

# Planning Zoning &

HANDBOOK

## INTRODUCTION

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# INTRODUCTION

## 1.1 PURPOSE OF HANDBOOK

In response to planning and zoning questions from planning staff and public officials from around the state, the Arizona Department of Commerce, Community Planning Office has developed a third edition of the Arizona Planning and Zoning Handbook. This Handbook is prepared for use by planning and zoning commissioners, members of boards of adjustments, elected officials, planners, developers, and citizens with an interest in community (municipal and county) planning in Arizona.

The Handbook covers:

- ▶ Arizona Planning and Zoning Law
- ▶ Growing Smarter and Growing Smarter Plus Acts
- ▶ Role and Responsibilities of the Planning and Zoning Commission
- ▶ Role of the Board of Adjustment
- ▶ Role of the City and Town Council
- ▶ Role of the Board of Supervisors
- ▶ Planning and Development Administration
- ▶ Model Ordinances, Guidelines and Procedures
- ▶ Capital Improvements Programming
- ▶ Development Impact Fees
- ▶ Community Design Review
- ▶ Community Redevelopment
- ▶ Historic Preservation
- ▶ Environmental Planning
- ▶ Public Involvement and Public Meetings

Please note: Before adopting any of the ordinances, policies, or procedures discussed here, legal counsel should be consulted to address the specific application to your jurisdiction.

## 1.2 ARIZONA TECHNICAL ASSISTANCE

Training, workshops, or other technical assistance on most of the topics in the Handbook is available through the Community Planning Office of the Arizona Department of Commerce. The Office is designed to provide statewide technical assistance and training to Arizona's municipalities, counties, and tribal communities in areas such as land use planning, development, zoning, infrastructure, public participation, and strategic planning. A fundamental philosophy of the Office is to foster community capacity-building and foundation development that will enable local leaders to make informed decisions affecting their community's future.

QUESTIONS, COMMENTS or SUGGESTIONS regarding the Handbook or requests for training and assistance are welcome and may be addressed to:



**Arizona Department of Commerce**  
**Community Planning Office**  
**1700 West Washington, Suite 420**  
**Phoenix, Arizona 85007**  
**(602) 771-1191, Fax (602) 771-1210**

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- *Jerry Owen*, City of Cottonwood – Chaps 5, 8 (Boards & Commissions and Zoning)
- *John Kross*, Town of Queen Creek – Chaps 9, 10 (Subdivision Regs/Site Plan Review and Development Tools)
- *Monty Stansbury*, Yuma County – Chaps 4, 6, 7 (Public Involvement and Comprehensive Plans)
- *Mary Dahl*, Santa Cruz County – Chaps 5, 10 (Boards & Commissions and Development Tools)
- *Bill Towler*, Coconino County – Chaps 6, 7, 9 (Comprehensive Plans and Subdivision Regs)
- *Arlan Colton*, Pima County – Chaps 3, 6, 7 (Legal and General/Comprehensive Plans)
- *John DiTullio* and *Steve Betts*, Gallagher & Kennedy – Chap 3 (Legal)
- *Matt Lore*, Arizona League of Cities and Towns Chap 4 (Public Involvement)