



City of Apache Junction

Development Services Department



Date: March 6, 2024

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Planning Manager

From: Kelsey Schattnik, Senior Planner

Subject: March 18, 2024, City Council Work Session Item:
A proposed text amendment to the Apache Junction
City Code, Volume II, Land Development Code,
Chapter 1: Zoning Ordinance, Article 1-6:
Supplemental Regulations, Section 1-6-3, Fences and
Walls; Article 1-8 Landscape Regulations; and
Volume I, Apache Junction City Code, Volume I,
Apache Junction, Arizona City Code, Chapter 9:
Health and Sanitation, Article 9-1: Property
Maintenance Standards, Section 9-1-2, Definitions.

Background

On December 13, 2022, The Planning and Zoning Commission directed staff to research and provide recommendations regarding fence and wall materials.

On February 14, 2023, Staff presented a brief update to the Commission. The update explained that Staff was looking into the design guidelines of other municipalities. The focus was to review the unpermitted materials in both commercial and residential zoning districts, as well as looking into the possibility of providing alternative guidelines for rural, horse properties.

On January 23, 2024, Staff held a work session with the Planning and Zoning Commission to discuss the proposed changes to Section 1-6-3 Fences and Walls. Staff received no questions regarding the proposed changes from the Planning and Zoning Commission. As such, no additional changes, outside of minor grammatical edits, were made to the proposed text amendment as presented on January 23rd.



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Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on February 27, 2024 (Planning Staff Report and exhibits attached). The Commission voted unanimously to approve the proposed text amendment. The attached draft text amendment, as well as the details found within the Planning and Zoning Commission Staff Report, represents Staff's and the Commission's recommendation.

Staff Recommendation

Staff recommends approval of the proposed text amendment case P-23-14-AM.

Attachments:

- PZ Staff Report from February 27, 2024
- P-23-14-AM Draft Amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3 Fences and Walls.



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Development Services Department



PLANNING AND ZONING COMMISSION DISCUSSION ITEM STAFF MEMO

DATE: February 27, 2024

TO: Planning and Zoning Commission

THROUGH: Rudy Esquivias, Development Services Director
Sidney Urias, Planning Manager

FROM: Kelsey Schattnik, Senior Planner

CASE NUMBER: P-23-14-AM

REQUEST: Presentation, discussion, public hearing and consideration of a proposed Text Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3, Fences and Walls; Article 1-8 Landscape Regulations; and Volume I, Apache Junction City Code, Volume I, Apache Junction, Arizona City Code, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, Section 9-1-2, Definitions.

WORK SESSION

Staff held a work session on January 23, 2024 with the Planning and Zoning Commission to discuss the proposed changes to Section 1-6-3 Fences and Walls.

Staff received no questions regarding the proposed changes from the Planning and Zoning Commission. As such, no additional changes, outside of minor grammatical edits, were made to the proposed text amendment as presented on January 23rd.

BACKGROUND

On December 13, 2022, The Planning and Zoning Commission directed staff to research and provide recommendations regarding fencing and wall materials.

On February 14, 2022, Staff presented a brief update to the Commission. The update explained that Staff was looking into the design guidelines

of other municipalities. The focus was to look into the unpermitted materials in both commercial and residential zoning districts, as well as looking into the possibility of providing alternative guidelines for rural, horse properties.

Staff reviewed a variety of Fences/Wall codes throughout the Phoenix area including Avondale, Buckeye, Casa Grande, Chandler, Marana, Mesa, Phoenix, Tempe, and Queen Creek.

A few key points were discovered throughout the research phase:

1. The types of prohibited materials within our existing code were consistent with other municipalities.
2. Other municipalities provided specific/alternate regulations for rural properties.

Based on these findings, Staff is proposing the following updates to Section 1-6-3 Fences and Walls:

Reorganization of Chapter Language

The code language has now been organized into five (5) Sections:

- A. General Requirements and Maintenance in All Zoning Districts
- B. Prohibited Fencing in All Zoning Districts
- C. Single-Family Residential Zoning Districts
- D. Non-Residential and Multi-Family Zoning Districts
- E. Non-Conforming Fences

Staff believes this change will provide a better clarification for both residents and developers, while helping to reduce redundancy within our current code.

All Zoning Districts

Language was added to the code to provide standard maintenance requirements in all zoning districts, clarification on the location of fences/wall in relation to easements, as well as fencing/walls permitted on vacant properties.

Prohibited Fencing Materials in All Zoning District

A few materials were added to the prohibited material section of the code. These items were either already considered unpermitted materials or there are alternative material types that create a better curb appeal with similar impact. The materials that were added to the code are as follows:

1. Fabric/Tarps (mesh canvas, tarpaulin, or similar non-rigid materials)

2. Razor Wire or Concertina Wire
3. Unframed, reflective galvanized sheet or corrugated metal panels

Rural Properties (RS-GR, RS-54, RS-54M)

1. Horse Corral/Pen Fencing

While horse corral/pen fencing was always permitted within these zoning districts, the code lacked language on these specific types of fences. The code language has been updated to define where these types of fences are permitted, as well as better explain the design of these types of fences.

2. Ocotillo/Wooden Stick Fences

Ocotillo/Wooden Stick Fences are reflective of a rural design style and as such will only be permitted within the RS-GR, RS-54, and RS-54M zoning districts.

Additional Permitted Fencing in Residential Zoning Districts

1. Galvanized sheet or corrugated metal panels were previously an unpermitted fencing material type, but, moving forward, this type of fencing material will be allowed if it is painted/treated to eliminate the reflective surface.
2. Mesh privacy screening is only permitted as a secondary material type for sport courts.
3. Chicken wire, wire fabric, and similar welded or woven wire fabrics is only permitted as a secondary material type for the keeping of animals.

Non-Residential and Multi-Family Zoning Districts

1. The language for Parking Screen Walls was previously found within our Landscape Regulations but is now being relocated to Fences/Walls. The language of this section is not being altered.
2. The existing landscape regulations require a "decorative wall" for non-residential and multi-family properties, but there is limited information about what needs to be included as part of the wall.
 - a. Staff has revised the regulations to include language defining a "decorative wall."
 - b. These revisions are consistent with comments provided by Staff to applications throughout the entitlement process.

The draft text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3, Fences and Walls; Article 1-8

Landscape Regulations, and Volume I, Apache Junction City Code, Volume I, Apache Junction, Arizona City Code, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, Section 9-1-2, Definitions. is attached.

Kelsey Schattnik

Prepared by Kelsey Schattnik
Senior Planner

Attachments:

- Existing Section 1-6-3 Fences and Walls
- Clean and Edited Drafts of the proposed Amendments to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3, Fences and Walls.