



City of
Casa Grande

Code-Text Amendment Modifying the Maximum Height in the Industrial Zone Districts

Council Study Session
August 19, 2019

Request

Throughout the past couple of years, the City has put great effort into attracting new industrial development. A common concern from prospects has been the maximum allowed height in the industrial districts. This code-text amendment will assist in attracting industrial users. It is also intended to ensure that the City of Casa Grande is pursuing the best planning practices, hence providing the City with an advantage when competing with communities in the region and throughout the country. Potentially adding to and enhancing the strong economic base the City of Casa Grande has already created.



Reason for limiting Height

- Fire Protection
 - Casa Grande has the ability to reach up to 100 feet with its current aerial equipment
 - Current Fire Code requires all building over 5,000sf to provide fire sprinkler and alarm systems
- Community Character
 - Aesthetics
 - Bulk and Scale
 - Compatibility with surrounding uses



I-1 Examples of buildings needing more than 35'



I-2 Examples of buildings needing more than 55'



Height Exceptions

The City Code does have some exemptions in regards to height. Located in 17.52.250, this has been utilized by some industrial developments to achieve a greater height than the district allows.

17.52.250 Height requirements.

A. Height limitations shall not apply to:

** * * * **

C. Elevator and stair penthouses, water tanks, monitors and scenery lofts are exempt from height limitations otherwise established in this title; provided, that no linear dimension of any such structure exceed fifty percent of the corresponding street frontage line.

D. Towers and monuments, cooling towers, gas holders or other structures, where the manufacturing process requires a greater height and grain elevators and silos are exempt from this title; provided, that any structure above the height otherwise permitted in the zone shall occupy no more than twenty-five percent of the area of the lot and shall be at least twenty-five feet from every lot line.



Height Exceptions



Proposed Code-Text Amendment

Garden and Light Industrial (I-1)

Existing Code: Table 17.32.060

B. The maximum height of a structure shall be 35 feet

Proposed Code:

B. Building Height
Maximum building height: 45 feet.



Proposed Code-Text Amendment

General Industrial (I-2)

Existing Code: Table 17.36.060

- B. The maximum height of any building shall be 55 feet, except that buildings over 35 feet in height must be approved by the city and shall be subject to additional fire protection precautions as determined by the city.

Proposed Code:

B. Building Height

Maximum building height: 60 feet. Additional building height, up to a maximum of 75 feet, may be achieved through compliance with the following development standards:

1. Increased building setbacks an additional 3 feet for every 1 foot of height exceeding 60 feet.
2. Increasing the street frontage landscaping an additional 10 feet of depth. Additional landscape area shall include an amount equal to or greater than one tree and three shrubs for each thirty feet of frontage, and vegetative groundcover occupying a minimum of sixty percent.
3. The building and its appurtenances shall be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be located.



Proposed Code-Text Amendment

Associated Code Revisions to Table 17.60.030.B

Existing Code: Table 17.16.030.B. Wireless Facilities in Business and Industrial Zone Uses

* Height is 35 feet or less

** Height limit is 35 feet or less

***The maximum height of any facility shall be 55 feet, except that buildings over 35 feet in height must be approved by the city and shall be subject to additional fire protection precautions as determined by the city fire department.

Proposed Code:

* The maximum height of any wireless facility in the B-4 zone district shall comply with the maximum building height, unless a Conditional Use Permit is approved authorizing additional height.



Questions

