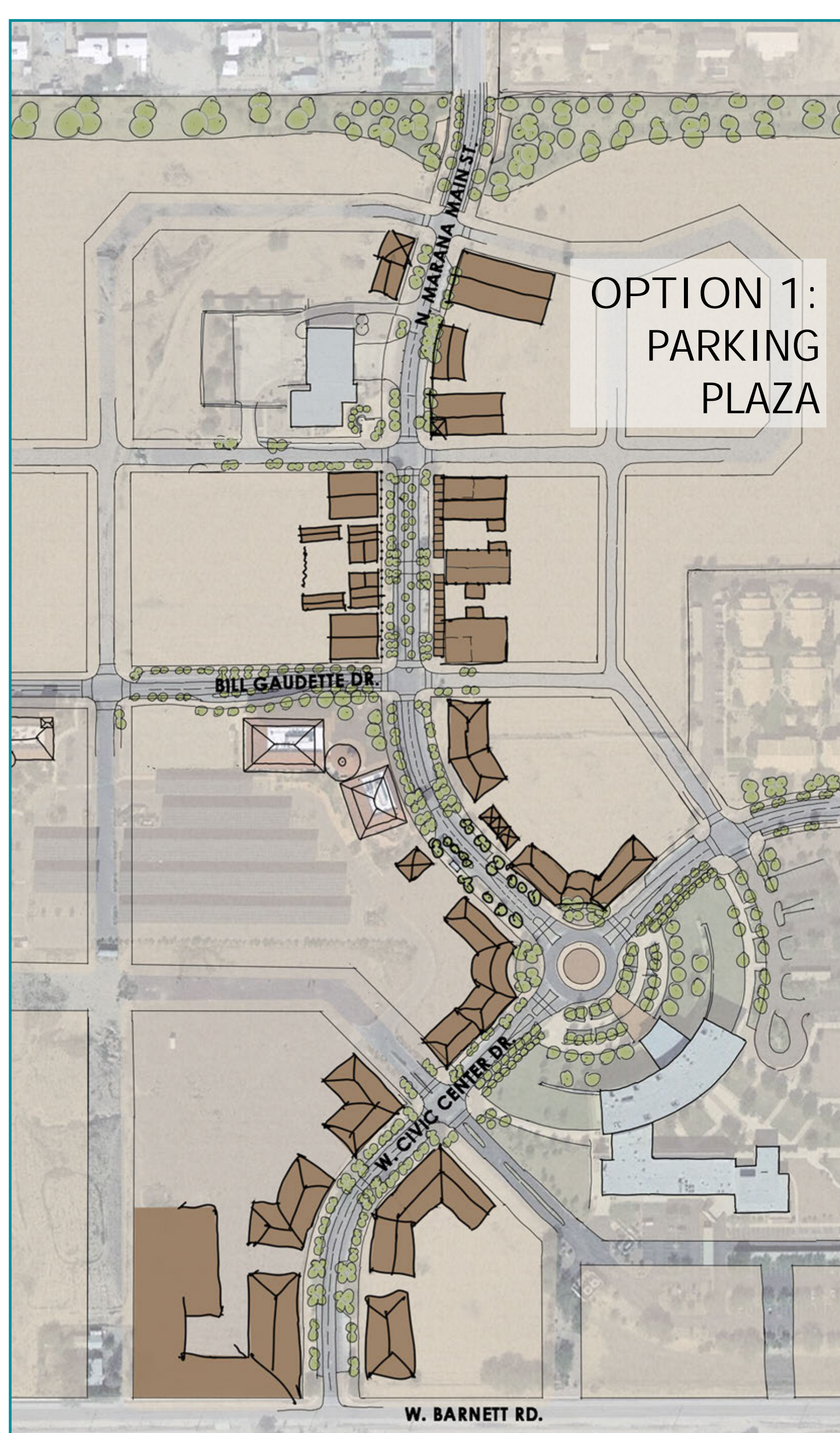
CAPTURE OPPORTUNITY

OPPORTUNITY

HOW WE GROW IS HOW WE LIVE

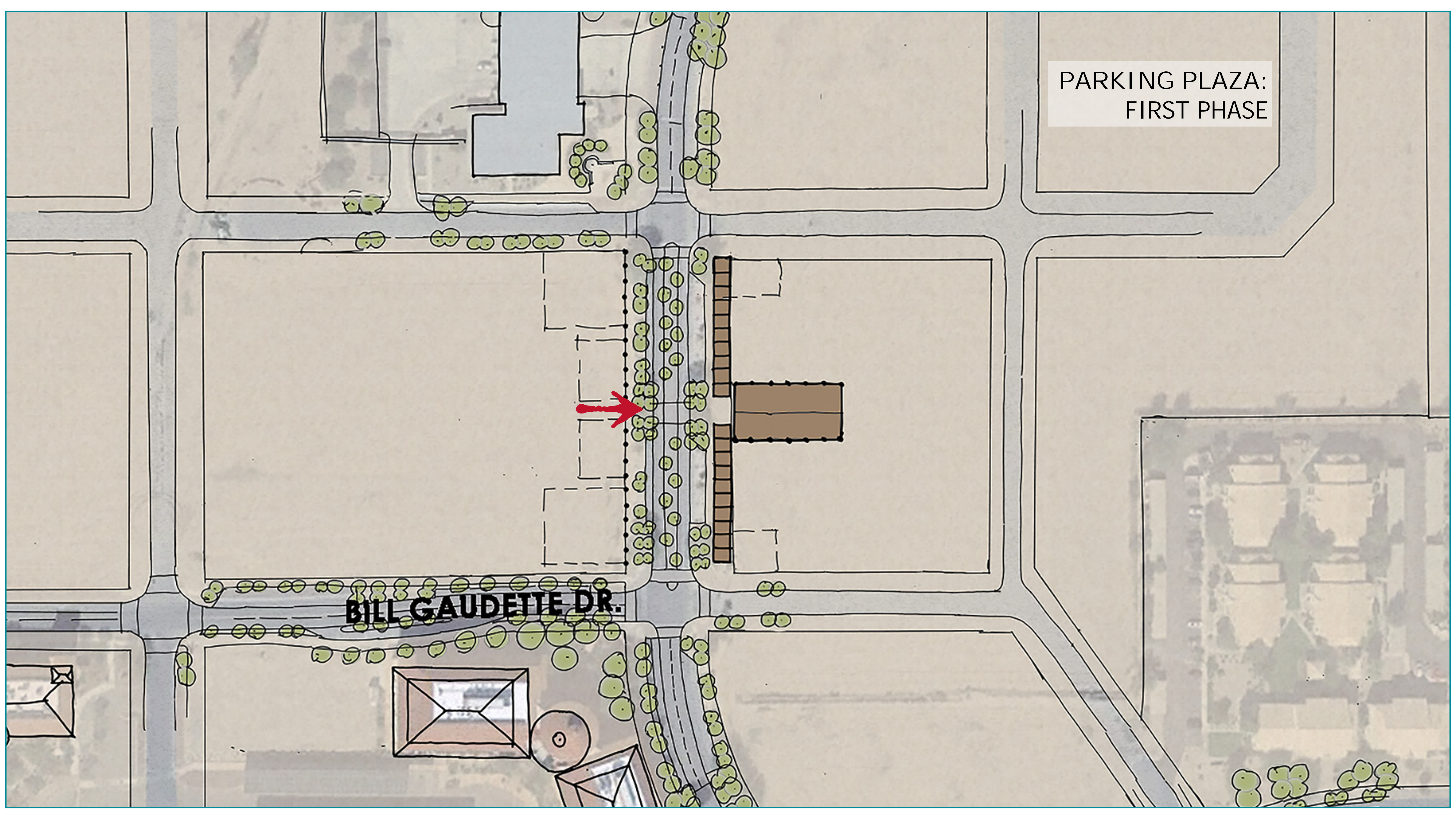




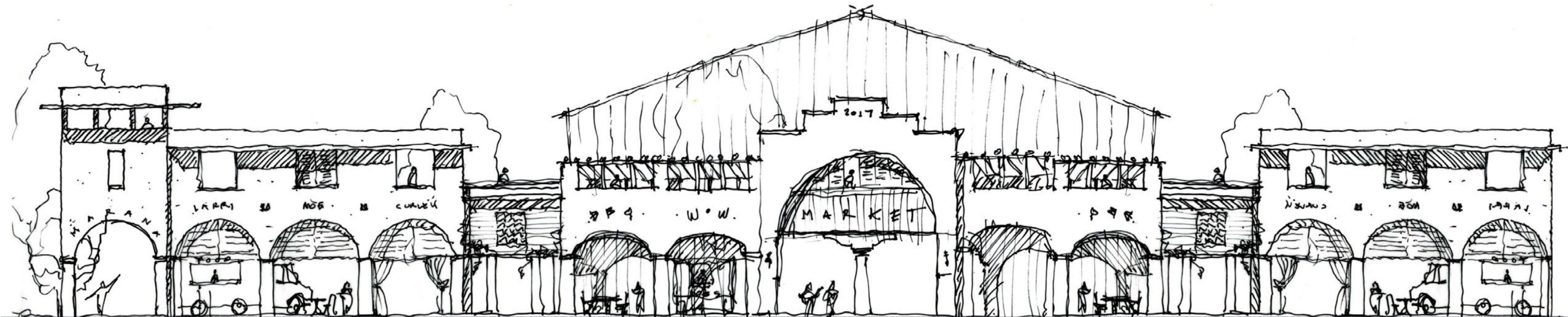


PARKING PLAZA:
FIRST PHASE

BILL GAUDETTE DR.

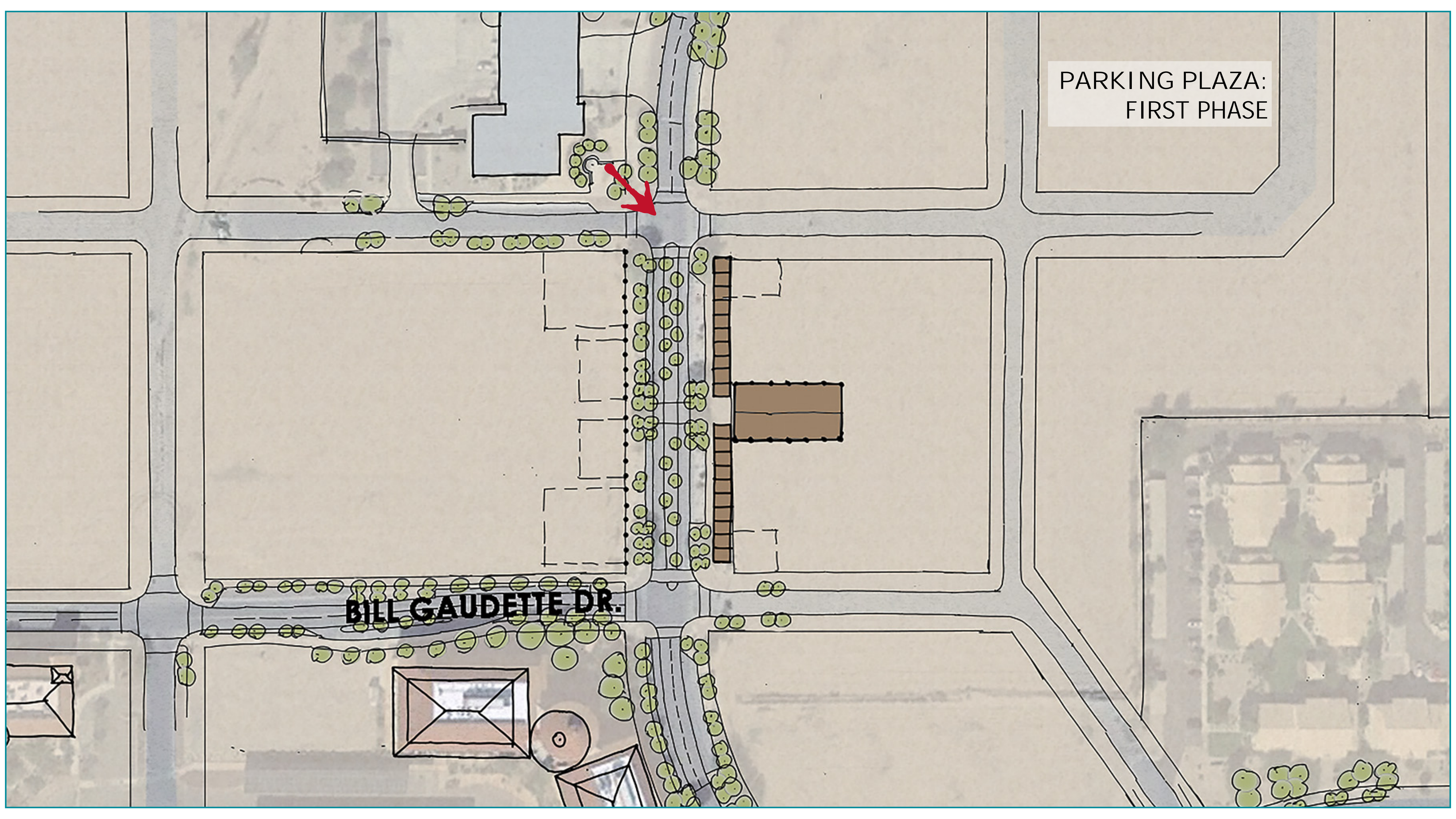


PARKING PLAZA:
FIRST PHASE – ELEVATION



PARKING PLAZA:
FIRST PHASE

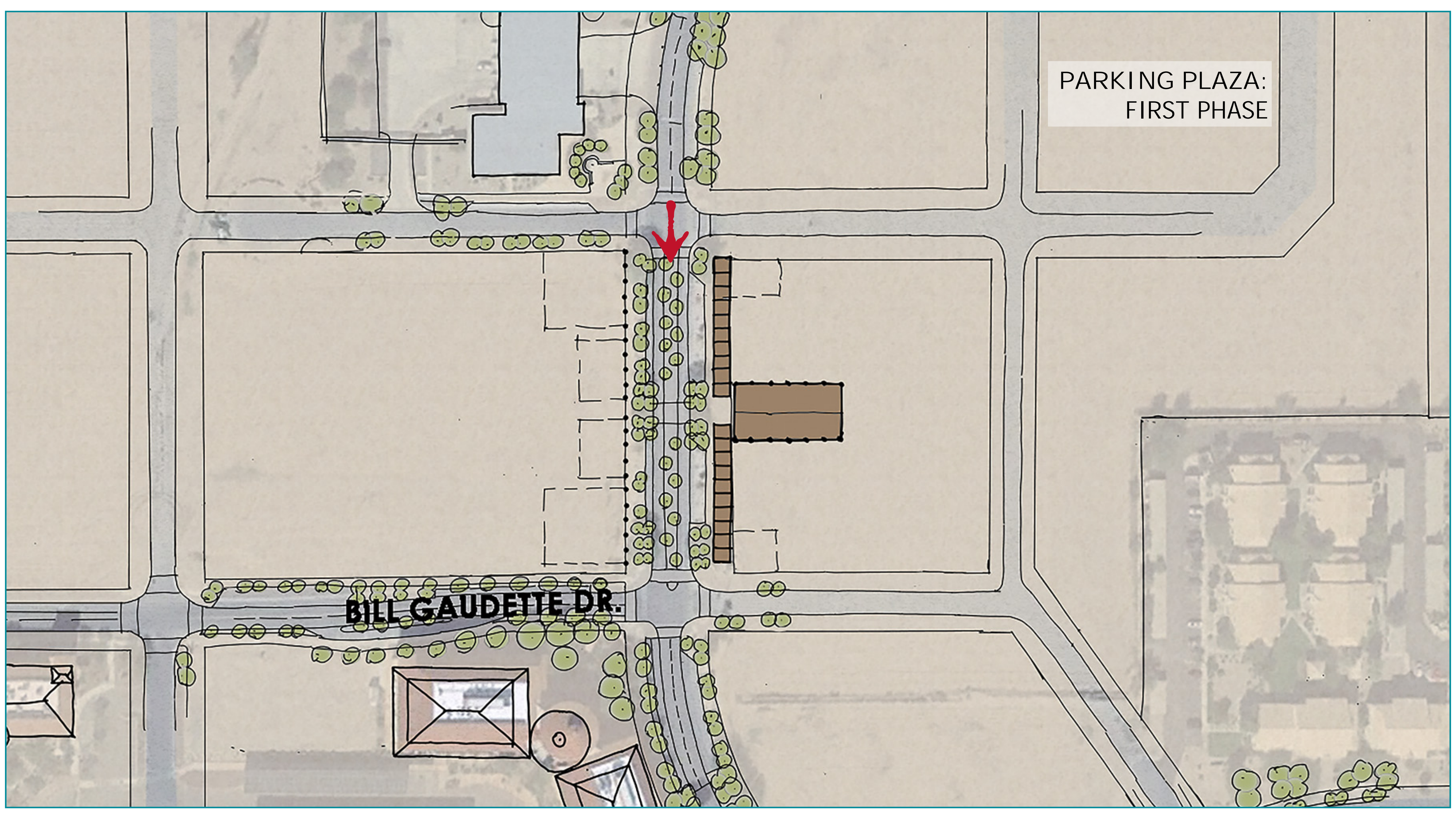
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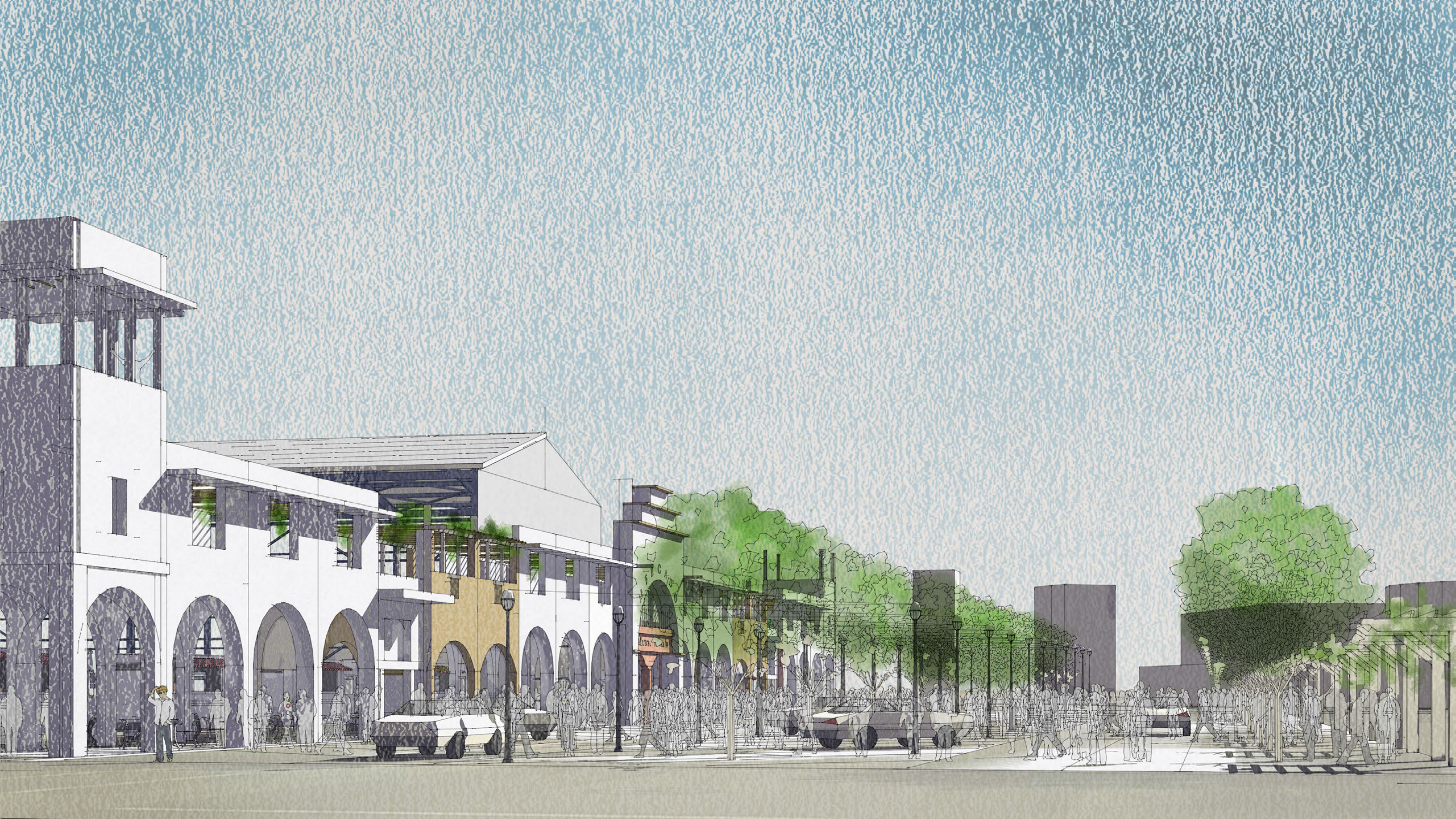




PARKING PLAZA:
FIRST PHASE

BILL GAUDETTE DR.

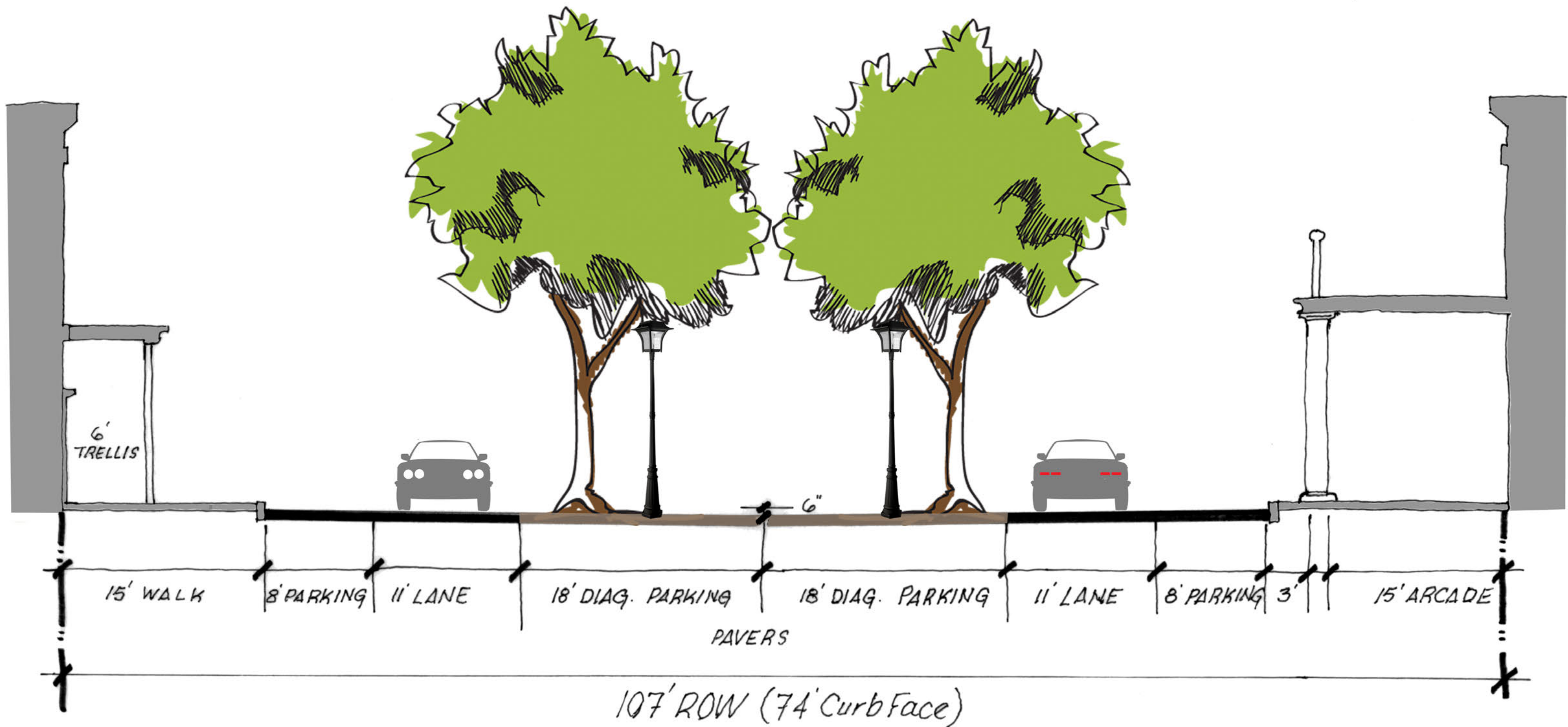




THE PIECES

- ★ Streets
- ★ Stormwater
- ★ Opportunity

HOW WE GROW IS HOW WE LIVE





SIMPLIFY

HOW WE GROW IS HOW WE LIVE

32 → 15

HOW WE GROW IS HOW WE LIVE

EXISTING ZONES	NAME	LOT SIZE DENSITY	SIMPLIFIED ZONES	NAME	LOT SIZE DENSITY
D	Flood Plain	N/A	FP	Flood Plain	N/A
F	Specific Plans	N/A	SP	Specific Plan	80 acres
B	Medium Lot	2.5 – 25 acres	AG	Agricultural	> 5 acres
C	Large Lot	> 25 acres			
AG	Agricultural	5 acres			
A	Small Lot	< 2.5 acres	LR	Low Density Residential	1.8 – 5 acres
RD-180	Rural Development	180,000 s.f.			
R-144	Residential	144,000 s.f.			
R-80	Residential	80,000 s.f.			
R-36	Residential	36,000 s.f.	MR	Medium Density Residential	.18 acres – 2 acres
R-20	Residential	20,000 s.f.			
R-16	Residential	16,000 s.f.			
R-12	Residential	12,000 s.f.			
R-10	Residential	10,000 s.f.			
R-8	Residential	8,000 s.f.			
A	Small Lot	< 2.5 acres	CR	Compact Residential	Lot Widths 30' min. – 72' max.
R-7	Residential	7,000 s.f.			
R-6	Residential	6,000 s.f.			
R-3.5	Residential	3,500 s.f.	MF	Multi-Family Residential	24 – 30 DUA
MR-2	Multi-Family (Medium/High Density)	20 DUA			
MR-1	Multi-Family (High Density)	30 DUA	Delete		
MH	Manufactured Housing	10 acres 8 DUA	NC	Neighborhood Commercial	1 – 15 acres
CO	Commercial (Office)	100' lot width			
NC	Neighborhood Commercial	1 - 15 acres			
MU-1	Mixed Use	1 acre			
RV	Recreational Vehicle	5 acres			
A	Small Lot	<2.5 acres			
B	Medium Lot	2.5 – 25 acres	CC	Community Commercial	10 – 30 acres
VC	Village Commercial	10 acres			
B	Medium Lot	2.5 – 25 acres	RC	Regional Commercial	>30 acres
RC	Regional Commercial	30 acres			
C	Large Lot	>25 acres			
E	Transportation Corridor	N/A			
RR	Resort and Recreation		RR	Resort and Recreation	
CBC	Campus Business Center	20,000 s.f.	Delete		
LI	Light Industrial		LI	Light Industrial	
HI	Heavy Industry		HI	Heavy Industrial	
			NEW ZONING DISTRICTS		
			TC	Town Center	Lot Width: 30' min.
			NP	Neighborhood Plan	80 acres

Unused Zoning Districts

THE PROCESS

- ★ PRE-PLAT APPROVALS
- ★ ADMINISTRATIVE WAIVERS
- ★ BY-RIGHT OPTIONS

HOW WE GROW IS HOW WE LIVE

PRESERVE

HOW WE GROW IS HOW WE LIVE





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