maricopa county airpark special use

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AI Overview

Maricopa County airpark special use permits (SUP) for developments, particularly in rural-residential areas, typically require setbacks of 40 feet from roadways and 30 feet from side/rear property lines, often tailored specifically within the approved site plan. Specific projects may deviate based on approved site plans (e.g., 0-5 foot rear setbacks) while adhering to stringent safety measures. Maricopa County (.gov) +1

Key Setback Considerations (Based on Typical SUP Conditions)

- **Setback Distances:** Common stipulations for special uses include 40' front yard, 30' side yard, and varying rear yard (often 0'–5' in specific expansion areas).
- **Airpark/Airport Vicinity (P-16/Military Airport Zoning):** Development near military airports or within accident potential zones requires stricter compliance, with specific, enhanced setbacks (e.g., 50–300 feet) from certain property lines depending on the land use type.
- **Property Lines & Rights-of-Way:** Setbacks often start from the edge of future right-of-way, such as a 55-foot half-street dedication for arterial roads or 40-foot for other streets.
- **Site Plan Specificity:** The approved SUP site plan (e.g.,) dictates specific setbacks, and general compliance with that, or a subsequently approved, plan is mandatory. Maricopa County (.gov) +5

Additional Requirements

- **Dustproofing:** All parking areas and driveways associated with the permit must be dustproofed.
- **Lighting:** Outdoor lights must be hooded to prevent light from affecting adjacent properties or streets.
- **Revocation Risk:** Failure to adhere to Maricopa County zoning regulations can be grounds for revoking the Special Use Permit. Maricopa County (.gov) +2

ORDINANCE P-16 | Maricopa County, AZ

Standards – The following regulations shall apply to all commercial activities permitted in AD III in addition to those regulation...

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2. Accident Potential Zone Two: means the area within a three thousand by seven thousand foot rectangle having two of its sides pa...



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Report to the Planning and Zoning Commission - Maricopa County

Jan 31, 2019 — * STANDARD. RURAL-43/SUP. PROPOSED DEVIATION. * WITH MCP2018005. Maximum Building Height. (Terminal Site) * 40' Maximum Building H...



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(6) **All outdoor uses shall be set back a minimum of three hundred feet** from the closest off-site property developed with residential units or vacant parcels ... Read more
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Minimum rear setback shall be ten feet; 3.Height restriction shall be the same as the main building; and 4.Minimum distance from the main ... Read more

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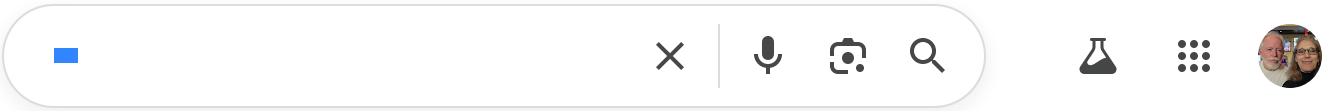
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