



Overview: Open Land Uses include such uses as mulching operations, asphalt shingles processing, tire storage, pallet storage and landfill activities. Open Land Uses are subject to Zoning Ordinance, Building Code, Fire Code, and certain other City, County, State and Federal ordinances. A fact finding submittal is advised with a multi-disciplinary review of the project site plan prior to log in of improvement plans to identify recommendations and requirements.

Review and Regulatory Bodies

The following list of city departments are involved in reviewing and approving Open Land Uses in the City of Phoenix. The list is not a comprehensive. Property owners and open land use operators are responsible for ensuring that all applicable codes and ordinances are met.

Planning and Development (Zoning Ordinance)

Website: <https://www.phoenix.gov/pdd/pz>

- Zoning District (allowed uses)
- Rezoning
- Zoning Adjustment
- Alternative Dust Proof Approval

Planning and Development (Site Planning and Traffic)

Website: <https://www.phoenix.gov/pdd/development/sitecivil/site>

- Site Plan Review (access, circulation, setbacks, height)
- Traffic Control
- Parking and Cross Access Agreements

Planning and Development (Commercial Building Services)

Website: <https://www.phoenix.gov/pddsite/Pages/commercialindex.aspx>

- Factory Built Building
- Commercial Building
- On-Site Electrical
- Fencing

Planning and Development (Civil/Water Services)

Website: <https://www.phoenix.gov/pddsite/Pages/civilindex.aspx>

- Grading and Drainage Plan
- Paving Plan
- Haul Plan
- Traffic Control
- Off-Site Water
- On-Site Water
- Storm Water Management
- Fire Hydrants

Water Services Department

Website: <https://www.phoenix.gov/waterservices>

Availability and location of existing water and wastewater infrastructure can be obtained from the Water Services Department. Requirements for connections to the Water Services Department infrastructure will be provided as part of the plan review and permitting process by the Planning and Development Department. Temporary water use from a fire hydrant meter may be permitted through the Planning and Development Department for construction or dust control purposes, if authorized by the Water Services Department.

Fire Department: Fire Prevention

Website: <https://www.phoenix.gov/fire/prevention>

- Fire Code Requirements
 - Permit
 - Fire Department Access
 - Fire Protection plan
 - Fire Hydrants (water supply)
 - Pile size restrictions

City Clerk: License Services

Website: <https://www.phoenix.gov/licenseservices>

- Secondhand Dealers License

Finance: Taxes

Website: <https://www.phoenix.gov/finance/plt>

- Privilege (sales) and use tax (PLT), referred to as the Privilege License Tax

Street Transportation Department: Floodplain Management

Website: <https://www.phoenix.gov/streets/neighborhood-matters/floodplain-information>

- Special Flood Hazard Area
- Floodplain Determination
- Floodplain Clearance

Office of Environmental Programs

Website: <https://www.phoenix.gov/oep>

- Environmental Quality

Neighborhood Services Department: Neighborhood Preservation

Website: <https://www.phoenix.gov/nsd>

- Is there a Neighborhood Preservation Enforcement Case? Yes or No

If yes, what are the code violations? _____

Case Number? _____

Contact Information of Inspector _____

Aviation Department: Planning and Environmental, Environmental Programs Section

Website: <https://skyharbor.com/About/Development/OpenLandUseGuidance>

If a site plan is filed, Aviation will typically review structure height, site noise exposure, and wildlife attractant issues.

- Required if located within an Aviation Disclosure Area (hazardous wildlife attraction)

Outside City of Phoenix Agencies

The list is provided to assist property owners and open land use operators of the potential agencies that may have authority to impact and/or regulate the proposed Open Land Use. It is the responsibility of the property owner/open land use operator to address any requirements outside the City of Phoenix span of control.

Maricopa County Air Quality Department

Website: <http://www.maricopa.gov/aq/>

- Air Quality
- Asbestos Abatement

Maricopa County Environmental Services Department

<https://www.maricopa.gov/EnvSvc/WaterWaste/SolidWaste/SolidWaste.aspx>

- Solid Waste Facilities

Arizona Department of Environmental Quality

Website: <http://www.azdeq.gov/function/permits/index.html>

- Air Quality
- Water Quality
- Waste Programs
- Aquifer Protection Program

Arizona Department of Agriculture

Website: <https://agriculture.az.gov/divisions/environmental-service> or
<https://agriculture.az.gov/find-program-or-service>

- Dairy Farms
- Fertilizers
- Native Plants

Army Corps of Engineers

Website: www.usace.army.mil

- Navigable Waters
- Section 404 Permits