

Town of Gilbert Land Development Code | Summary of Amendments

Adopted: February 1, 2005

Effective: March 3, 2005; Ordinance No. 1625

Revised: November 10, 2016

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Consent Agenda – Addition of Language Concerning Consent Items. (Z05-17)	Section 5.206C: Approval of Items by Consent.	12-30-05	1693
Single Family-43 (SF-43)- Addition of New District. (Z05-29)	Article 1.1: Title and Purpose Article 2.1: Single Family Residential Districts	4-28-06	1718
Parking Space Dimensions – Modified Parking Space Dimensions for Parking Structures. (Z06-53)	Section 4.206D: Spaces in Parking Structures Section 4.206J: Angle Parking Less Than 90 Degrees in Parking Structures.	6-23-06	1761
Wall Mounted Lights – Modified Height Regulations for Nonresidential Districts. (Z06-81)	Section 4.103: Lighting Standards Glossary of General Terms	9-29-06	1816
Separation Fences – Modified Separation Fence Requirements for Residential and Nonresidential Uses. (Z05-20A)	Section 4.109: Fences Section 5.102: Town Council Section 5.103: Planning Commission Section 5.106: Zoning Administrator	11-24-06	1859

Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Heritage Village Center – Addition of New Sign Regulations. (Z06-118)	Article 2.4: Heritage Village Center Zoning District Article 3.1: Planned Area Development Overlay Zoning District Article 4.4: Sign Regulations Article 5.1: Planning Administration Article 5.6: Design Review Article 5.12: Enforcement Glossary of General Terms	4-20-07	1922
Screening Of Mechanical Equipment – Modified Applicability of Measures to Screen and Secure Backflow Prevention Devices and Requirements to Secure These Devices. (Z07-03)	Section 4.105: Screening of Mechanical and Electrical Equipment	5-18-07	1928
Sign Regulations – Modified Sign Regulations for Multi-Story Buildings. (Z06-54)	Section 4.402: General Sign Regulations, Subsection Q Address Signs Section 4.403: Sign Criteria Section 4.407: Commercial Section 4.409: Office/Employment Section 4.4010: Public Facility/Institutional Glossary of General Terms	5-24-2007	1929
Claim For Diminution In Value – A.R.S. § 12-1134 And § 12-1136 (Proposition 207). (Z07-25)	Section 5.201: Application Process Article 5.10 – Rename Section Title to: Appeals Of Dedications, Exactions And Zoning Regulations, Reconsideration Of Certain Decisions, And Claims For Diminution In Value Section 5.1004: Procedure for Response To Claim For Diminution In Value Pursuant To A.R.S. § 12-1134 Glossary of General Terms	6-22-07	1950

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Gateway Zoning District – Addition of New District and Related Code Provisions. (Z06-112)	Article 1.1: Title and Purpose Article 2.8: Gateway Zoning Districts Section 4.203I: Off-Street Parking and Loading Regulations Section 4.204: Number of Parking Spaces Required Glossary of General Terms	7-20-07	1980
Screening Of Mechanical Equipment – Modified Applicability of Measures to Screen and Secure Backflow Prevention Devices and Requirements to Secure These Devices {Clarification of Ordinance No. 1928}. (Z07-03)	Section 4.105: Screening of Mechanical and Electrical Equipment	9-21-07	2011
Office Zoning Districts – Addition of New Uses in Support of Principal Office and Other Permitted Uses. (Z07-67)	Article 2.5: Office Districts	9-21-07	2014
Heritage Village Center – Permit Existing Single Family Uses in Multi-Family Zoned Areas to Improve and Expand the Existing Use. (Z07-77)	Article 2.2: Multi-Family Residential Districts Article 4.6: Non-Conforming Uses, Lots, Parcels, Structures and Signs	9-21-07	2015
Wireless Communication Facilities – Clarification of Regulation to Address Miscellaneous Inconsistencies with the WCF Provisions. (Z07-94)	Article 2.3: Commercial Districts Article 2.5: Office Districts Article 2.6: Employment Districts Article 2.7: Public Facility/Institutional District Article 4.7: Wireless Communication Facilities Glossary of General Terms	10-26-07	2063
Business Park Zoning District – Permit Existing Single Family Uses in Business Park Zoned Areas to Improve and Expand the Existing Use. (Z07-88)	Article 2.6: Employment Districts Article 4.6: Non-Conforming Uses, Lots, Parcels, Structures and Signs	11-09-07	2068

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Sign Regulations – Modified Religious Assembly Temporary Directional Sign provisions; Re-titled Section to Temporary Directional Signs Relating to a Qualifying Event. (Z07-110)	Article 4.4: Sign Regulations Glossary of General Terms	2-08-08	2112
Over-The-Air Reception Devices – Included in the Neighborhood Office District as a Permitted Use with Limitations. (Z07-67)	Article 2.5: Office Districts	2-29-08	2117
Public Safety Facilities, Large-Scale – Use Definition Amended to Include Private Ambulance Service Providers as Public Safety Facilities. (Z07-109)	Article 6.1: Use Definitions	2-29-08	2118
Temporary Development Signs – Modified Provisions to Permit Temporary Signs Regarding New Construction, Businesses, Uses or Tenants; Modified Temporary Real Estate Sign Provisions. (Z07-118)	Article 4.4: Sign Regulations Glossary of General Terms	3-28-08	2122
Drive-Through and Take-Out Facilities – Modified Number of Stacking Spaces Required for Limited Service Restaurants; and Modified the General Term for Stacking Space. (Z08-03)	Article 4.2: Off-Street Parking and Loading Regulations Glossary of General Terms	6-27-08	2158
Recreational Vehicle – Deleted Provision for On- Street Parking; and Changed the Number of Consecutive Hours Permitted for Temporary Occupancy. (Z08-10)	Article 4.5: Supplemental Use Regulations	6-27-08	2159
Changing the official name of Gateway Airport. (Z08-13)	Article 3.2: Phoenix-Mesa Gateway Airport Overlay District	7-25-08	2183
Maximum building height – amending certain existing zoning districts and establishing a new Vertical Development Overlay Zoning District. (Z07-76)	Article 1.1 Title and Purpose Article 2.8: Gateway Districts Article 3.3: Santan Freeway Corridor Overlay District Article 3.5: Vertical Development Overlay Zoning District Glossary of General Terms.	10-10-08	2197

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Modifying and clarifying the definition of "Lot Coverage". (Z08-27)	Glossary of General Terms	11-28-08	2203
Allowing Sign Walkers. (Z08-31)	Article 4.4: Sign Regulations Glossary of General Terms.	12-12-08	2205
Eliminating Building Height Increase by Use Permit. (Z08-34)	Article 2.3 Commercial Districts Article 2.5 Office Districts Article 2.6 Employment Districts Article 2.7 Public Facility/Institutional District Article 3.1 Planned Area Development Overlay Zoning District	2-6-09	2213
Amending Scope of Administrative Design Review for Certain Sign Types. (Z08-35)	Article 4.4 Sign Regulations Article 5.6 Design Review	2-6-09	2214
Establishing Separation Requirements and Use Permit Requirements for Non-Traditional Business Uses. (Z08-40)	Article 2.3 Commercial Districts Article 2.4 Heritage Village Center District Article 4.5 Supplemental Use Regulations Article 6.1 Use Definitions	7-31-09	2236
Modifying the Separation Requirements for Sexually-Oriented Businesses. (Z09-18)	Article 4.5 Supplemental Use Regulations	11-06-09	2255
Revising the Regulations for Non-Conforming Structures. (Z09-19)	Article 4.6 Non-Conforming Uses, Lots, Parcels, Structures and Signs	11-06-09	2256
Amending Sign Regulations for Administrative Approval. (Z09-15)	Article 4.4 Sign Regulations Article 5.1 Planning Administration Article 5.6 Design Review	12-11-09	2260
Amending SC & CC Districts to Allow Commercial Vehicle Sales/Rental with Use Permit. (Z09-24)	Article 2.3 Commercial Districts	4-23-10	2280
Establishing the Heritage District Design Guidelines & Amending Parking Regulations. (Z08-28)	Chapter II, Article 1.8 Heritage District Design Guidelines Chapter I Article 4.2 Off-Street Parking and Loading Regulations	4-23-10	2281

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Establishing a New Definition for Place of Worship. (Z10-05)	Article 2.1 Single Family Residential Districts Article 2.2 Multi-Family Residential Districts Article 2.3 Commercial Districts Article 2.4 Heritage Village Center Zoning District Article 2.7 Public Facility/Institutional District Article 2.8 Gateway Districts Article 3.2 Phoenix- Mesa Gateway Airport Overlay District Article 4.1 Site Regulations Article 4.2 Off- Street Parking and Loading Regulations Article 4.5 Supplemental Use Regulations Article 4.7 Wireless Communication Facilities Article 5.1 Planning Administration Article 6.1 Use Definitions	6-04-10	2284
Amending the Subdivision Regulations.	Chapter III Subdivision Regulations Article 1.1 Subdivision Regulations Article 1.2 Minor Land Division Glossary of General Terms	12-18-09	2263
Revising the Posting Requirements for Administrative Use Permits. (Z10-02)	Article 5.4 Use Permits	7-09-10	2286
Amending the Sign Regulations for Temporary Signs and Logos. (Z10-03)	Article 4.4 Sign Regulations, Glossary of General Terms	7-23-10	2290

Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Amending the Common Procedures to Increase the # of Public Posting Locations. (Z09-22)	Article 5.2 Common Procedures Article 5.4 Use Permits Article 5.7 Amendments to Zoning Code Text Article 5.8 Amendments to General Plan Article 5.9 Protected Development Right Plan	3-26-10	2277
Amending the Subdivision Regulations.	Article 1.1 Subdivision Regulations Glossary of General Terms	3-26-10	2279
Amending Single-Family Residential Districts, Site Regulations, Parking Regulations and Use Definitions. (Z09-3)	Article 2.1 Single Family Residential Districts Article 4.1 Site Regulations Article 4.2 Off-Street Parking and Loading Regulations Article 6.1 Use Definitions	9-5-10	2296
Amending the definition of General Manufacturing and Assembly. (Z10-10)	Article 2.6 Employment Districts Article 6.1 Use Definitions	10-10-10	2301
Revising Design Review Board Procedures & Responsibilities. (Z10-13)	Article 5.6 Design Review	11-21-10	2305
Amending the Sign Regulations for Temporary Signs. (Z10-14)	Article 4.4 Sign Regulations	11-21-10	2307
Amending Seasonal Sales Use Definition. (Z10-18)	Article 6.1 Use Definitions	1-16-11	2317
Adding Medical Marijuana Regulations. (Z10-19)	Article 2.6 Employment Districts Article 4.5 Supplemental Use Regulations Article 6.1 Use Definitions	2-13-11	2318
Amending Wireless Communication Facilities Regulations. (Z10-17)	Article 2.1 Single Family Residential Districts Article 2.2 Multi-Family Residential Districts Article 2.3 Commercial Districts Article 2.4 Heritage Village Center Zoning District Article 2.5 Office Districts Article 2.6 Employment Districts	5-8-11 4-27-14	2322

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Amending Wireless Communication Facilities Regulations. (continued)	Article 2.7 Public Facility/ Institutional District Article 2.8 Gateway Districts Article 4.7 Wireless Communication Facilities Article 5.2 Common Procedures		
Adding Medical Marijuana Designated Caregiver Cultivation Location. (Z11-05)	Article 2.6 Employment Districts Article 4.5 Supplemental Use Regulations Article 6.1 Use Definitions	9-28-11	2336
Amending Design Review Procedures and Responsibilities. (Z11-09)	Article 5.6 Design Review	9-18-11	2339
Establishing Zoning Reversion Procedures. (Z11-03)	Article 5.7 Amendments to Zoning Code Text, A Zoning Ordinance or the Official Zoning Map	9-18-11	2340
Amending the Sign Regulations. (Z11-02)	Article 4.4 Sign Regulations Glossary of General Terms	11-6-11	2343
Amending Article 4.5 Supplemental Use Regulations for Temporary Uses & Special Events. (Z11-12)	Article 4.5 Supplemental Use Regulations, Section 4.5012 Temporary Uses Article 6.1 Use Definitions Glossary of General Terms	12-18-11	2346
Amending Article 4.5 Supplemental Use Regulations for Temporary Structures. (Z11-16)	Article 4.5 Supplemental Use Regulations, Section 4.5013 Temporary Structures Glossary of General Terms	2-26-12	2355
Amending the Use Definition to include Columbarium as an accessory use to Place of Worship. (Z12-25)	Article 6.1 Use Definitions	3-25-12	2358
Adding “Private and Public Park” terms to the Glossary. (Z11-14)	Glossary of General Terms	12-16-12	2400
Amending Heritage Village Center Drive-Through regulations. (Z12-21)	Article 2.4 Heritage Village Center District Glossary of General Terms	2-17-13	2414

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Amending Common Procedures and Enforcement for Appeals and Abatement. (Z12-14)	Article 5.2 Common Procedures Article 5.12 Enforcement	4-07-13	2420
Amending Schools definition. (Z12-19)	Article 6.1 Use Definitions	4-07-13	2421
Adding Appendix 1, LDC Graphics and references throughout the Code. (Z12-25)	Article 2.1 Single Family Districts Article 2.4 Heritage Village Center District Article 4.1 Site Regulations Article 4.2 Off-Street Parking and Loading Regulations Article 4.3 Landscape Regulations Article 4.4 Sign Regulations Glossary of General Terms Appendix 1: Graphics	5-05-13	2423
Amending Article 2.1 to allow extra lot coverage for Open Air/Open Roof Structures.(Z12-23)	Article 2.1 Single Family Residential Districts Glossary of General Terms	7-07-13	2433
Amending Temporary Uses and Special Event Signs. (Z13-15)	Article 4.4 Sign Regulations	11-03-13	2451
Amending Chp. III Subdivision Regulations.	Article 1.4 Penalties and Enforcement	10-18-13	2449
Amending Political Sign definition. (Z12-12)	Glossary of General Terms	11-24-13	2455
Adding Colleges, Public and Private as a permitted use in HVC, GVC, and GBC. (Z13-31)	Article 2.4 Heritage Village Center Zoning District Article 2.8 Gateway District	2-16-14	2469

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Permitting Recovery Residence Uses in certain Single-Family and Multi-Family Residential Zoning Districts. (Z13-02)	Article 2.1 Single Family Residential Districts Article 2.2 Multi-Family Residential Districts Article 4.5 Supplemental Use Regulations Article 6.1 Use Definitions Glossary of General Terms	4-27-14	2479
Keeping of Fowl in Single Family Residential Zoning Districts. (Z13-30)	Article 2.1 Single Family Residential Districts	4-27-14	2480
Authorizing the Zoning Administrator to approve minor modifications to CUPs for WCFs. (Z13-36)	Article 5.4 Use Permits	5-18-14	2484
Adding Findings for Mixed Use Developments in Regional Commercial. (Z13-04)	Article 2.3 Commercial Districts Glossary of General Terms	6-01-14	2487
Clarifies setbacks required for a drive-through aisle; clarifies when a Minor Land Division or Minor Subdivision approval automatically expires; increases the amount of incidental retail use allowed; reduces the minimum wall height requirement for multi-family private open space; clarifies the definition of a detached building; increases the allowed height for single family guest quarters; increases the allowed area for certain accessory structures; allows for additional parking in the side-yard of a single family residential lot; and allows tower and freeway signs in certain zones. (Z14-15A)	Article 2.1 Single Family Residential Districts Article 2.2 Multi-Family Residential Districts Article 2.3 Commercial Districts Article 2.6 Employment Districts Article 4.2 Off-Street Parking and Loading Regulations Article 4.4 Sign Regulations Article 4.5 Supplemental Use Regulations Chp. III Article 1.2 Minor Land Division and Minor Subdivision	11-16-14	2502
Provides for the keeping of certain animals in Stables, Residential regardless of animal ownership; increases the setbacks for animal exercise areas; and allows corporate flags in certain zones. (Z14-15B)	Article 4.4 Sign Regulations Article 4.5 Supplemental Use Regulations Article 6.1 Use Definitions	11-30-14	2505

Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Increases guest parking requirements and requires Parking Plan review for certain single family development. (Z14-15C)	Article 4.2 Off-Street Parking and Loading Regulations	02/15/2015	2519
Allows for multiple storage containers in employment and public facility/institutional zones; removes prohibitions on metal buildings in employment zones; defines and regulates facility manager dwelling units and gatehouses; clarifies administrative design review for building expansion. (Z14-15D)	Article 2.6 Employment Districts Article 4.5 Supplemental Use Regulations Article 5.6 Design Review Glossary of Terms	04/05/2015	2524
Design Review Board membership requirement and Administrative Design Review for building expansions and subdivision open space plans (Z14-15E)	Article 5.1 Planning Administration Article 5.6 Design Review	06/14/2015	2533
Provide regulation of certain behavioral health treatment activity and revise definition of hospital (Z13-11)	Article 4.5 Supplemental Use Regulations Article 6.1 Use Definition	7/5/2015	2534
Amend the General Sign Regulations related to Message Substitution (Z15-05)	Article 4.4 Sign Regulations	3/3/2016	2571
Limit the number of Medical Marijuana Facilities (Z16-04)	Article 4.5 Supplemental Use Regulations	5/5/2016	2577
Amend the permitted uses for Facility Manager Dwelling Unit (Z16-06A)	Article 4.5 Supplemental Use Regulations	7/10/2016	2580
Provide definition to include Teletrak Wagering Establishment and Glossary of Terms related to Teletrak Wagering Establishment (Z16-06A)	Article 6.1 Use Definition Glossary of Terms	09/01/2016	2580

Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Amend Secondary Dwelling Units in Single Family Residential, Wireless Communication Facilities and Planning Administrative related to the Planning Commission and Design Review Board Membership (Z16-05)	Article 2.1 Single Family Residential Districts Article 4.7 Wireless Communication Facilities Article 5.1 Planning Administration Article 5.6 Design Review Board	8/28/2016	2583
Addition of Crematorium and Funeral and Undertaking Services as permitted uses (Z16-09)	Article 2.7 Public Facility/Institutional District	08/28/2016	2584
Delete the Land Use Regulations tables within each section and create a comprehensive Land Use Table; Replacement of the term Religious Assembly with Place of Worship; Replacement of the term Clubs and Lodges with Civic Social and Fraternal Organizations and addition of the term University to the Colleges, Public or Private Use; Repair or rebuilding of a damaged structure related to updating the section reference for the Land Use Table; and additions, deletions and updates to Use Definitions and Glossary of Terms (Z16-06-B)	Article 2.1 Single Family Residential Districts Article 2.2 Multi Family Residential Districts Article 2.3 Commercial Districts Article 2.4 Heritage Village Center Zoning District Article 2.5 Office Districts Article 2.6 Employment Districts Article 2.7 Public Facility/Institutional District Article 2.8 Gateway Districts Article 2.9 Use Regulations Article 3.3 Santa Freeway Corridor Overlay District Article 4.2 Off Street Parking and Loading Regulations Article 4.6 Non-Conforming Uses, Lots, Parcels, Structures and Signs Article 4.7 Wireless Communication Facilities Article 6.1 Use Definitions Glossary of General Terms	11/20/2016	2594
Deletion of Bed and Breakfast Homes and addition Vacation or Short-Term Rentals and additions, deletions and updates to Use Definitions and Glossary of Terms (Z16-12)	Article 2.9 Use Regulations Article 4.5 Supplemental Use Regulations Article 6.1 Use Definitions Glossary of General Terms	12/10/2016	2597

<i>Amendments</i>	<i>Article / Section No. and Title</i>	<i>Effective Date</i>	<i>Ordinance No.</i>
Separation Requirements between Medical Marijuana dispensaries (Z16-13)	Article 4.5 Supplemental Use Regulations	12/10/2016	2598

This Summary of Amendments is established as a reference guide to the Gilbert Land Development Code only and is not an integral part thereof.