



# Maricopa County

## Planning & Development Department

### Department Directive

Department Directive:  
DD-2015-07  
Supersedes: N/A

Effective: Immediately

Initiator: Darren Gerard - *DG*

Director: Debra Stark – *DS*

**PURPOSE:** To ensure consistent treatment of Lot Coverage within an RUPD overlay zone.

**REFERENCE:** Maricopa County Zoning Ordinance, Section 1002 RUPD (Residential Unit Plan of Development)

**POLICY/PROCEDURE:**

Each Rural, Single-Family Residential and Multiple-Family Residential zoning district has a Maximum Lot Coverage regulating the cumulative area under roof permitted on an individual lot. Regulatory reform over the past few years has increased this standard in most districts as follows:

Zoning District	MCZO Article	Previous	Current	Amendment
Rural-190	501.5.5	5%	5%	N/A
Rural-70	502.5.4	5%	5%	N/A
Rural-43	503.5.4	15%	25%	TA2012033
R1-35	601.5.4	20%	30%	TA2014002
R1-18	602.5.5	25%	35%	TA2014002
R1-10	603.5.4	30%	40%	TA2014002
R1-8	604.5.4	35%	45%	TA2014002
R1-7	605.5.4	35%	45%	TA2014002
R1-6	606.5.4	40%	50%	TA2014002
R-2	701.5.4	50%	60%	TA2014002
R-3	702.5.4	50%	60%	TA2014002
R-4	702.5.4	50%	60%	TA2014002
R-5	702.5.4	50%	60%	TA2014002

MCZO, Sec. 1002 sets forth the procedures and requirements for an RUPD overlay zoning district. Art. 1002.1 specifically states the purpose for the RUPD allows for variation in development standards, except that Art. 1002.5.2 requires the average lot area per dwelling unit of the underlying zoning district to be maintained. In many instances, the maximum lot coverage has been varied by an RUPD.

Often the RUPD overlay zoning district’s development standards are listed on a chart contrasting the approved RUPD against the standards of the base zoning district. The Department has historically viewed only the deviated standards as part of the RUPD approval by the Board of Supervisors (BOS). This means that if an RUPD approved prior to 10/9/14 includes a lot coverage different than that listed in the “Previous” column above it was specifically part of the BOS approved RUPD. If the

RUPD's lot coverage did not deviate from the base zoning district (is the same as listed the "Previous" column) then it was not specific to the BOS approval.

A maximum lot coverage specifically part of the BOS approved RUPD is not amended by subsequent zoning ordinance text amendment. A maximum lot coverage not specifically part of the BOS approved RUPD is considered to have been amended by subsequent zoning ordinance text amendment.