



PROPOSED AMENDMENT TO ZONING REGULATIONS FOR GU ZONING DISTRICT

Staff Report to the Planning & Zoning Commission

The purpose of this amendment is to return the Density provisions for GU Zoning District to a minimum lot size of 10,000 square feet.

Application Z-15-03

Planning and Zoning Commission Hearing

8/20/2015

Proposed Amendment to Zoning Regulations for GU Zoning District

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In 1986 the Planning & Zoning Commission agreed to initiate the process to incorporate the GU Zoning District into the Zoning Ordinance.

In order to truly understand the intent of the GU zoning district you have to read the minutes for the hearings because the actual language of the zoning regulations for this district can be interpreted in a different manner than intended.

Bob Bigando presented this issue to the Commission and made the following points about the GU district.

1. First and foremost approximately 60% of the unincorporated area of Gila County was not zoned at that time and this zoning would apply to all those unzoned areas. (very rural areas)
2. The implementation of this zoning district would allow the County to impose building codes to the unzoned area.
3. This district was intended to be a holding pattern for all areas designated with GU zoning.
4. This district was especially needed in Tonto Basin because there were already plans at that time to install mobile home parks.

In August of 2014 I had requested that the Board amend the GU District by adding a stipulation that this district would follow the guidelines for the D40 Density District. Prior to this there was no specific requirement for any density district so we followed 104.2.A.2.b which states:

“If no density is established on any particular lot or parcel of land, then all provisions of the D10 District shall prevail.”

I believe the original intent was to create a holding zone that would be a highly restrictive zoning. Most holding zones are zoned for residential only with minimum lot sizes of five to ten acres. GU zoning does not quite qualify as a holding zone with no minimum lot size specified and the allowance of commercial development.

If GU were solely for residential development this amendment would be no problem, but it also allows commercial development. Requiring all commercial lots to be at least one acre in size can be and is problematic.

This proposal is simply take the GU zoning district back to what it was prior to the most recent amendment in 2014. The only change would be to specify 10,000 square foot minimum lot sizes.

The language on the following page is the proposed modification:

A. GU -- GENERAL UNCLASSIFIED DISTRICT

a. **Intent and Purpose:** To provide for all the unincorporated areas of Gila County not otherwise designated for some other specific zone to be included in the “General Unclassified District” by this Ordinance.

b. **District Stipulations and Provisions:**

- i. No subdivision of land for sale, rent, or lease, for residential, commercial, or industrial use, shall be conducted or approved in the GU District without prior rezoning of the land so intended.
- ii. Off-site signs (Billboards) are not permitted in this Zoning District
- iii. Sexually oriented businesses are not permitted in this Zoning District.
- iv. The minimum density requirements shall be that for ~~D40~~**-10** density district.

c. **Permitted Uses**

Farm and non-farm residential uses; farms, ranches, recreational, and commercial uses.

Staff Recommendations:

Staff recommend that the Commission approve the proposed modifications to the GU Zoning District.

Possible Motion:

I move to recommend to the Board of Supervisors approval of Zoning application Z-15-03 to require minimum 10,000 square foot lots in GU zoning districts