

Surprise Heritage District

The Surprise Heritage District (SHD) is a zoning district that regulates properties in the city's Original Town Site (OTS), which is bounded North-South by Bell Road and Greenway Road and East-West by El Mirage Road and Dysart Road

The SHD is intended to aid in revitalization of the OTS while preserving historical character and a unique sense of place. The SHD was approved by the Surprise City Council in June 2016 following extensive public outreach and input.

Comprehensive design standards apply to all properties in the OTS:

- Implements the desired character and architecture on new development
- Previously applied under the authority of the OTS revitalization plan
- Acceptable architectural styles include Bungalow, Southwest, Spanish Colonial Revival, Pueblo, and other common to the Valley Metropolitan area from the late 1800s through the 1950s
- All new homes will include a front porch

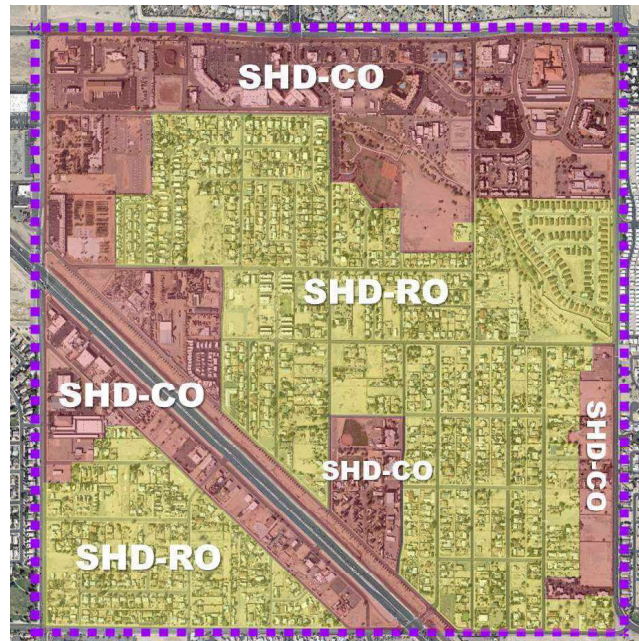
Works in combination with other zoning regulations:

- Does not change allowed land use regulations
- Does not change development standards
- Additional zoning is needed to identify these regulations

Overlay Zones

Within the SHD, there are two overlay zones used to regulate allowed land uses and developments standards such as setbacks, density, and building heights. The Residential Overlay (SHD-RO) focuses on residential areas within the SHD while the Commercial Overlay (SHD-CO) facilitates shopping for residents and visitors with appropriate consumer-oriented retail and service functions. The boundaries

between these overlays follow the general development pattern of the existing residential and



commercial properties.

Residential Overlay (RO)

Different from Traditional Single Family Neighborhoods

The Residential Overlay (RO) allows for a variety of residential land uses:

- Single-family, possible for more than 1 home on a large property
- Duplex, or architecturally integrated apartments
- Live/work units
- Consolidates a variety of residential zoning
 - RL-5 (Low density) and RM-6 (Medium density) become SHD-RO

New Development standards may help bring current "legal, non-conforming" properties into conformance:

- Smaller setbacks
- Increased maximum lot coverage
- Allow more than 1 accessory structure up to 800 square feet
- The RO promotes desired pedestrian scale with flexible front yard setbacks.

Table Number 2 - SHD Residential Neighborhood

Residential Overlay Zoning (RO)	Attached Product	Detached Product	Multi-Family Product
Minimum Lot Area	5,000	5,000	15,000
Minimum Lot Width	N/A	N/A	N/A
Minimum Lot Depth	N/A	N/A	N/A
Minimum Front Setback	15 feet ^{2,3}	15 feet ^{2,3}	15 feet ^{2,3}
Maximum Front Setback	30 feet ⁴	30 feet ⁴	30 feet ⁴
Minimum Side Setback	5 feet/10 feet ¹	5 feet w/ 15 feet total ¹	20 feet
Minimum Rear Setback	12 feet	15 feet	20 feet
Maximum Bldg. Height	30 feet	30 feet	35 feet
Lot Coverage Percent	65%	65%	65%

Notes:

1. 0 feet; side yard setback permitted for common wall attached dwelling option. End units shall maintain minimum total yard setback on one side of building.
2. Only a covered front porch may encroach closer to the street by up to 5 feet.
3. Front facing garage doors shall be setback a minimum of 20 feet.
4. Measured from the primary dwelling; excluding front porch.

Introduces Cottage Industry into the OTS to help grow home based businesses:

- More flexible than the “Home Occupation” regulations
- A small business conducted as an accessory to the residence
- Both protect against adverse effects of activities associated with businesses in residential areas
- Hours of operation are defined as 8am-8pm
- Allow a small number of employees
- May use up to 50% of the home
- Activities are allowed outside the house (must be screened)
- Small signage is allowed to identify a business in the home
- Wider range of business types can be a Cottage Industry

Allows Manufactured Homes:

- Viable housing option within the OTS. Many exist but need to be replaced/updated
- Cannot be more than 10 years old when acquiring building permit
- Must maintain the aesthetic and architectural design standards similar to conventional site-built homes
- Requires a front porch
- Garage/carports shall match architecture of the home

- All additions must meet building code requirements and be compliant with HUD standards

Development Incentives

Adopted under Ord 2016-14, the City's Infill Incentive District provides financial incentives to promote both residential and commercial development that will aid in the revitalization of the Original Townsite. In order to be eligible, properties within the OTS will now be required to have one of the optional overlay zones, either SHD-RO or SHD-CO. If the property qualifies, the available incentive and procedure to obtain it will be determined by the type of project: residential or commercial.

- New residential development on parcels zoned either SHD-RO or SHD-CO shall receive a 100% waiver of the City of Surprise Development Impact Fees
- New, expanding Qualifying Commercial development may request a 100% waiver of Building Plan Review, Building Permit, and City of Surprise Development Impact Fees at the approval of City Council

Rezoning Process

The City initiated a rezoning application to remove the burden of cost and obligation from the multitude of different property owners. They were not individually responsible for the work and effort necessary to rezone the numerous separate properties throughout the OTS.

Option to Opt-Out

The selected overlay zones are not mandatory. Property owners who find it necessary to retain the zoning that was on the property prior are allowed to opt-out of the overlay zones. The comprehensive design standards and requirements for new development within the SHD component of this rezoning will apply to all properties within the OTS.

By opting-out of the overlay zone, the new Land Use Matrix and development standards (reduced building setbacks, increased maximum lot coverage, etc.) will not be associated with the property. The other sections of the Surprise Unified Development Code will regulate the allowed uses and development standards.

The "Opt-Out Letter" was included in the Public Notice Packet. If signed by the property owner and submitted to the City, an administrative process will retain the current zoning, and associate land uses, development standards, and other regulations. The property owner will have up to three years to sign and turn it into the City. Blank copies of the Opt-Out letter are available during a meeting with the Community Development staff.

Commercial Overlay

Different From Traditional Commercial Development

The Commercial Overlay (CO) consolidates commercial land uses into one zoning overlay:

- Merge commercial/industrial zoning districts
- Commercial and industrial districts will become SHD-CO
- Promote the local businesses that are compatible and support the neighborhood

Allows Variety of Development Projects:

- Mix of neighborhood-scale commercial, retail, entertainment and mixed-use development
- Promotes integrated-use development projects
- Allows multi-family and true mixed-use (residential over retail) buildings

Prohibits new Regional Commercial and industrial land use after rezoned:

- This will not take away existing land use rights
- Properties may opt-out of the City rezoning application to retain existing zoning

Table Number 3 - Non-Residential Area

Commercial Overlay (CO)	Specification
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Yard Setback	15 feet
Side Yard Setback	10 feet/0 feet ¹
Rear Yard Setback	10 feet
Maximum Building Height	45 feet/35 feet ³
Lot Coverage Percent	85%

Notes:

1. 0 feet side yard setback permitted for common wall option.

2. 50 feet setback from residential.
3. 45 foot height limit for Mixed-use, Multi-Family and Assembly Uses. All other uses limited to 35 feet.
4. Dimensions may only be illustrative; specific property development standards are governed by the SUDC.

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