



Appendix

APPENDIX A – GLOSSARY OF TERMS

Alluvial: A general term for the sediments laid down in river beds, floodplains, lakes, fans at the foot of the mountain slopes, and estuaries during relatively recent geologic times.

Annexation: To incorporate an area/territory into a city, service district, etc.

Area Plan: Plans adopted by Maricopa County for specific subareas of the unincorporated County. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the planning area. They also specify detailed land use designations which are used to review specific development proposals and plan services and facilities.

Arterial: A street providing traffic service for large areas. Access to adjacent property is incidental to serving major traffic movements.

Agriculture: Any use of land for the growing and harvesting of crops or animals for sale for profit, or uses which are directly ancillary to the growing and harvesting of crops or animals, which is the exclusive or primary use of the lot, plot, parcel, or tract of land; or processing crops to the generally recognizable level of marketability; or the open range grazing of livestock.

Aquifer: A saturated underground formation of permeable materials capable of storing water and transmitting it to wells, springs, or streams.

Buffer: A method of separating incompatible uses; examples include opaque fencing, vegetated berms, and dense landscaping.

Capital Improvement Program: A Board of Supervisors approved timetable or schedule of future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

Character: Distinguishing quality or qualities that make an area unique.

Cluster Development: A development design that concentrates buildings in areas of the site to allow remaining land to be used for recreation, common open space and/or preservation of environmentally sensitive features.

Community: A group of individuals living in a common location sharing common interests.

Comprehensive Plan: A master or general plan containing guidelines for growth and development of the land within a jurisdiction, and coordinating policies affecting public services, benefits and regulations.



Critical Habitat: Key land areas used by wildlife for forage, reproduction or cover.

Developed Recreation Site: Distinctly defined area where facilities are provided for concentrated public use (e.g. campgrounds, picnic areas, boating sites, and interpretive facilities).

Density: A numeric average of families, individuals, dwelling units or housing structures per unit of land; usually refers to dwelling units per acre in the Comprehensive Plan.

Density Bonus: Permitting additional development on a parcel in exchange for items of public benefit such as affordable housing, recreation sites, infrastructure expansion, etc.

Developer: Any person or group of persons or legal entity which builds improvements on land, including buildings, streets, parking lots, drainage structures, and utilities to serve buildings.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement: An interest held by one person, party, or entity, in land of another, whereby that person is accorded partial use of such land for a specific purpose, such as access or utility extensions.

Ecosystem: Community of different species interacting with one another and with the chemical and physical factors making up its nonliving environment.

Endangered Species: A species of animal or plant that is listed as endangered in accordance with the federal Endangered Species Act.

Environment: All the factors (physical, social, and economic), that affect a population.

Flood Hazard Areas: Areas in an identified floodplain.

Floodplain: The channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater. Land immediately adjoining a stream which is inundated when the discharge exceeds the conveyance of the normal channel.

Goal: An ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

Groundwater: Water stored underground, beneath the earth's surface, in cracks and crevices of rocks and in the pores of geologic materials that make up the earth's crust.

Habitat: The sum of environmental conditions of a specific place that is occupied by an organism, a population or a community.

Household: The person or persons occupying a housing unit.



Housing Unit: A house, apartment, mobile home or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Incorporated City: Area(s)/neighborhood(s) joined together for the purpose of self-government.

Infrastructure: Facilities and services needed to sustain any type of development—residential, commercial or industrial activities. Includes water and sewer lines, streets, electrical power, fire and police stations, etc.

Intermodal: A system of moving goods that integrates several different forms of transportation methods (e.g. truck to rail).

Jobs-Housing Balance: An attempt to balance the number and types of jobs with the amount and cost of housing.

Landfill: A disposal site which disposes of solid wastes on land. Wastes are deposited and compacted. At specific intervals, a layer of soil covers the waste and the process of deposit and compaction is repeated without creating nuisances or hazards to public health or safety. The purpose is to confine the wastes to the smallest practical area, to reduce them to the smallest practical volume.

Land Use: The occupation or use of land or water area for any human activity or any purpose defined in the Comprehensive Plan.

Manufactured Housing: A dwelling unit installed at the building site by connecting one or more segments which have been made in a manufacturing facility located off of the site. A manufactured home is built in compliance with the federal Manufactured Housing Construction and Safety Standards Act of 1974.

Mobile Home: A movable, factory-built home, built prior to the 1974 federal Manufactured Housing Construction and Safety Standards Act.

Multi-modal: Capable of accommodating a variety of transportation modes, such as buses, automobiles, rapid transit, rail, bicycles and pedestrians. A multi-modal transportation hub is a facility for the transfer of passengers and/or goods between different modes of transportation.

National Register of Historic Places: A listing maintained by the U.S. National Park Service of areas which have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general.

Natural Resources: Elements relating to land, water, air, plant and animal life, and the interrelationship of those elements. Natural resources include soils, geology, topography, floodplains, vegetation, wildlife, surface and groundwater, and aquifer recharge zones.



Neighborhood: An area of a community with characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics, schools, or social clubs, or boundaries defined by physical barriers such as major highways and railroads or natural features such as rivers.

Neighborhood Park: A recreation site developed for active and passive activities which is designed to serve one or a few neighborhoods within a short walking or driving distance to the park site. Typical equipment and facilities in a neighborhood park can include a mix of playground equipment, playing fields, picnic tables, landscaping, and on-site parking. Neighborhood parks are generally smaller than a community park, and they lack the variety of recreation experiences available in a larger park.

Non-attainment Area: Areas that do not meet the National Ambient Air Quality Standards (NAAQS) for one or more pollutants. The pollutants included in these standards include lead, oxides of nitrogen, sulfur dioxide, ozone, carbon monoxide, and PM_{10} .

Nonmotorized Recreation: Recreational opportunities provided without the use of any motorized vehicle. Participation in these activities travel by foot or horseback, etc. Bicycle riding is generally included under nonmotorized recreation, but some land management agencies may restrict their use.

Objective: A specific end, condition or state that is an intermediate step toward attaining a goal. An objective should be achievable and, when possible, measurable and time specific.

Open Space: Publicly or privately owned and maintained lands in their natural state and protected from development. Open Space lands are generally comprised of mountains and foothills, rivers and washes, canals, vegetation, wildlife habitat, parks, and preserves.

Park and Ride: A voluntary system where participants drive to a central location in order to carpool or gain access to public transportation to another location.

Particulates: Small particles suspended in the air and generally considered pollutants.

Permeability: Rate at which water runs through soil.

Planning: The establishment of goals, policies, and procedures for social, physical, and economic order.

Plat: A scaled drawing, developed from a survey performed by a surveyor, that contains a description of subdivided land with ties to permanent survey monuments.

PM_{10} : Airborne particulate matter of 10 microns or less in diameter. PM_{10} is the result of agricultural and construction operation, suspended dust, tire abrasion from vehicles traveling on roads, and natural occurrences such as wind storms.

Policy: A specific statement that guides decision making. Policies are statements of intent for actions to be taken in pursuit of a given objective.



Population Density: The number of people in a given area. The number may be obtained by multiplying the number of dwellings per acre by the number of residents per dwelling.

Potable: Water suitable for drinking.

Protected Species: Any species or subspecies subject to excessive taking and with significant threats or declining populations making it illegal to take them under the auspices of a hunting or fishing license.

Regional Park: A recreation area of 200 or more acres offering passive recreation opportunities for activities such as hiking, camping, picnicking, and climbing, but has no facilities for organized active forms of recreation.

Response Time: The time interval between the receipt of a request for public service or assistance, and the arrival of the service provider. Typically, response time measures the ability to get emergency service to a specific location, with delays attributed to dispatch time, driving distance, traffic conditions, ability to find the specific location, and the backlog of service requests.

Rideshare: A techniques employed in traffic reduction programs which encourage commuters to carpool to work or other designations (e.g. shopping, medical visits, etc.).

Right-Of-Way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads and utility lines.

Riparian Area: An ecosystem associated with bodies of water, such as streams, lakes, or wetlands, or is dependent upon the existence of perennial, intermittent, or ephemeral surface or sub-surface drainage.

Rural: When used in the context of this Plan, rural areas shall be those areas intended for residential development on no greater than one acre lots, with limited supporting nonresidential uses.

Rural Residential: Single family residence on a parcel of 1 or more acres; may include mixed residential and agricultural use.

Scenic Area: An area of outstanding or unique visual quality.

Scenic Corridor: A roadway with recognized high quality visual amenities that include background vistas of mountains, open country, or city.

Subdivider: Any person who offers for sale or lease six or more lots, parcels or fractional interests in a subdivision or who causes land to be subdivided into a subdivision for himself or for others, or who undertakes to develop a subdivision, but does not include a public agency or officer authorized by law to create subdivisions (as defined by A.R.S.§32-2101-49).

Subdivision: Improved or unimproved land or lands divided or proposed to be divided for the purpose of sale or lease, whether immediate or future, into six or more lots, parcels or fractional interests. Subdivision or subdivided lands include a stock cooperative



and include lands divided or proposed to be divided as part of a common promotional plan (as defined by A.R.S.§32-2101-50).

Subsidence: The gradual, settling or sinking of the earth's surface with little or no horizontal motion. Subsidence is usually the result of water extraction from underground supplies and not the result of a landslide or slope failure.

Suburban: When used in the context of a Maricopa County Area Plan, suburban includes residential uses at generally two to three single family units per acre and supportive nonresidential and public development.

Threatened Species: Any species or subspecies which is likely to become endangered within the foreseeable future because serious threats have been identified and populations are (a) lower than they are historically or (b) extremely local and small.

Traffic Analysis Zones (TAZ): A small geographic area within a municipal planning area designated by the Maricopa Association of Governments for the purpose of estimating and projecting population.

Trip: A one-way vehicle movement that either begins or ends at the location being considered; thus, a vehicle which leaves a home and later returns to it would account for two trips under this designation.

Urban: When used in the context of a Maricopa County Area Plan, urban includes development of three or more residential units per acre and comparable nonresidential and public development.

Visual Resource: The composite of basic terrain, geologic features, water features, vegetative patterns, and land use effects that typify a land unit and influence the visual appeal the unit may have.

Wastewater: Includes sewage and all other liquid waste substances associated with human habitation, or of human or animal origin, or from any producing, manufacturing or processing operation of whatever nature.

Watershed: The entire area that contributes water to a drainage system or stream.

Zoning: The division of a jurisdiction into parcel specific categories with regulations governing the use, placement, spacing, and size of land and buildings corresponding to the categories.



APPENDIX B – GENERALIZED EXISTING ZONING

Zoning Districts	Density	Permitted Uses
Rural Residential		
Rural-190	1 du/ 5ac (190,000 sq. ft.)	Residential, agricultural activities
Rural-70	1 du/ 1.6 ac (70,000 sq. ft.)	Residential, agricultural activities
Rural-43	1 du/ 1ac (43,560 sq. ft.)	Residential, agricultural activities
Single Family Residential		
R1-35	1du / 35,000 sq. ft.	Residential
R1-18	1du / 18,000 sq. ft.	Residential
R1-10	1du / 10,000 sq. ft.	Residential
R1-8	1du / 8,000 sq. ft.	Residential
R1-7	1du / 7,000 sq. ft.	Residential
R1-6	1du / 6,000 sq. ft.	Residential
Two Family Residential		
R-2 1du / 4,000 sq. ft.	Multi-family dwelling	
Multi-Family Residential		
R-3 1du / 3,000 sq. ft.	Multi-family dwellings	
R-4 1du / 2,000 sq. ft.	Multi-family dwellings	
R-5 1du / 1,000 sq. ft.	Multi-family dwellings	
Commercial		
Planned Shopping Center (C-S)		Retail and service businesses w/ development site plan approved by the BOS
Commercial Office (C-O)		Professional, semi-professional and business office
Neighborhood Commercial (C-1)		Food markets, drugstores and personal service shops
Intermediate Commercial (C-2)		Hotels and motels, travel trailer parks, restaurants, and some commercial recreation and cultural facilities
General Commercial (C-3)		Retail and wholesale commerce and commercial entertainment
Industrial		
Planned Industrial (Ind-1)		Business and manufacturing activities w/ development site plan approved by the BOS
Light Industrial (Ind-2)		Light industrial activities w/ development site plan approved by the BOS
Heavy Industrial (Ind-3)		Heavy industrial activities w/ development site plan approved by the BOS



In addition to the Zoning Districts listed above, Overlay Zoning Districts, Special Uses, and Unit Plans of Development are also established to allow development that protects the environment, provides alternative housing types, and promotes age specific residential areas. These include:

1) Hillside Development Standards (HD):

To allow the reasonable use and development of hillside areas while maintaining the character, identity, and image of the hillside area. This district applies to development on slopes of 15 percent and greater.

2) Manufactured House Residential Overlay (MHR):

To provide for housing which is similar to conventional on-site-built housing in subdivisions or on individual lots where manufactured housing is appropriate.

3) Senior Citizen Overlay (SC):

To provide for planned residential development designed specifically for residency by persons of advanced age.

4) Planned Development Overlay (PD):

To establish a basic set of conceptual parameters for the development of land and supporting infrastructure, which is to be carried out and implemented by precise plans at the time of actual development.

5) Special Uses (SU)

To permit a class of uses that are otherwise prohibited by the Ordinance.

Nineteen Special Uses Permits have been issued in the New River planning area. The approved uses include; an amusement park, a religious and education institution, a dog kennel, and two guest ranches.

6) Unit Plans of Development (UPD)

To provide for large scale development where variations in lot size, dwelling type and open space is warranted due to topographic or other considerations.



APPENDIX C – ACRONYM LIST

ADOT	Arizona Department of Transportation
ADT	Average Daily Traffic
API	Arizona Preserve Initiative
A.R.S.	Arizona Revised Statutes
BLM	Bureau of Land Management
BOS	Board of Supervisors
CAP	Central Arizona Project
CIP	Capital Improvement Program
DMP	Development Master Plan
ESLO	Environmentally Sensitive Land Ordinance
FCDMC	Flood Control District of Maricopa County
GIS	Geographic Information System
MAG	Maricopa Association of Governments
MCCD	Maricopa County Community Development
MCDOT	Maricopa County Department of Transportation
MCESD	Maricopa County Environmental Services Department
MCP&DD	Maricopa County Planning and Development Department
NEVTS	Northeast Valley Area Transportation Study
RDA	Rural Development Area
ROW	Right of Way
RPTA	Regional Public Transportation Authority
RRS	Roads of Regional Significance
SHPO	State Historic Preservation Office
SLD	State Land Department
TSP	Transportation System Plan
VMT	Vehicle Miles Traveled
VPD	Vehicles per Day



APPENDIX D –DEVELOPMENT STANDARDS

NEW RIVER/I-17 SCENIC CORRIDOR OVERLAY

1. PURPOSE

- 1.1 To preserve the existing character of the I-17 Corridor.
- 1.2 To preserve environmentally sensitive land areas and view corridors.
- 1.3 To encourage innovative and sensitive planning, quality design and construction techniques for development.
- 1.4 To protect the natural environment and preserve and enhance the intrinsic qualities that make the I-17 a scenic corridor.
- 1.5 To maintain the existing scenic beauty along the highway.
- 1.6 To encourage safe and efficient traffic flow.
- 1.7 To encourage orderly commercial development in accordance with the adopted land use plan.
- 1.8 To encourage multimodal transportation options in the Corridor.
- 1.9 To promote the public health, safety and general welfare.

2. GENERAL PROVISIONS

- 2.1.1 The Commercial Overlay District boundary is $\frac{1}{4}$ mile on either side of the edge of the ADOT/I-17 right-of-way between Carefree Highway and New River Road and certain areas outside the $\frac{1}{4}$ mile specifically identified for additional protection.
- 2.1.2 The Natural Scenic Overlay District boundary is $\frac{1}{2}$ mile on either side of the edge of the ADOT/I-17 right-of-way between New River Road and the Yavapai County boundary and certain areas outside the $\frac{1}{2}$ mile specifically identified for additional protection.
- 2.2 Property divided by the Overlay District boundary must comply with the district standards only for that segment of the property within the zone.
- 2.3 In cases of conflict between Overlay District and existing primary zoning, the more restrictive regulation applies.
- 2.4 All new development must conform to Overlay District regulation. Existing uses are governed by the applicable regulations.

3. PERMITTED USES

- 3.1 Same as those allowed by primary district unless prohibited by the Scenic Corridor Overlay District.
- 3.2 Allow on-site density bonus for maintaining additional area beyond the current corridor boundary as open space, based on the development option of the appropriate jurisdiction's applicable regulations.



4. STANDARDS

In addition to the standards of the underlying zone district, the following standards apply: (See “General Provisions” above for determination in cases of conflict.)

4.1 Planned Development Overlay

- 4.1.1 Any rezoning must comply with the Planned Development Overlay District regulations.
- 4.1.2 The Planning Commission may include reasonable additional requirements to promote the purpose of the New River/I-17 Scenic Corridor, except for individual single family residences.

4.2 Height Regulations

- 4.2.1 Residential: 20’ within 250’ of the frontage road centerline; 30’ from 250’ to 500’ of the frontage road centerline.
- 4.2.2 Commercial: height of 2 stories no greater than 28’ within 50’ of the perimeter lot line; one foot increase allowed for each 5’ of additional setback up to a maximum of 40’.

4.3 Screening

Non-residential uses:

- 4.3.1 All mechanical rooftop equipment must be screened to height of the tallest equipment and/or integrated with building design.
- 4.3.2 Any screening element must be architecturally compatible with the primary structure.
- 4.3.3 Parking screening may consist of berms, open wall; native, Sonoran desert vegetation; solid wall with a maximum height of three feet; or a combination of the above.
- 4.3.4 Outside Storage must be screened from view from I-17.
- 4.3.5 Landscaping consisting of native vegetation indigenous to the upper Sonoran Desert must be placed in front of any wall facing the corridor, in the same density, size and placement as the original, natural state of the area.
- 4.3.6 Trash containers, loading docks, transformers and other mechanical and/or electrical equipment must be screened from view.

4.4 Signs

- 4.4.1 All signs must be made of natural material and consistent with the architectural treatment of the principal building and overall character of the site. Colors shall be muted and compatible with the desert environment.
- 4.4.2 No signs may be placed closer to the frontage road center line than 80% of the required average width of the scenic corridor setback.



- 4.4.3 No off-site advertising is allowed.
- 4.4.4 Residential development signs:
 - 4.4.4.1 All signs must be affixed to walls or designed as a sign monument consistent with the architectural treatment/theme of the development.
- 4.4.5 Commercial signs
 - 4.4.5.1 Maximum height is six feet.
 - 4.4.5.2 Maximum square footage is 48 square feet.
- 4.4.6 Building wall signs
 - 4.4.6.1 Not to exceed the height of the building wall.
 - 4.4.6.2 Maximum size is 24 square feet.
 - 4.4.6.3 No more than one sign per street frontage.
- 4.4.7 Residential monument signs
 - 4.4.7.1 Must be architecturally compatible with other signs and with other structures on the site.
 - 4.4.7.2 Maximum size is 24 square feet.
 - 4.4.7.3 Maximum height is five feet.

4.5 Architectural Design

- 4.5.1 All materials and colors must be muted and compatible with the desert environment to reduce visual contrast, heat gain and glare.
- 4.5.2 Design features shall be included on all sides of building.
- 4.5.3 Reflective glass is not permitted.
- 4.5.4 Accessory structures must match the style and appearance of the principal building.

4.6 Slope

- 4.6.1 Percent of property to remain natural or be revegetated with natural, Sonoran desert vegetation:
 - 0 to 5% slope = 25%;
 - 5 to 15% slope = 60%;
 - 15 to 25% slope = 80%;
 - 25%+ = 90%.
- 4.6.2 Preserve washes and other significant natural features when locating required natural areas.
- 4.6.3 No cuts, fills, or grading allowed without approval of a precise Plan of Development.



4.7 Setback

- 4.7.1 Within the corridor area all structures, fences, parking areas and other improvements (except for driveways and walkways) must be set back an average of 125', minimum of 95' from the frontage road center line to allow for an undulating rather than a linear setback.
- 4.7.2 Preserve all existing vegetation and topsoil material in the setback area except for driveways and walkways, in which case the plan survey and salvage plan requirements set forth in 4.13.3 will apply.

4.8 Access

- 4.8.1 One vehicular access point per non-residential development, except if traffic impact study demonstrates need for additional driveways and staff concurs with that study.

4.9 Parking

- 4.9.1 Fifteen percent of the parking area, not including perimeter landscaping, must be landscaped with native vegetation.

4.10 Lighting

- 4.10.1 All outdoor lighting must conform to the applicable Maricopa County regulations.

4.11 Environmental Evaluation

- 4.11.1 For projects not regulated by the National Environmental Policy Act (NEPA), the developer must complete habitat and special status species evaluation and submit it to the Arizona Game and Fish Department for review. Mitigation and protection measures based on the evaluation are to be incorporated into recommendation.

4.12 Utilities

- 4.12.1 New on-site or existing utility lines shall be located underground, except 69kv or greater.

4.13 Landscape

- 4.13.1 Preserve existing vegetation except for driveways and walkways, in which case the plant survey and salvage plan requirements set forth in 4.13.3 will apply.
- 4.13.2 Revegetation must be consistent with the Sonoran desert, in terms of topsoil material and plant type, density and placement.
- 4.13.3 A plant survey and salvage plan are required before any construction may begin on new development (for list of protected plant materials see page 37).