

MARICOPA COUNTY ZONING ORDINANCE

Chapter 10 – Overlay Zoning Districts

SECTION 1006. SC (Senior Citizen)*1

ARTICLE 1006.1. PURPOSE: The SC (Senior Citizen Overlay) Zoning District is intended to provide for planned residential development, designed specifically for residency by persons of advanced age.

ARTICLE 1006.2. USE REGULATIONS:

1. The SC (Senior Citizen Overlay) Zoning District is an overlay zone and shall be combined with any rural or residential zoning district and not with any other zoning district, (e.g., Rural-190 (SC), R1-35 (SC), R-5 (SC), etc.).
2. The regulations which apply to property in any zone with which the SC Zoning District is combined shall remain the same, except as to the matters specified in this Section. This Section shall apply in lieu of or in addition to and shall supersede the corresponding regulations of such zone with which the SC Zoning District is combined.
3. Temporary use for underage occupancy. Continued occupancy in this district in the dwelling unit by an underage spouse, because of the death or long term medical relocation of the spouse meeting the age requirement, shall be exempt from this provision. This exemption shall continue only so long as the remaining spouse maintains a sole occupant status. Upon change from a sole occupant status, the age requirements of this district for occupancy shall be met. Otherwise, a Temporary Use Permit for underage occupancy shall be required for occupancy of any underage person beyond the 90 days permitted in Article 1006.6.1. *3

ARTICLE 1006.3. HEIGHT REGULATIONS: No building shall be constructed that exceeds two stories in height, unless it contains elevators for the use of the occupants.

ARTICLE 1006.4. INTENSITY OF USE REGULATIONS: The Senior Citizen Overlay Zoning District shall only be established on parcels of five or more contiguous acres which may include existing or proposed subdivided lots and public or private rights-of-way and easements.

ARTICLE 1006.5. PARKING REGULATIONS: The required parking spaces as delineated in the underlying zoning district shall be located within 200 feet of the unit it is to serve.

ARTICLE 1006.6. ADDITIONAL REGULATIONS: **3

1. Each dwelling unit, if occupied, shall be occupied by at least one person not less than 55 years of age and no person 18 years of age or under shall reside in any dwelling unit for a period of time exceeding 90 days. *2, *3

MARICOPA COUNTY ZONING ORDINANCE

Chapter 10 – Overlay Zoning Districts

2. The following criteria shall be met and maintained for each planned residential development: *3, *4

a. At least 80% of the dwelling units shall be occupied by at least one person 55 years of age or older per unit.

b. Policies and procedures which demonstrate an intent to provide housing for persons 55 years of age or older shall be published and adhered to.

c. It is the responsibility of the residents and/or owners of properties to provide evidence that the above criteria are met and will be maintained.

(NOTE: The above criteria are based on the requirements contained in Section 100.304 of the Rules and Regulations for implementation of the Federal Fair Housing Amendment Act of 1988).

ARTICLE 1006.7. PUBLIC HEARING NOTICE AND PROCEDURE: The use and application of this Overlay Zoning District shall be consistent with all other zoning districts in this Ordinance. Notice and procedure for public hearing shall conform to the procedures prescribed in Chapter 3, Section 304. hereof.

Date of Revisions

*1 Added 5-30-79

*2 Revised/Effective 8-10-89

**3 Revised/Added 2-20-94

*4 Revised 6-5-96 *3