



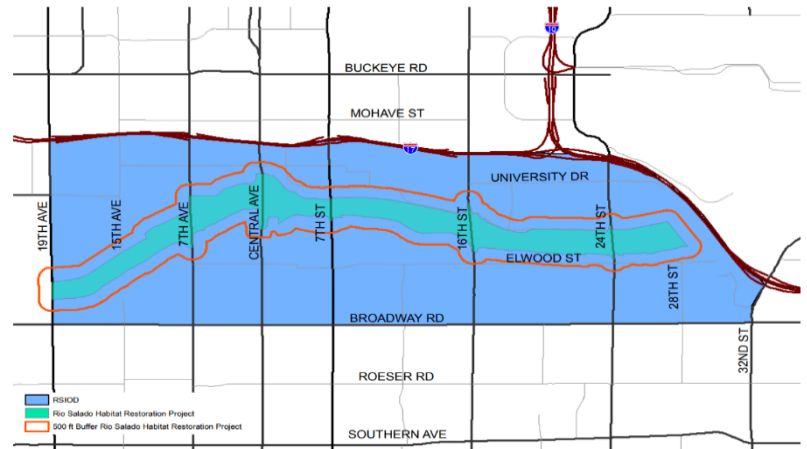
City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Rio Salado Interim Overlay (RSIO) District Frequently Asked Questions

### What is the RSIO?

The Rio Salado Interim Overlay District is designed to protect the investment in and maximize the benefits of the [Rio Salado Habitat Restoration Area](#). The overlay district is designed to control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land.



### What is the Rio Salado Habitat Restoration Project?

The [restoration area](#) spans 595 acres extending from 28th Street to 19th Avenue. Completed in 2005, the project's continual goal is to restore and maintain the native wetland and riparian habitats that were historically associated with the Salt River. The once deteriorated dumping site is now transformed into a lush corridor for visitors to enjoy while providing an opportunity for wildlife and native vegetation to flourish.

### What does the RSIO District (Section 655) regulate?

[Section 655](#) of the Zoning Ordinance contains unique land use regulations, including:

- Prohibited uses (billboards, slaughterhouses, and new junk/wrecking/salvage yards).
- Specific Special Permit and Use Permit uses.
- All development not subject to a Special Permit and [within 500 feet](#) of the Rio Salado Habitat Restoration Project is subject to a [Use Permit](#).
- Properties zoned A-1 or A-2 and [10 acres or more](#) in size (including increments) must follow the [CP/GCP development standards](#).
- Properties zoned A-1 or A-2 and [less than 10 acres](#) in size require an [Administrative Review](#) to determine screening and setback standards.
- Geotechnical reporting requirements for filling and compaction of pits over 10 feet in depth.
- Specific standards for new single-family homes.

### How do I file an Administrative Review for a property zoned A-1 or A-2 and under 10 acres?

The steps to file an Administrative Review are generally as follows:

1. Submit the [Administrative Review](#) form and required documents via email to [pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov). These documents can be submitted simultaneously or after a Site Plan (Development) Pre-Application is filed.
2. Staff will confirm that your documents were received and will begin the review process to determine which screening and setback standards from [Section 626.H](#) shall apply.
3. After the review process is complete, staff will email a signed letter containing the required standards to meet the intent of the RSIO.

For Administrative Review requests or inquiries, please contact us at [pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov) or 602-534-3475. General zoning inquiries can be sent to [zoning@phoenix.gov](mailto:zoning@phoenix.gov) or 602-262-7131 (Option 6)