

Zoning Information Guide

"Planning with People for a Better Phoenix"



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Request to Use Alternative Dustproofing Materials

Parking, maneuvering, ingress/egress areas, and outdoor storage areas may be improved without obtaining an Alternative Dustproofing Letter by paving with one of the following materials, subject to obtaining appropriate permits:

1. For All Zoning Districts

- a. Asphaltic Concrete – Two (2) inches of asphaltic concrete over four (4) inches of aggregate base course (ABC). If the aggregate materials are not uniformly blended together water shall be added and the materials blended and rolled to a uniform layer of the required thickness. The material shall then be compacted to a relative density of ninety (90) per cent and the asphalt applied as per Maricopa Association of Governments (MAG) Specifications Section 321.
- b. Cement Concrete – four (4) inches of Portland Cement Concrete Pavement over two (2) inches of ABC. If the aggregate materials are not uniformly blended together water shall be added and the materials blended and rolled to a uniform layer of the required thickness. The material shall then be compacted to a relative density of ninety (90) per cent and the asphalt applied as per MAG Specifications Section 324.
- c. Porous asphalt/porous concrete – a geotextile material such as Mirafi 500X or approved equal, placed over the prepared subgrade prior to aggregate base; a filter course of one and one-half (1 ½) inch diameter gravel base compacted to two (2) inches thick and placed above the fabric filter; a stone reservoir course of two and one-half (2 ½) to three (3) inch thick aggregate compacted to a thickness of twelve (12) to eighteen (18) inches shall be placed above the filter course for water storage prior to and during filtration. An upper filter course of one and one half (1½) inch diameter gravel base compacted to two (2) inch thickness shall be placed above the reservoir course. The porous pavement shall be placed above the upper filter course in a minimum depth of four (4) inches. This course should remain ten (10) feet from building foundations. A perimeter stone filter inlet shall be placed around the edges of porous pavement installations to ensure that run-off enters the stone filter reservoir if surface clogging of the pavement occurs.
- d. Bituminous Material – Four (4) inches of ABC treated with a prime coat as per MAG Specification Section 315, OR sealed with prime coat as per MAG Specification 315, OR sealed with two (2) lifts of asphalt chip seal, as per MAG Specification 400.
- e. Penetration treatment of bituminous material and seal coat of bituminous binder and a mineral aggregate per MAG Specification Section 313.

2. Residential Uses

a. For Single Family Detached (including manufactured homes in subdivisions), Duplexes, or Multifamily Complexes with eight (8) or fewer units per site:

- 1) Dustproofed areas shall include all areas in the required front yard (35% maximum), rear and side yards that are used for required and/or excess parking or maneuvering of motorized/non-motorized vehicles. Materials shall include crushed rock or gravel, no smaller than one-quarter ($\frac{1}{4}$) inch and no larger than three-quarter ($\frac{3}{4}$) inch maintained to a minimum depth of two (2) inches and contained within a permanent border. The permanent border, including berms, landscape hedges, fencing, block or similar materials must clearly delineate the parking and maneuvering area from the rest of the yard and contain the gravel. Applications require routine maintenance to ensure subsurface remains covered and free of weeds and litter. These types of dust proofing applications shall be treated with a dust palliative such as Marloc™, Soil Sement™ or similar environmentally-friendly product.
- 2) Porous asphalt pavers or stone pavers. A geotextile material such as Mirafi 500X or approved equal, placed over the prepared subgrade prior to aggregate base. One and one half ($1\frac{1}{2}$) inches of bedding sand shall be placed on compacted aggregate base conforming to ASTM C 33. Sand must be screened and have a uniform moisture content. Use of masonry sand is prohibited.
- 3) Interlocking concrete pavers - Placed over a prepared subgrade of decomposed granite or aggregate gravel, conforming to ASTM D 2940 and compacted to a minimum of eight (8) inches. One and one half ($1\frac{1}{2}$) inches of bedding sand shall be placed over the aggregate gravel base and conform to ASTM C 33. Sand must be screened and have a uniform moisture content (use of masonry sand prohibited)
- 4) Open-grid system interlocking concrete pavers - A geotextile material such as Mirafi 500X or approved equal, placed over the prepared subgrade prior to aggregate base. An aggregate base of gravel, compacted to an eight (8) inch thickness that extends a minimum of six (6) inches beyond the edge of the paving area and conforming to ASTM D 2940. One and one half ($1\frac{1}{2}$) inches of bedding sand shall be placed over the aggregate gravel base and conform to ASTM C 33. Sand must be screened and have a uniform moisture content (use of masonry sand prohibited). The paving units shall be placed on a sand bedding with a minimum joint spacing of one-sixteenth ($\frac{1}{16}$) of an inch.

b. Multi-family Complexes (including mobile home parks) with nine (9) or more units per site:

- 1) Porous asphalt pavers or stone pavers - A geotextile material such as Mirafi 500X or approved equal, placed over the prepared subgrade prior to aggregate base. One and one half ($1\frac{1}{2}$) inches of bedding sand shall be placed on compacted aggregate base conforming to ASTM C 33. Sand must be screened and have a uniform moisture content. Use of masonry sand is prohibited.

- 2) Interlocking concrete pavers - Subgrade should be compacted at least 98% Proctor density prior to placing the aggregate base. Minimum aggregate base should be four (4) to six (6) inches. One and one half (1½) inches of bedding sand shall be placed on compacted aggregate base conforming to ASTM C 33. Sand must be screened and have a uniform moisture content. Use of masonry sand is prohibited. Pavers placed over sand course with some form of edge restraint bordering the pavers. Once the pavers are placed in their specified pattern, they are compacted into the bedding sand with a plate compactor.

3. Commercial Uses, Hotels, Motels, Dormitories, and Industrial Uses

Alternative dustproofing will be limited to areas used for open storage areas only. Equipment maneuvering areas or drive aisles may qualify for the use of alternative paving, depending on review of the nature of intended use. **Employee and customer parking, main circulation drives and vehicle maneuvering areas MUST be paved.**

Note: There are no nonconforming surfaces (grandfathered rights) for parking and/or maneuvering areas.

If you would like to improve surfaces with a material other than what is described above, requests must be accompanied by the “Alternative Dustproofing Application” included at the end of this document. If the Alternative Dustproofing Application is approved, appropriate permits must be obtained from the Development Division of the Planning and Development Department.

Zoning Application Forms

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City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

Date: ___/___/___

Applicant Name: _____

Phone: _____

E-Mail: _____

Owner's Name: _____

Phone: _____

Property Address: _____

Zoning: _____

Business Name: _____

Type of Business: _____

Proposed Material(s): _____

Manufacturer/Supplier: _____

Applications for alternative dustproofing must be accompanied by the following:

- A written request explaining the proposed type of dustproofing material
- A detailed explanation of the use on the site
- A detailed explanation of how the proposed alternative material is "equivalent" to the materials permitted to be used for paving parking and driveway surfaces
- Copy of a site plan indicating the area to be covered by the alternative dustproofing material
- A parcel map with site/area delineated
- Submittal fee of \$25 for residential uses and \$50 for commercial uses

Please send the request along with this information sheet to:

Zoning Administrator
City of Phoenix
Planning and Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003-1611

All requests require at least 15 working days to process.
For further assistance, please contact Racelle Escobar at (602) 256-3322.

For an explanation of specific MAG guidelines see:
http://www.mag.maricopa.gov/pdf/cms.resource/2009_final_spec_and_details_book64536.pdf

References: 1) Zoning Ordinance §.202 & §.702.

Upon request this publication will be made available in alternate formats including large print, Braille, audiotape or computer disk to accommodate a person with a disability if given reasonable advance notice. Please contact Nici Davidson at voice 602-495-0256 or via the City TTY Relay at 602-534-5500.