



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE
BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE
TAKEN BY THE CITY COUNCIL.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION WORKSHOP
NOVEMBER 12, 2024
AGENDA**

**Executive Conference Room
530 East Monroe Avenue
Buckeye, Arizona 85326
4:30 p.m.**

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

- 1. CALL TO ORDER/ROLL CALL**
- 2. WORKSHOP AGENDA**
 - 2.A** [Presentation and discussion regarding Phase 2 of the Development Code Update. \(1 hour\)](#)
Staff Liaison: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093
- 3. ADJOURNMENT**

CITY OF BUCKEYE
Planning and Zoning Commission Workshop
PLANNING ACTION REPORT

MEETING DATE: 11/12/24	AGENDA ITEM: 2.A. Development Code Update Phase 2 - Work Session
DATE PREPARED: 11/08/24	DISTRICT NO.:
STAFF LIAISON: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 1 hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Presentation and discussion regarding Phase 2 of the Development Code Update. (1 hour)

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

This is the second of three major phased updates of the Development Code. Staff is seeking feedback from Planning and Zoning Commission on this phase's areas of focus.

BENEFITS:

The proposed DCA will result in clearer development and design standards for future projects and streamline entitlement processes for the benefit of both customers and staff.

FUTURE ACTION:

It is anticipated that this proposed DCA will be presented for public hearing at Planning and Zoning Commission and City Council adoption in the first quarter of 2025.

Items related to a project or facility location must include an attached vicinity map for Council Review.

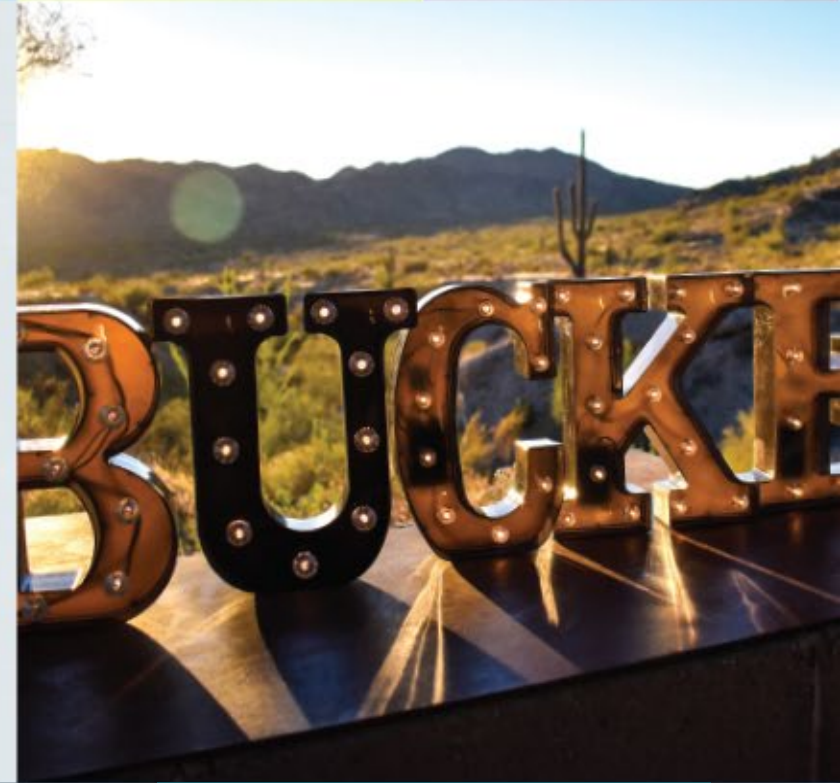
ATTACHMENTS:

[P_Z_DevCode_Update_Overview_241112_Final_Rev \(1\).pdf](#)

Planning and Zoning Commission Workshop

Development Code Update – Phase 2

November 12, 2024



L O G A N S I M P S O N

Meeting Overview



- Phase 2 overview
- Focus Area Memos – key highlights
- Deeper dive into the Sign Focus Area
- Next steps
- Discussion and questions



Purpose and Goals



- Modernization of the Development Code – Phase 2
- Update existing Code to address recent issues
- Ensure consistency with federal and state law
- Streamline development process



Focus Area Memos – Analysis and Recommendations



- Focus Areas Memos
 - Uses
 - Signs
 - Development and design standards
 - Land subdivision
 - Streamlining
- Definitions
- Additional staff edits – Shared Buckeye DC Work Plan



DevelopmentCode

Review and Analysis of Use Regulations of the Buckeye Development Code Article 3: Use Regulations

May 17, 2024
Rev: June 7, 2024

Introduction:

This review and analysis of Article 3 (Use Regulations) of the Buckeye Development Code is intended to accomplish the following objectives:

1. Summarize the needed revisions and updates to the use regulations in the Buckeye Development Code by consolidating the recommendations provided in the January 26, 2024 Final Assessment Report – Phase 2 and the City of Buckeye: TIER 2 SCOPE OF WORK (225587) Excel file; and
2. Describe any needed edits not described in the two documents referred to above.

ARTICLE 3: Use Regulations

3.1 Table of Allowed Uses

Recommended text revisions and updates to this Section include:

- The current table of allowed uses (Table 3.1-1 in Section 3.1.5) needs to be expanded and updated. Some of the uses where updates are recommended include the following:
 - Adding Accessory Dwelling Units (ADUs) into the Residential Uses category and update the Specific to Use standards for ADUs consistent with recent changes in state law (HB 2720). As all uses are listed in Table 3.1-1, we recommend that Section 3.3.4.A.1 should be amended to remove the list of zones in which ADUs are allowed and to insert a cross-reference to Table 3.1-1. This ensures consistency in the organization of the updated Development Code.
 - Creating a new land use category – Recreation, Education, and Assembly – into which all uses that would better fit here can be moved, including recreational, educational, and assembly uses. This will enable, for example, moving Religious Assembly from the Public/Institutional Uses category to this new category and Parks and Open Space to this category as well. Examples of uses that would fit in this new category include (if applicable

Focus Area Memos – Analysis and Recommendations



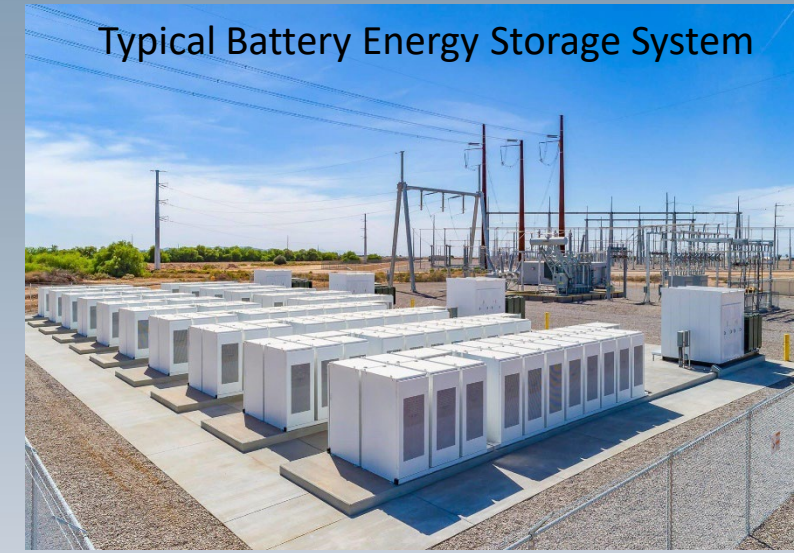
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- Update and modernize Table 3.1-1, Use Table
 - Reorganize to better group/categorize uses; e.g.,
 - New Recreation, Education, and Assembly category
 - New Vehicle Sales and Services category
 - Marijuana uses in its own category
 - Telecommunications updated
- Reduce number of CUPs
 - Nursing home, group home, and assisted living



- Update Use Specific Standards
 - Consistent with Table 3.1-1, Use Table
 - Telecommunications consistent with federal law
 - New - Battery Energy Storage Systems (BESS)
 - New – Non-traditional lending institutions
 - Sexually-oriented business (new spacing standards)
 - ADUs (HB2720) – incorporated into Code in 2025
 - Edits to Code to coordinate with SETUP





Focus Area Memo: Signs

- *Reed v. Town of Gilbert*, June 2015





- *Reed v. Town of Gilbert*, June 2015

- What does sign say?
- Message determines if it stays up or down, or applicable regulations



"Political Sign"

- Time
- Place
- Manner



"Freestanding Sign"



- *Reed v. Town of Gilbert*, June 2015

- What does sign say?
- Message determines if it stays up or down, or applicable regulations



"Political Sign"

CONTENT-BASED REGULATION

- Time
- Place
- Manner



"Freestanding Sign"

CONTENT-NEUTRAL REGULATION

Focus Area Memo: Signs



Buckeye's Existing Chapter 5.11 Signs	Buckeye's Proposed Chapter 5.11 Signs
Signs for real estate open houses	Portable signs
Signs for grand openings	Temporary signs, e.g., banner signs or feather banner signs
Signs for garage sales	Portable signs
Political signs	Portable signs
Business signs	Permanent building mounted or freestanding signs Portable or temporary signs
Home occupation signs	Building mounted or freestanding signs



- Key Updates to Chapter 5.11, Signs
 - New Table of Contents; reorganized to be user to use and apply
 - Updated purpose statements – content-neutral
 - New substitutions and interpretations language
 - Significantly shorter list of exemptions
 - New severability section
 - Cross-references to Sign Permits
 - Expanded Comprehensive Sign Plan

Table of Contents

5.11.1 Purpose

5.11.2 Applicability

5.11.3 Sign Permits

5.11.4 General Restrictions for Signs

5.11.5 General Requirements for Signs

5.11.6 Standards for Permanent Signs

5.11.7 Standards for Portable and
Temporary Signs

5.11.8 Nonconforming Signs



- Key Updates to Chapter 5.11, Signs
 - General Restrictions
 - Location
 - Display
 - Prohibited sign types
 - General Requirements
 - Sign area measurement
 - Sign height measurement
 - Sign illumination
 - Sign structure and installation
 - Sign maintenance

Table of Contents

- 5.11.1 Purpose
- 5.11.2 Applicability
- 5.11.3 Sign Permits
- 5.11.4 General Restrictions for Signs**
- 5.11.5 General Requirements for Signs**
- 5.11.6 Standards for Permanent Signs
- 5.11.7 Standards for Portable and Temporary Signs
- 5.11.8 Nonconforming Signs

Focus Area Memo: Signs



- Key Updates to Chapter 5.11, Signs
 - Expanded list of sign types

Table 5.11.6.X: Allowed Sign Types by Zoning District						
Sign Type	Rural and Single-family Residential Zoning Districts	Multi-family Residential Zoning Districts	Mixed-Use Zoning Districts	Downtown	Office and Commercial Zoning Districts	Industrial Zoning Districts
	AG, R1-43, R1-18, R1-10, R1-6, R1-3, R1-1, SFF	MF-1, MF-2, MH	NMU, CMU, RMU, IMU, DC, DR	DO	PO, C-1, C-2, C-3, BP	I-1, I-2
"P" = Sign type is permitted in the zoning district; "N" = Sign type is not permitted in the zoning district						
Building-Mounted Signs						
Awning Signs	N	P	P	P	P	P
Blade Signs	N	N	P	P	P	P
Canopy Signs	N	P	P	P	P	P
Marquee Signs	N	N	P	N	P	N
Roof-Mounted Signs				P		
Service Island Canopy Signs	N	N	P	N	P	P
Vertical Projecting Signs	N	P	P	P	P	P
Wall Signs	P	P	P	P	P	P
Window Signs	N	N	P	P	P	P
Freestanding Signs						
Flags	P	P	P	P	P	P
Front Yard Signs	P	P	P	P	P	P
Monument Signs	P	P	P	P	P	P
Post Signs	P	P	P	P	P	P

Table of Contents

- 5.11.1 Purpose
- 5.11.2 Applicability
- 5.11.3 Sign Permits
- 5.11.4 General Restrictions for Signs
- 5.11.5 General Requirements for Signs
- 5.11.6 Standards for Permanent Signs**
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Focus Area Memo: Signs

- Key Updates
- Expanded

	AG, R1-43, R1-18, R1-10, R1-6, R1-3, R1-1, SFF	MF-1, MF-2, MH	NMU, CMU, RMU, IMU, DC, DR	DO	PO, C-1, C-2, C-3, BP	I-1, I-2
"P" = Sign type is permitted in the zoning district; "N" = Sign type is not permitted in the zoning district						
Building-Mounted Signs						
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Canopy Signs	N	P	P	P	P	P
Marquee Signs	N	N	P	N	P	N
Roof-Mounted Signs				P		
Service Island Canopy Signs	N	N	P	N	P	P
Vertical Projecting Signs	N	P	P	P	P	P
Wall Signs	P	P	P	P	P	P
Window Signs	N	N	P	P	P	P
Freestanding Signs						
Flags	P	P	P	P	P	P
Front Yard Signs	P	P	P	P	P	P
Monument Signs	P	P	P	P	P	P
Post Signs	P	P	P	P	P	P

Table of Contents

- 5.11.1 Purpose
- 5.11.2 Applicability
- 5.11.3 Sign Permits
- 5.11.4 General Restrictions for Signs
- 5.11.5 General Requirements for Signs
- 5.11.6 Standards for Permanent Signs**
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- Key Updates to Chapter 5.11, Signs
 - Reviewing dimensional standards
 - New page layout

Standards	Requirements
"ft" = Feet; "lf" = Linear Feet; and "sf" = Square Feet	
Sign Area	Max. 24 sf
Mounting Height	Min. 8 feet from the bottom of the sign to the nearest grade or sidewalk and 14 ft above vehicular ways.
Sign Placement	Only on the wall of a building. May project into public right-of-way with approval of an Encroachment Permit. Signs projecting over a public right-of-way shall be limited to those attached to a building located at or within six feet of the building entrance.
Number of Signs	Max. 1 per business frontage.
Projection	Max. 4 ft from the building wall to the outer edge of the sign. No such sign shall extend closer than four feet to a curb line. For any building located on the property line may have a sign which projects up to 18 inches into the public right-of-way.
Illumination	Non-illuminated, internal illumination, or external illumination.
Other Requirements	No sign or sign structure shall project into a driveway or a public alley.

Vertical Projecting Sign

Standards	Requirements
"ft" = Feet; "lf" = Linear Feet; and "sf" = Square Feet	
Sign Area	Max. 4 sf per sign face; Max. dimension of longest side 2.5 ft. Excluded from the total area of allowed signs for all freestanding signs.
Height	Max. 6 ft
Sign Placement	Max. 10 ft setback from the property line.
Number of Signs	Max. 1 per business.
Illumination	Non-illuminated or external illumination.

Front Yard Sign

Table of Contents

- 5.11.1 Purpose
- 5.11.2 Applicability
- 5.11.3 Sign Permits
- 5.11.4 General Restrictions for Signs
- 5.11.5 General Requirements for Signs
- 5.11.6 Standards for Permanent Signs**
- 5.11.7 Standards for Portable and Temporary Signs
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- Key Updates to Chapter 5.11, Signs
 - Clean-up and modernize digital billboards and electronic message display signs



Table of Contents

- 5.11.1 Purpose
- 5.11.2 Applicability
- 5.11.3 Sign Permits
- 5.11.4 General Restrictions for Signs
- 5.11.5 General Requirements for Signs
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- Key Updates to Chapter 5.11, Signs
 - Portable signs
 - A-frame
 - Window
 - Yard sign type I
 - Feather banners
 - Sign walkers
 - Temporary signs
 - Banners
 - Yard sign type II
 - Yard sign type III
 - Balloons and inflatables



Table of Contents

- 5.11.1 Purpose
- 5.11.2 Applicability
- 5.11.3 Sign Permits
- 5.11.4 General Restrictions for Signs
- 5.11.5 General Requirements for Signs
- 5.11.6 Standards for Permanent Signs
- 5.11.7 **Standards for Portable and Temporary Signs**
- 5.11.8 Nonconforming Signs



- Key Updates to Chapter 5.11, Signs
 - Temporary Model Home Complex/Active Residential Development Signs
 - Expanded and updated



Table of Contents

- 5.11.1 Purpose
- 5.11.2 Applicability
- 5.11.3 Sign Permits
- 5.11.4 General Restrictions for Signs
- 5.11.5 General Requirements for Signs
- 5.11.6 Standards for Permanent Signs
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- 5.11.8 Nonconforming Signs



- Key Updates to Chapter 5.11, Signs
 - Nonconforming Signs
 - Expanded and updated
 - New incentives for replacing a nonconforming sign

Table of Contents

5.11.1	Purpose
5.11.2	Applicability
5.11.3	Sign Permits
5.11.4	General Restrictions for Signs
5.11.5	General Requirements for Signs
5.11.6	Standards for Permanent Signs
5.11.7	Standards for Portable and Temporary Signs
5.11.8	Nonconforming Signs



- New standards for large format retail (Big box stores)
 - Site design and building orientation
 - Updated architectural standards
 - Address building entrances
- New standards for industrial development
- Landscaping
 - Improved buffer standards between uses
- New lighting standards
 - Update to use the term “fully shielded”
 - Introduce lighting classes



- Move Traffic Mitigation section to Engineering Standards
 - City staff confirming with Traffic Dept.
- Update circulation and connectivity standards
 - Pedestrians
 - Cyclists
 - Bike parking and storage (including E-bike charging stations)
- Assorted general minor clean-ups to Code text



- Update terms to be consistent with ARS §9-500.49
- Update approvals – Development Services Director and City Engineer
 - Land divisions
 - Preliminary plats (except subdivisions over TBD lots to the Planning and Zoning Commission)
 - Final plats
 - Plat amendments, etc.
- Review adopted ordinances (e.g., Phoenix) – develop more administrative/staff level approvals



- Streamline and remove redundancies
- Director review/approval of design review plans based on objective standards without a public hearing
- Remove application requirements from Code
- Update Minor Modifications Section – table format



- Clean-up, clarify, and improve summary tables
- Consider removing lot coverage
- Relocate measurement and exception terms to a new Section in the Definitions
- Style guide application and Code-wide QA/QC for internal consistency
- Major changes a future phase of work



- Update with best practice terminology as needed
- New uses definitions, e.g., BESS
- New Signs definitions in a separate section
 - 10.3.1 General Definitions
 - 10.3.2 Definitions of Signs



- Drafts for CAC review – December/January
- Meetings with City staff – finalize edits
- Planning and Zoning Commission – February/March 2025
- City Council adoption – March 2025
- Update Municode



City Staff Contact

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Discussion and Questions



THANK YOU