



ZONING CODE REWRITE

Module 1: Base and Overlay Districts
Part 2: Standards for Special Uses and
Development Standards

DRAFT
FOR TASK FORCE REVIEW

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1 Introduction

This second part of Module #1 includes standards for specific uses that warrant additional regulation and development standards for the city of Maricopa's Zoning Code Rewrite. The proposed standards are based on a review of existing development regulations, General Plan policies, and comments from city staff, the Zoning Rewrite Task Force, the Planning & Zoning Commission, other commissions and boards, and the City Council on the *Diagnosis and Evaluation Working Paper*, as well as staff comments on the *Annotated Outline*. The goal of the proposed regulations is to create a streamlined, user-friendly set of standards that clearly establishes regularities and standards for development in each district.

This module consolidates development standards for each base zoning district. The regulations and standards for specific uses that have been identified for detailed controls particular to that use will follow the larger table. Items such as outdoor seating, adult entertainment, and medical marijuana dispensaries will each have specific regulations guiding their use and performance standards. The City's existing regulations for telecommunications facilities will be carried forward into the new Code, with only changes for formatting and consistency with procedures and permitting requirements.

After the specific uses are presented, the basic development standards are laid out. They are presented in one table so that the differences between zoning districts can be quickly analyzed. These are not all encompassing and will be more fully developed as the base zoning districts are finalized. In the final draft zoning code, the standards will complement and expand on the regulations, provide additional direction on design concepts, height, setbacks, building planes, bulk and massing, and landscaping.

2 Proposed Standards for Specific Uses

There are certain uses that have been identified by the consultant team as needing additional regulations that are tailored to accommodate and/or mitigate the impacts of the use. These ‘supplemental’ uses will be included in a separate chapter of the Code and the regulations for them will apply in some or all districts with little or no variation between districts. Some of these regulations are carried forward from the existing Code, whereas others have been identified as needing individual regulations. The preliminary regulations that follow have pulled the best practices and regulations and incorporated them in this section.

ACCESSORY USES

An accessory use is a related minor use which is either necessary to the operation or enjoyment of a lawful principally permitted or conditionally permitted use, or is appropriate, incidental, and subordinate to any such use.

- A. **General Requirements.** No use shall be considered to be accessory to a principal or conditional use which involves or requires any of the following:
1. ***In Residential and Rural Districts.*** The use of more than one-quarter of the total floor area in the principal building and accessory building.
 2. ***In All Other Districts.*** The use of more than one-third of the total floor area in the principal building and the accessory building.
- B. **Prohibited Uses.** The following uses are prohibited from being accessory uses:
1. ***In Residential and Rural Districts:***
 - a. Any Bar or Restaurant, or any other retail establishment which serves liquor for consumption on-site except in resorts and golf courses; and
 - b. The employment of any person not resident in the dwelling unit, other than a domestic servant, gardener, janitor or other person concerned in the operation or maintenance of the dwelling unit.
 2. ***In All Other Districts.***
 - a. Adult Oriented Businesses;
 - b. Medical Marijuana Uses;
 - c. Liquor Stores;
 - d. Bars and Lounges except in hotels, resorts, and golf courses; and
 - e. General and Heavy Manufacturing.
- C. **Limitations.** Accessory uses shall be restricted to interior areas of a structure except in Rural Districts where exterior accessory use on a lot is allowed, subject to other standards of this Code. In addition, outdoor dining is permitted if specified standards are met.

ADULT ORIENTED BUSINESSES

Adult Oriented Businesses shall be located, developed, and operated in compliance with the following standards:

- A. **Permits and Licenses.** Adult Oriented Businesses must be in conformance with Maricopa City Code and subject to the following:
 - 1. An Adult Oriented Business must, prior to commencement or continuation of such business, apply for and receive from the Planning & Zoning Commission, a Conditional Use Permit. Reasonable conditions may be imposed, such as limitation on hours of operation, exterior lighting, display materials, security, and other similar conditions, as may be necessary to protect the health, safety, and welfare.
 - 2. Subsequent to receipt of an approved Conditional Use Permit, but prior to establishment of the business, the applicant shall apply and receive a valid business license, as provided in the Maricopa City Code.
- B. **Location.** Adult Oriented Businesses shall be located only in areas listed below:
 - 1. 1,500 feet from the lot line of vacant or developed land in any R or MU zone districts;
 - 2. 1,500 feet from any elementary or secondary educational facility, junior colleges and universities, vocational schools, family day care facility, day care facility, religious facility, cultural institution, or public park and recreational area;
 - 3. 1,500 feet from any business that is licensed to sell alcoholic beverages;
 - 4. 1,000 feet from any other legally established adult oriented business; and
 - 5. 500 feet from any family oriented entertainment business.
- C. **Number of Businesses, Expansion.** Only one Adult Business is permitted in each building, structure, or lot. No existing adult businesses can expand or intensify their business if there is another Adult Business in the same building, structure, or lot.
- D. **Hours of Operation.** Hours of operation shall be limited to the time period between 8 a.m. and 1 a.m. Monday through Saturday and noon and 1 a.m. on Sunday, or as otherwise approved by use permit.
- E. **Screening.** All windows, doors or other apertures shall be architecturally screened or otherwise obscured so as to prevent public viewing of the interior of the Adult Business from a public street or sidewalk.
- F. **Security.** All Adult Businesses shall provide security personnel (at a ratio of one per 10 parking spaces) to control behavior of both indoor and outdoor patrons so they do not violate any laws.
- G. **Signs.** No advertisement displays or merchandise available for sale or rent that includes or depicts specified sexual activities or specified anatomical areas shall be visible from any public right-of-way. Total wall sign area shall not exceed 20 square feet. Businesses located on a corner lot may have a maximum of 25 square feet.

ALCOHOLIC BEVERAGE SALES

Businesses with alcoholic beverage sales shall be located, developed, and operated in compliance with the following standards:

- A. **Permit Required.** Conditional Use Permit approval is required for any use involving the sale of alcoholic beverages.
- B. **Liquor Stores.** Liquor Stores and other off-sale establishments that dedicate more than 50 percent of the sale floor to sales of alcoholic beverages for off-premises consumption, but excluding General Markets shall be located, developed, and operated in compliance with the following standards.
 1. **Location.** Such establishment shall be located a minimum of 500 feet from:
 - a. Elementary and secondary educational facilities, religious facilities, cultural facilities, or public parks and recreational facilities.
 - b. From any other legally established businesses with alcoholic beverage sales.
 - c. From restricted personal services, off-track betting establishments, and adult uses.
 2. **Litter.** Trash receptacles shall be provided by entrances and exits from the building.
 3. **Pay Telephones and Vending Machines.** External pay telephones and vending machines are prohibited.

AUTOMOBILE/VEHICLE SALES AND LEASING

Automobile/Vehicle Sales and Leasing shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Automobile/Vehicle Sales and Leasing are only allowed on sites with at least one frontage on an arterial street or regional highway.
- B. **Landscaping and Screening.**
 1. **Interior Lot Landscaping.**
 - a. **Trees.** All surface lots are required to provide one tree per five vehicle spaces. The trees shall result in canopy coverage of 50 percent of the parking lots' hardscape within 15 years of the installations of these trees.
 2. **Perimeter Lot Landscaping.**
 - a. **Street-facing Property Lines.** All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:
 - i. Ornamental fencing or a solid wall that is 3.5 feet in height and an eight-foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or

- ii. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight-foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.
 - iii. A two-foot parking overhang is permitted in landscaped areas.
 - b. *Interior Property Lines.* A landscaping buffer with a minimum inside width of at least five feet shall be provided along all other property lines.
 - c. *Residential Zones.* If any lot lines abut an R zone, the perimeter of the site must be screened with a structure at least six feet in height.
- 3. **Maintenance.** All landscaped areas must be permanently maintained in a manner consistent with the approved landscape plans.
- 4. **Other Requirements.** Additional screening and landscaping may be required where necessary to prevent visual impacts on adjacent residential or mixed use zones.
- C. **Vehicle Display.** A minimum 12-foot wide planter strip shall separate vehicle display areas from sidewalks and pedestrian entries.
- D. **Vehicle Loading and Unloading.** All vehicle loading and unloading shall occur in the rear half of the site.

AUTOMOBILE/VEHICLE SERVICE AND REPAIR, MAJOR

Major Automobile/Vehicle Repair, facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Minimum Lot Size.** Minimum of one acre unless part of a larger group commercial center.
- B. **Orientation of Bay Doors.** All bay doors shall be oriented to minimize visibility from public streets.
- C. **Screening.** All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:
 - 1. Ornamental fencing or a solid wall that is 3.5 feet in height and an eight-foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 - 2. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight-foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

- D. **Litter.** No used or discarded automotive parts or equipment or permanently disabled, junked, unregistered, or wrecked vehicles may be stored outside of the main building.
- E. **Noise.** All body and fender work, or similar noise-generating activity, shall be enclosed in a masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise. Bay openings shall be oriented so as to minimize the effects of sound emanating from the auto repair building towards residential uses, towards outdoor restaurant seating, and outdoor reception areas. Compressors shall be located with separately enclosed, sound attenuated rooms.

AUTOMOBILE/VEHICLE SERVICE STATIONS AND WASHING

Automobile/Vehicle Service Stations and Washing shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Automobile/Vehicle Service Stations and Washing are only allowed on sites with at least one frontage on an arterial street.
- B. **Setbacks.** No building or structure shall be located within 20 feet of any interior lot line abutting an R or MU districts.
- C. **Drive up Aisles.** Vehicle lanes for car wash operations shall be screened from public streets to a height of 3.5 feet in front or street side areas. Screening devices shall consist of walls and/or berms with supplemental plant materials.
- D. **Street-Facing Walls.** Street-facing walls, including car wash tunnels, over 75 feet long shall include breaks in the building plane, projections, recesses, and trim to provide architectural articulation and modulate building mass to enhance the streetscape.
- E. **Landscaping and Screening.**
 - 1. ***Interior Lot Landscaping.***
 - a. *Trees.* All surface lots are required to provide one tree per five vehicle spaces. The trees shall result in canopy coverage of 50 percent of the parking lots' hardscape within 15 years of the installations of these trees.
 - 2. ***Perimeter Lot Landscaping.***
 - a. *Street-facing Property Lines.* All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:
 - i. Ornamental fencing or a solid wall that is 3.5 feet in height and an eight foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 - ii. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural

drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

- b. *Interior Property Lines.* A landscaping buffer with a minimum inside width of at least five feet shall be provided along all other property lines.
 - c. *Residential Zones.* If any lot lines abut an R zone, the perimeter of the site must be screened with a structure at least six feet in height.
3. Additional screening and landscaping may be required where necessary to obscure view of automatic car washing equipment and prevent visual impacts on adjacent properties.
- F. **Litter.** One trash receptacle per wash bay is required.
 - G. **Outside Storage.** No outdoor storage is allowed.
 - H. **Noise.** Sound attenuating measures shall be incorporated into the building design and construction to absorb noise shall be installed at all facilities creating noise levels above 70 decibels, measured at the exterior wall of the facility.

COMMUNITY ASSEMBLY

Community Assembly facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Community Assembly facilities shall be located on a corner lot, not at mid-block, unless the site area is greater than 20,000 square feet.
- B. **Access.** Community Assembly facilities shall take primary access from a public street with a minimum of 50 feet in width and improved with curbs, gutters, sidewalks, and street lights.
- C. **Buffer.** A minimum of 20 feet perimeter buffer shall be included adjacent to any R district. This buffer area may be used for parking or landscaping but shall not be used for structures or outside activities.
- D. **Outdoor Play Areas.** Outdoor play areas shall be at least 25 feet from any R district.

DAY CARE (Family Day Care and Residential Care Facilities Are Addressed Separately)

Day Care facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Structures.** Day Care facilities shall conform to all development standards of the zoning district in which it is located unless otherwise provided in this Section. They must be in a standalone facility and can not be co-located in a single-family residence.
- B. **Noise.** Noise from the operation of any Day Care may not exceed that which is customary in residential neighborhoods. Prolonged and abnormally loud noises shall not be considered customary, while the periodic sounds of small groups of children at play shall be considered customary in residential neighborhoods during the daytime hours.
- C. **Hours of Operation.** When the site is located within an R district, day care facilities shall operate only between the hours of 6:00 a.m. and 7:00 p.m., Monday through Friday. No outdoor play is allowed before 7:30 a.m. or after 5:30 p.m.

- D. **Pick-Up and Drop-Off.** A plan and schedule for the pick-up and drop off of children or clients shall be provided prior to approval. The plan shall demonstrate that adequate parking and loading are provided to minimize congestion.
- E. **Screening of Outdoor Play Areas.** Outdoor facilities shall have a screening feature around the perimeter adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:
 - 1. Ornamental fencing or a solid wall that is 4 feet in height and a five foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 - 2. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of a five foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.
- F. **State and Other Licensing.** All Day Care facilities shall be State licensed and operated according to A.R.S. Title 36, Chapter 7.1, et seq. and all other applicable regulations.
- G. **Concentration of Uses.** No more than one Day Care facility shall be permitted within 500 feet of the lot line of another existing Day Care facility.

DRIVE IN AND DRIVE THROUGH FACILITIES, INCLUDING FAST-FOOD FACILITIES

Drive In and Drive Through facilities, including Fast-Food Facilities, shall be located, developed, and operated in compliance with the following standards:

- A. **General.** Drive-through facilities shall provide safe, unimpeded movement of vehicles at street access points, in travel aisles and parking areas. Drive-through aisles shall be a minimum of 12 feet in width and 20 feet in length. Drive-through aisle shall have a minimum interior turning radius of 15 feet and an exterior turning radius of 30 feet.
- B. **Screening.** Drive-through aisles shall be screened from view from public and private streets, areas accessible to the general public, and from areas shown for residential use in the General Plan by:
 - 1. A decorative masonry fence a minimum of 36 inches in height measured from the grade of the aisle; or
 - 2. A continuous evergreen landscape planter a minimum of 6 feet in width; or
 - 3. A combination of a masonry fence and landscape planter.
- C. **Stacking.** Vehicular stacking areas shall be provided in accordance with Table 1: Drive-Through Facility Stacking Space Requirements.

TABLE 1: DRIVE-THROUGH FACILITY STACKING SPACE REQUIREMENTS	
<i>Use Classification</i>	<i>Stacking Space Requirement</i>
Banks and Financial Institutions	5 spaces per teller or ATM drive-through
Eating and Drinking Establishments	
<i>Restaurants, Take-out Service</i>	3 spaces per window
<i>Restaurants, Limited Service</i>	4 spaces
Retail Sales, General	
<i>Dry cleaning</i>	2 spaces per window
<i>Pharmacy</i>	2 spaces per aisle
<i>Photo drop</i>	1 space per window
Automobile/Vehicle Equipment Sales and Services	
<i>Automobile/Vehicle Washing, Automated or Self-service</i>	2 space per bay
<i>Automobile/Vehicle Washing, Full Service</i>	8 spaces minimum
<i>Service Station</i>	1 space on each end of each side of each fuel pump island (one-way facilities require 2 spaces on approach end of each island).
<i>Fueling Facility, Alternative</i>	1 space on each end of each side of each fuel pump island (one-way facilities require 2 spaces on approach end of each island).
<i>Automobile/Vehicle Repair, Major</i>	1 space per service bay
<i>Automobile/Vehicle Repair, Minor</i>	1 space per service bay

- D. **Take-Out Facilities.** Eating and Drinking Establishments providing a designated take-out counter or window shall identify one or more parking spaces adjacent to the take-out entrance for exclusive use by take-out customers.
- E. **Site and Building Design.**
1. If the proposed building is located within 50-feet of the public street, locate the main entrance door directly off (oriented towards) the public sidewalk or provide clear and direct access from the public sidewalk to the main entrance or secondary entrance.
 2. Walls along the street face and visible from the street, shall be transparent with windows, doors and other forms of transparent building materials to maximize views in and out of the building and the relationship between interior and exterior to support and animate the public street and sidewalk.
 3. Drive-through elements shall be placed to the side or rear of the building. Orient the drive-through window away from the street frontage and provide adequate screen measures through landscaping and design to minimize visibility of drive-through.
 4. The architecture of drive-through uses shall be compatible and harmonize with that of the shopping center motif or immediate neighborhood in terms of building color, materials, mass, scale, and form.
- F. **Menu and Preview Boards.** Menu boards shall not exceed 20 square feet in area, with a maximum height of six feet and shall face away from public rights of ways unless located at

least 35 feet from the street and adequately screened from view and oriented in a manner to address (E) of this section. All signage is subject to the sign regulations in Article 411.

- G. **Noise.** All outdoor speakers shall be directed away from any residential district or residential use.
- H. **Pedestrian Walkways.** Interior pedestrian walkways shall not intersect vehicle aisles, unless no alternative exists. In such cases, pedestrian walkways shall have clear visibility, emphasized by enhanced paving or markings.
- I. **Litter.** Trash receptacles shall be provided at the exit of the drive-through facility.

EATING AND DRINKING USES

Eating and Drinking Uses shall be developed and operated in accordance with the following good neighbor policies:

- A. The quiet, safety, and cleanliness of the establishment and its adjacent area(s) shall be maintained.
- B. Proper and adequate storage and disposal of debris and garbage shall be provided.
- C. Proper and adequate storage and disposal of debris and garbage shall be provided.
- D. Noise and odors shall be contained within immediate area of the establishment so as not to be a nuisance to neighbors.
- E. Notices shall be prominently displayed urging patrons to leave the premises and neighborhood in a quiet, peaceful, and orderly fashion and to please not litter or block driveways in the neighborhood.
- F. Employees of the establishment shall walk a 100-foot radius from the facility at some point prior to 30 minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash left by patrons.

Criteria and standards for Outdoor Dining to be added in "Site Development Regulations."

FAMILY DAY CARE

Family Day Care uses shall be managed in accordance with the following good neighbor policies:

- A. The Family Day Care use shall be incidental to the principal use of the dwelling unit for residential purposes.
- B. Other than family members residing in the dwelling unit, no more than one full-time equivalent employee shall work at the Family Day Care use.
- C. All outdoor play areas shall be screened and enclosed by a six foot high solid masonry fence with solid, self-closing and self-latching gates.
- D. The minimum separate between Family Day Care uses on the same street shall be 300 feet, measured from the lot lines.
- E. Existing garages, carport structures, or driveways shall not be expanded, modified, displaced or otherwise altered for the purposes of accommodating the Family Day Care use.

GOLF COURSES

Golf courses shall be located, developed, and operated in compliance with the following standards:

A. Dimensional, Parking and Access Requirements.

1. The minimum contiguous acreage of a golf course shall be 75 acres. Public roads may pass through a golf course. The entire golf course must be owned by the same people or entities.
2. No buildings, except open shelters, shall be constructed within 400 feet of a property line except that buildings may be located no closer than 50 feet to the property line along the public road on which the motor vehicle entrance for the general public is located.
3. All buildings except maintenance buildings and open shelters shall be located within a 1,000-foot diameter circle located on the golf course.
4. The maximum building area coverage, not including structures that are actively being used for farming, shall not exceed two percent of the golf course area exclusive of any lands that have been previously designated as open spaces.
5. The maximum impervious area coverage, not including structures that are actively being used for farming, shall not exceed seven percent of the golf course area exclusive of any lands that have been previously designated as open spaces.
6. The minimum frontage along a public or private street shall not be less than 200 feet.
7. A paved road at least 12 feet wide with three foot shoulders capable of carrying emergency vehicles shall be provided from the golf course entrance at the public or private street to the golf course maintenance buildings and all enclosed buildings open to patrons, except that open shelters and unheated buildings shall only require access as approved by the fire marshal.
8. The golf course layout in conjunction with existing or proposed home sites shall be designed to minimize opportunities for property damage or injury from potential errant golf shots. The course and home sites shall be designed to mitigate the need for golf ball fencing. If golf ball fencing is provided, it shall not exceed 25 feet in height and shall be “wildlife-friendly.”

B. Screening Requirements.

1. A 25-foot wide buffer area of trees must be provided on a golf course along R district to provide for safety and privacy. If there is less than one tree at least six inches in diameter per 100 square feet of buffer area, the Planning & Zoning Commission may require that other trees suitable for the conditions as approved by the Commission, be planted in the buffer area to obtain this tree density. The Planning & Zoning Commission may substitute the tree buffer requirement in various locations with either of the following alternates:
 - a. A fence acceptable to the Planning & Zoning Commission, to be maintained by the golf course owner for the life of the course.

- b. No fence, provided that the adjacent property owner does not object before the close of the public hearing for the required approval.

HOME OCCUPATIONS

Home occupations shall be operated in compliance with the following standards:

- A. **Residential Character Maintained.** No dwelling or accessory buildings shall be built, altered, finished, or decorated externally for the purposes of conducting the home occupation in such a manner as to cause the structure to be reasonably recognized as a place where a home occupation is conducted.
- B. **Permitted Uses.** Home occupations are limited to the following uses:
 - 1. Professional offices;
 - 2. Offices for personal services, such as janitorial, garden, or offices services;
 - 3. Dressmaking, tailoring, millinery, and other home sewing work;
 - 4. Handicrafts, such as weaving, leatherwork, and other arts and crafts;
 - 5. Instructional classes, not exceeding five students at a time;
 - 6. Mail order or direct sales provided that no merchandize is stored on the premises (no direct sales or exchange shall be permitted from the residence); and
 - 7. Uses that entail food handling, processing or packing of specialized minor cooking or baking.
- C. **Prohibited Uses.** The following uses are not permitted as a home occupation.
 - 1. Fire arms manufacturing/storage/on-site sales;
 - 2. Medical marijuana dispensaries or cultivation or medical marijuana infusion;
 - 3. The repair, reconditioning, servicing or manufacture of any internal combustion or diesel engine or of any motor vehicle, including automobiles, trucks, motorcycles, and boats;
 - 4. Repair, fix-it, or plumbing shops.
- D. **Business License.** A home occupation shall be required to have a valid business license from the City pursuant to the Maricopa City Code.
- E. **Maximum Floor Area Allowed.** A home occupation shall not occupy more than one-quarter of the total floor area in the principal building and any accessory building on the lot.
- F. **Signage.** No sign visible from a street, except for approved live-work units in the MU district shall be publicly displayed relating to the home occupation or products thereof.
- G. **No On-Site Employees.** No person shall be employed or work on-site as a connection herewith, excepting occupants of the dwelling who are members of the resident family.
- H. **Merchandise.** Sales of goods on the premises shall not be permitted from a home unless by mail order or internet, and no other merchandise or goods shall be sold, kept, or displayed for the purposes of sale on the premises.

- I. **Storage.** Storage related to the home occupation must be confined to the interior of the dwelling or accessory building. No hazardous materials storage is allowed.
- J. **Traffic and Parking.** The home occupation shall not generate more than five additional daily trips related to the business (e.g. deliveries and drop-off), on average over a work-week, nor require additional off-street parking spaces for delivery of materials or supplies to or from the premises. No garage or accessory building shall be altered or used in such a manner that would reduce the number of covered parking spaces required in the district in which it is located.
- K. **Nuisance.** No equipment or process shall be used with creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises, or causes fluctuations in line voltage off the premises. The home occupation shall not involve the use of power equipment on the premises using motors exceeding one horsepower combined capacity.

HOSPITALS AND CLINICS

Hospitals and Clinics shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Hospitals and Clinics are only allowed on sites with at least one frontage on an arterial street.
- B. **Minimum Frontage.** 100 feet on each street.
- C. **Landscaping and Screening.**
 - 1. ***Interior Lot Landscaping.***
 - a. *Trees.* All surface parking areas are required to provide one tree island per eight vehicle spaces. The trees shall result in canopy coverage of 35 percent of the parking lots' hardscape within 15 years of the installations of these trees and shall be maintained in a manner consistent with the approved landscape plan for life of development.
 - 2. ***Perimeter Lot Landscaping.***
 - a. *Street-facing Property Lines.* All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:
 - i. Ornamental fencing or a solid wall that is 3.5 feet in height and an eight-foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 - ii. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural

drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

- b. *Interior Property Lines.* A landscaping buffer with a minimum inside width of at least five feet shall be provided along all other property lines.
 - c. *Residential Zones.* If any lot lines abut a residentially zoned district, the perimeter of the site must be screened with a structure at least six feet in height, not to exceed eight feet.
3. **Ancillary Areas.** All service areas, ambulance, storage, trash storage areas, ground- or roof-mounted mechanical equipment shall be screened from ground-level view from adjacent lots and public rights-of-way.
- D. **Litter.** One permanent, non-flammable trash receptacle shall be installed in the parking area adjacent to the entrance/exit.

LIVE/WORK UNITS

Live/Work Units shall be located, developed, and operated in compliance with the following standards:

- A. **Locations Allowed.** Live/Work Units are allowed in the NC, GC, and Mixed Use zoning districts.
- B. **Establishment.** Live/Work Units may be established through new construction or through the conversion of existing residential, commercial and industrial buildings.
- C. **Allowable Uses.** Work activities in Live/Work Units are limited to uses that are permitted outright, or permitted subject to a Conditional Use Permit in the district in which the Live/Work Units are located.
- D. **Sale or Rental of Portions of Unit Prohibited.** No portion of a Live/Work Unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.
- E. **Floor Area Distribution.** An applicant shall submit a floor plan of all proposed units to the Zoning Administrator to showing which areas are designated for work activities and which areas for living or as common areas.
- F. **Outdoor Living Area.** Common or private on-site open space shall be provided for the use of occupants at a rate of 150 square feet per Live/Work Unit. This space may be attached to individual units or located on the roof or adjoining the building in a yard.

MANUFACTURED HOME PARKS (Will Be Included In R Zone Regulations)

Manufactured Home Parks shall be located, developed, and operated in compliance with the following standards:

- A. **General Requirements.** Manufactured homes may be used for residential purposes subject to the provisions of this Section. Manufactured homes may also be used for temporary uses subject to the approval of a temporary use permit.

- B. **Design Criteria.** A manufactured home shall be compatible in design and appearance with residential structures in the vicinity and shall meet the following standards:
1. **Foundation.** A manufactured home shall be built on a foundation system approved by the city.
 2. **Roof Overhang.** The roof overhang shall not be less than 12 inches around the entire perimeter of the structure as measured from the vertical side of the home. The overhang requirement may be waived at the point of connection where an accessory structure is attached to the manufactured home.
 3. **Roof Material.** Roof material shall consist of material customarily used for conventional one-family dwellings, such as tile, composition shingles, and wood shakes and shingles. If shingles and/or wood shakes are used, the pitch of the roof shall be not less than three inches vertical to 12 inches horizontal.
 4. **Siding Material.** Siding material shall consist of exterior material customarily used for conventional one-family dwellings, such as stucco, wood, brick, stone or decorative concrete. Metal siding, if utilized, shall be non-reflective and horizontally lapping. Siding material utilized as skirting shall be the same as the material used on the exterior wall surface of the manufactured home.
 5. **Skirting.** The unit's skirting must extend to the finished grade.
- C. **Development Standards.** Manufactured home parks shall be located, developed, and operated in compliance with the following standards:
1. **Minimum Lot Area.** The minimum lot area for each lot in the mobile home park is 2,500 square feet.
 2. **Maximum Density.** The maximum density is 16 manufactured home or trailer court spaces per net acre.
 3. **Maximum Allowable Height:** 25 feet.
 4. **Minimize Setback from Adjacent Streets:** 20 feet. The setback area shall be landscaped. Along arterial streets an additional five foot setback may be required to provide an adequate buffer from traffic and associated noise.
 5. **Setbacks for Individual Units.** Setback areas shall be landscaped and not used for parking or storage. Minimum setbacks for individual units are as follows:
 - a. Front: eight feet.
 - b. Side: five feet.
 - c. Rear: 10 feet.
 6. **Perimeter Landscaped Setback.** A 10-foot wide planted perimeter setback area shall be provided around the site and include one tree and four shrubs per 25 lineal feet, excluding driveway and pedestrian access. Trees and shrubs may be clustered.
 7. **Awnings.** Awnings and carports may not be closer than three feet from any manufactured home space boundary.

8. **Access.** Access to internal private streets is required for all manufactured home lots or spaces within the manufactured home park. Direct access from a manufactured home lot or spaces to a public street or alley is not permitted. All points of vehicular access to and from public streets shall be approved by the City Engineer.
9. **Internal Streets.** All private internal streets within the mobile home or trailer park shall not be less than 30 feet in width, and shall be surfaced and maintained with not less than two inches of asphalt placed on four inches of aggregate base or equivalent.
10. **Walkways.** Walkways linking the manufactured homes with recreational and other internal facilities, trails and open space systems and other manufactured homes must be provided.
11. **Walls and Screening.** Exterior boundaries of a manufactured home park must be screened with a 6-foot high solid wall. Such walls shall be composed of decorative block, concrete panels or similar materials and include architectural relief through variations in height, the use of architectural “caps,” columns, or similar measures. All trash and garbage collection areas shall be surrounded on at least three sides by a five foot block wall, and shall have adequate access for collection vehicles and comply with common trash receptacle screen wall requirements.
12. **Common Open Space.** Recreation, or common open spaces, shall be provided for each mobile home park or subdivision. An area of at least 300 square feet for each mobile home space must be provided. This open space may be used in more than one location, but no location shall contain less than 1,000 square feet in the aggregate. Each recreational space shall be accessible to all of the mobile home spaces in the park, and shall not be used for any other purpose.
13. **Recreational Hall.** At least 10 percent of the required common open space shall be enclosed within a recreational hall or building, which shall include a laundry facility.
14. **Landscaping.** Landscaping is required for all common open space areas, exterior front and street side yards, and common parking areas.

MEDICAL MARIJUANA USES

Medical Marijuana Uses shall be located, developed, and operated in compliance with the following standards:

- A. **Compliance with Law.** All medical marijuana uses shall conform with the Arizona Medical Marijuana Act A.R.S. §36-2807 and Maricopa City Code.
- B. **Allowable Zones:** GC and MU-G (dispensaries only, no cultivation); LI and GI (infusion and cultivation facilities).
- C. **Location.** All Medical Marijuana Uses cannot be located:
 1. Within 250 feet of an R district;
 2. Within 500 feet of other dispensaries, abuse treatment facilities, group homes, alcohol rehabilitation facilities, correctional transitional facilities, schools, day care centers or similar uses, parks and recreational facilities, civic facilities, and religious facilities.
 3. Within 1,000 feet from a lot containing:

- a. A public or private school;
 - b. A community center, park and recreation center, religious facility; or
 - c. Another legally established medical marijuana use.
4. On the same lot as a facility providing substance abuse services that is licensed or certified by the State of Arizona or the City of Maricopa.
- D. **Alcohol.** No alcohol can be sold or distributed on the premises for on- or off-site consumption.
- E. **Hours of Operation.** Hours of operation shall be limited to the time period between 8 a.m. and 10 pm.
- F. **No Drive through Facilities.** No drive-through facilities are permitted.
- G. **Allowable Amount of Marijuana.** A qualifying patient may have 2.5 ounces of usable marijuana; if the patient is authorized to cultivate marijuana, the patient may grow up to 12 marijuana plants contained in an enclosed locked facility.
- H. **Dispensary.**
1. **Size.** The maximum size for a medical marijuana dispensary is 2,500 square feet. Storage cannot be larger than 500 square feet.
 2. **On-Site Smoking.** If medical cannabis is smoked on the premises, the dispensary shall provide adequate ventilation within the structure such that the doors and windows are not left open for such purposes, resulting in odor emission from the premises.
 3. **Cultivation.** No medical marijuana cultivation may occur on the same premises as a dispensary.
 4. **Signage.** Signage shall be limited to one wall sign not to exceed 10 square feet in area, and one identifying sign not to exceed two square feet in area. Signs shall not be directly illuminated. Any sign shall include the following language: "Only individuals with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The required text shall be a minimum of two inches in height.
- I. **Cultivation.**
1. **Size.** The maximum size for a medical marijuana cultivation facility is 2,500 square feet. Storage cannot be larger than 500 square feet.
 2. **Amount.** Authorized patients may grow up to 12 marijuana plants.
 3. **Enclosed Locked Facility.** All marijuana plants must be cultivated in an enclosed locked facility, which is a closet, room, greenhouse or other enclosed area equipped with locks or other security devices that permit access only by a cardholder.
 4. Medical marijuana shall be cultivated and stored in a location that is physically separate and off-site from a medical marijuana dispensary.

J. **Manufacturing Facility.**

1. Marijuana may be incorporated into goods by means of cooking, blending, or other means into consumable and/or edible goods.

K. **Abandonment.** If a medical marijuana use closes for a duration longer than 18 months or if its license is revoked, the use will be considered abandoned and any authorization for the use on the lot shall be null and void.

OFF-TRACK BETTING ESTABLISHMENTS

Off-Track Betting Establishments shall be located, developed, and operated in compliance with the following standards:

- A. **License.** An off-track betting establishment shall be required to have a valid business license from the City and State which must be renewed annually.
- B. **Location.** An off-track betting license will not be granted unless located a minimum of 500 feet from any other such establishment, any public park, and any elementary or secondary educational facility.
- C. **Minimum Separation from Other Restricted Uses.** *(To be determined; may include adult uses, restricted personal services (e.g. tattoo parlors), check cashing facilities, pawn shops, liquor stores, massage and smokeshops.)*

PERSONAL SERVICES AND RESTRICTED PERSONAL SERVICES

Personal Services and Restricted Personal Services shall be located, developed, and operated in compliance with the following standards:

- A. **Hours of Operation.** Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. unless otherwise specified.
- B. **Minimum Separation from Other Restricted Uses.** *(To be determined; may include Adult Businesses, Off-track Betting Establishments, check cashing facilities, pawn shops, liquor stores, massage and smokeshops.)*
- C. **Tattoo or Body Modification Parlor.**
 1. **Location.** Tattoo and body modification parlors shall be located a minimum of 500 feet from any other such establishment or smoke shop, hookah lounge, checking cashing facility, off-track betting establishment, any public park, and any elementary or secondary educational facility.
 2. **Registration Required.** Any person who is engaged in the business of tattooing or body modification shall provide evidence of registration with the Pinal County Department of Health and City code.
 3. **No persons under 18.** A sign shall be posted on the door or in view of the entrance stating that no person under the age of 18 is allowed on site, unless accompanied by his or her parent or legal guardian.

PERSONAL STORAGE

Personal Storage shall be located, developed, and operated in compliance with the following standards:

- A. **Business Activity.** All personal storage facilities shall be limited to inactive items such as furniture and files. No retail, repair, or other commercial use shall be conducted out of the individual rental storage units.
- B. **No Hazardous Materials Storage.** No storage of hazardous materials is permitted.
- C. **Notice to Tenants.** As part of the rental process, the facility manager shall inform all tenants of conditions restricting storage of hazardous materials and limitation on the use of the storage units. These restrictions shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.
- D. **Open Storage.** Open storage, outside an enclosed building shall be limited to vehicles and trailers with a valid registration and screened from public view by building facades or solid fences of eight feet with view-obscuring gates.
- E. **Circulation.** Driveway aisles shall be a minimum of 24 feet wide.
- F. **Exterior wall treatment and design.** Exterior walls visible from a public street or residential district shall be constructed of decorative block, concrete panel, stucco, or similar material. These walls shall include architectural relief through articulation, trim, change in color at the base, variations in height, the use of architectural “caps”, attractive posts, or similar measures. A gate(s) shall be decorative iron or similar materials.
- G. **Screening.** Where exterior walls are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or other similar material eight feet in height. The wall shall include decorative architectural relief through variations in height, the use of architectural “caps”, attractive posts, or similar measures. A gate(s) shall be decorative iron or similar materials, with solid slats to obscure view.

RECYCLING FACILITIES

Recycling facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Reverse Vending Machines.**
 - 1. **Accessory Use.** Reverse vending machines may be installed as an accessory use to a permitted or conditionally permitted primary use on the same site.
 - 2. **Location.** Machines shall be located adjacent to the entrance of the commercial host use and shall not obstruct pedestrian or vehicular circulation.
 - 3. **Identification.** Machines shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.
 - 4. **Signs.** The maximum sign area on a machine is four square feet, exclusive of operating instructions.
 - 5. **Lighting.** Machines shall be illuminated to ensure comfortable and safe operation between dawn and dusk.

6. **Trash Receptacle.** Machines shall provide a 40-gallon garbage can for nonrecyclable materials located adjacent to the reverse vending machine.

B. Recycling Collection Facilities.

1. **Size.** Recycling collection facilities shall not exceed a building site footprint of 350 square feet or include more than three parking spaces (not including space periodically needed for the removal or exchange of materials or containers).
2. **Equipment.** No power-driven processing equipment, except for reverse vending machines, may be used.
3. **Location.** Facilities shall not be located within 50 feet of a residential district.
4. **Setback.** Facilities shall be set back at least 10 feet from any street lot line and not obstruct pedestrian or vehicular circulation.
5. **Containers.** Containers shall be constructed of durable waterproof and rustproof material(s) and secured from unauthorized removal of material. Capacity sufficient to accommodate materials collected in the collection schedule.
6. **Identification.** Containers shall be clearly marked to identify the type of accepted material, the name and telephone number of the facility operator and the hours of operation.
7. **Signs.** The maximum sign area shall be 20 percent of the area of the side of facility or container or 16 square feet, whichever is larger. In the case of a wheeled facility, the side is measured from the pavement to the top of the container. The Director may authorize increases in the number, size and nature of additional signs for necessary directional or identification purposes but not for outdoor advertising.
8. **Parking.** Patrons and the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows available capacity during recycling facility operation.
9. **Site Maintenance.** Sites shall be maintained clean, sanitary, and free of litter and any other undesirable materials.

C. Recycling Processing Facility.

1. **Location.** Facilities shall not abut a Residential District.
2. **Screening.** The facility must be screened from public rights-of-way, by solid masonry walls or located within an enclosed structure.
3. **Outdoor Storage.** Exterior storage of material shall be in sturdy containers or enclosures that are secured and maintained in good condition. Storage shall not be visible above the height of the required solid masonry walls.
4. **Identification.** Facilities shall be clearly marked with the name and phone number of the facility operator and hours of operation.

RESIDENTIAL CARE FACILITIES (Not Home-Based)

Residential Care Facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** The minimum distance from other residential care facilities shall be 300 feet.
- B. **Screening and Landscaping.** A minimum six foot high wall or fence shall be provided for purposes of screening and securing outdoor recreational areas.
- C. **Licensing.** Residential care facilities shall be licensed and certified by the State of Arizona and shall be operated according to all applicable state and local regulations.
- D. **Parking.** All parking shall be located to the side and/or rear of the structure and comply with parking design standards.

TEMPORARY USES

Temporary uses shall be located, developed, and operated in compliance with the following standards:

- A. **General.** A temporary use is intended to operate only for a limited period of time.
- B. **Carnivals, Fairs, Farmers' Markets and Festival Events.** Carnivals, fairs, and festival events in connection with an existing commercial use or in conjunction with an activity of a civic organization, church, lodge, public or private educational facility, or other such group or organization are permitted in accordance with the following standards:
 1. **Location.** Carnivals, fairs, and festival events are limited to areas within commercial, mixed use, employment districts, or on property owned by a public or private educational facility.
 2. **Time Limit.** When located within or adjacent to an R district, the hours of operation shall be limited to 8:00 A.M. to 9:00 P.M.
 3. **Duration.** Carnivals, fairs, revivals and festival events are limited to no more than 10 consecutive days, separated by at least 30 calendar days four times a year. A more limited duration may be established in order to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the city as a whole.
 4. **Existing Parking.** Where such a use is proposed within a developed parking lot, the available parking shall not be reduced to less than 75 percent of the minimum number of spaces required by this code.
- C. **Garage Sales.** A garage or yard sale may be conducted on any developed lot in an R district, subject to the following requirements. No permit is necessary to conduct a garage sale.
 1. No more than two such sales may be conducted on any one lot in any one calendar year.
 2. Each sale period shall be for no more than three days within a three month duration.
 3. All merchandise to be sold shall be displayed on a private lot and not within the public right-of-way. Merchandise shall be personal property of the family or families hosting the sale and shall not have been purchased for resale.

- D. **Model Homes.** Model homes with sales offices and temporary information/sales trailers in new residential subdivisions are subject to the following requirements:
1. **Time Limits.** A temporary information/sales trailer may be used during the construction of the model homes for a maximum period of six months.
 2. **Location of Sales.** Real estate sales conducted from a temporary sales office are limited to sales of lots within the subdivision it is located.
 3. **Return to Residential Use.** Prior to the sale of any of the model homes as a single-family residence, any portion used for commercial purposes will be converted to its intended residential purpose, including flagpoles.
 4. **Term of Use.** The model home may be established and operated for a term period of two years or until completion of the sale of the lots or residences within the subdivision, whichever comes first. One-year extensions may be approved by the Zoning Administrator until the sale of all lots/residences is completed.
- E. **Temporary and Seasonal Outdoor Sales.** Temporary and Seasonal Outdoor Sales are allowed in accordance with the following standards. No permit is necessary for seasonal sales or sales occurring less than three consecutive days.
1. **General Requirements.** Temporary outdoor sales—including but not limited to grand opening events, and other special sales events—on private property in non-residential districts are subject to the following standards:
 - a. Temporary outdoor sales are part of an existing business on the same site and are limited to a seven-day period three times a year.
 - b. Outdoor display and sales areas must be located on a paved or concrete area on the same lot as the structure(s) containing the business with which the temporary sale is associated, or provide permission by property owner.
 - c. Sales events must be conducted solely on private property and not encroach within the public right-of-way or occupy required parking. Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.
 2. **Seasonal Sales.** The annual sales of Christmas trees, fireworks, pumpkins and similar items is permitted in accordance with the following standards:
 - a. **Time Period.** Pumpkin sales are permitted from October 1st through November 7th. Christmas tree sales are permitted from Thanksgiving Day through December 31st. Seasonal sales associated with other holidays are permitted up to a month preceding and one week following the holiday.
 - b. **Goods, Signs and Temporary Structures.** All trees, pumpkins, or other items for sale, as well as signs and temporary structures, shall be removed within five days after the end of sales, and the appearance of the site shall be returned to its original state.

3. ***Non-Profit Fund Raising.*** Fund raising sales by a non-profit organization for up to three days per event, not to be conducted more frequently than three times per year per site.
4. ***Long Term Special Events and Sales.*** Other special events, outdoor sales, and displays that exceed seven consecutive days may be permitted in accordance with the following standards:
 - a. *Location.* Events are limited to non-residential districts.
 - b. *Number and Duration of Events.* No more than two events at one address shall be allowed within any 12-month period. The duration of any single event shall not exceed 30 days.
 - c. *Existing Business.* Temporary outdoor sales shall be part of an existing business on the same site.
 - d. *Signs.* Outdoor uses may include the addition of one nonpermanent sign up to a maximum size of four square feet in area.
5. ***Vehicle Sales Prohibited.*** The parking of privately-owned used automobiles in commercial and industrial parking lots for the express purpose of offering the vehicle for sale is prohibited. This restriction does not apply to Automobile/Vehicle Sales and Leasing uses.

3 Development Standards

The development standards provide the framework for the physical form of uses. They are integral to the creation of a livable community, one that reflects the goals and policies of the city. These standards outline items such as lot size, height, design, and landscaping. The following table outlines basic development standards for each zoning district for Task Force review.

Tables establish development standards (e.g. lot area, height, setbacks) for the district and refer to other applicable standards either within the chapter itself or in another part of the code. Following each table are additional provisions that expand on summary provisions listed in the table. The development standards will be complemented by illustrations to show concepts graphically.

TABLE 2: DEVELOPMENT STANDARDS (Letters in Parentheses Refer to Additional Regulations Following the Table)																						
	Rural Districts		Residential District					Commercial Districts				Mixed Use Districts			Industrial Districts			Public Institutional and Other				Additional Standards
	RA	GR	RS-1	RS-2	RM	RH	RMHP	NC	GC	SC	GO	MU-N	MU-G	MU-H	LI	GI	IP	PI	OS-PR	OS-POS	OS-C	
Lot and Density Standards																						
Minimum Lot Area (s/f)	4 acres	54,450	12,000 (N)	10,000 (N)	6,000	6,000	2,500	5,000	10,000	20,000	10,000	5,000	10,000	n/a	10,000	10,000	20,000	n/a	n/a	n/a	n/a	
Minimum Lot Width (s/f)	n/a	100'	85 (N)	75 (N)	65	55	45	25	50	100	75	50	75	n/a	100	100	100	n/a	n/a	n/a	n/a	
Minimum Lot Depth (s/f)	n/a	150'	110 (N)	100 (N)	100	100	100	75	100	100	100	100	100	n/a	100	100	100	n/a	n/a	n/a	n/a	
Maximum Density (Units/acre)	n/a	n/a	n/a	n/a	15	20	10	20	n/a	n/a	n/a	20	25	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Building Form and Location																						
Maximum Building Height (ft.)	30	30	35	35	40	40	25	40	40	40	40	40 (R)	40 (R)	40 (Q)	40	40	40	35	25	25	n/a	
1 st Floor Ceiling Height (clear)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	12	n/a	12	12	12	12	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Setbacks (ft)			(N)	(N)	(N)	(N)																
<i>Front</i>	50	40	25 (A)	20 (A)	20(G)	20(G)	10	10	20	20	20	10	20	10	25	35	25	20	20	25	n/a	
<i>Interior Side</i>	20	20	10 (B)	10(B)	5	5	5	10 (Q)	10	10	10	15	10 (Q)	5(Q)	20	25	20	15	20	25	n/a	
<i>Street Side</i>	20	20	15 (C)	15 (C)	5	5	5	10	20	20	20	10	20	0	20	25	20	15	20	25	n/a	
<i>Rear</i>	50	40	30	25	20	20	10	20	30	40	30	20	30	20	15	20	15	20	20	25	n/a	
<i>Garage, from lot line</i>	40	40	25	20	40 (H)	40 (H)	20	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	(D)(E) (N)	
<i>Garage from front facade</i>	n/a	n/a	n/a	5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	(N)	
Additional Standards																						
Outdoor Living Area (s/f per unit)	n/a	n/a	n/a	n/a	150	120	100	100	n/a	n/a	n/a	120	120	100	n/a	n/a	n/a	n/a	n/a	n/a	n/a	(I)
Transitions	n/a	n/a	n/a	n/a	(F)	(F)	n/a	(F)	(F)	(F)	(F)	(F)	(F)	(F)	(F)	(F)	(F)	(F)	(F)	n/a	n/a	n/a
Transparency	n/a	n/a	n/a	n/a	n/a	n/a	n/a	(P)	(P)	(P)	n/a	(P)	(P)	(P)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Parking Location	n/a	n/a	Y	Y	Y	Y	n/a	Y	Y	n/a	Y	Y	Y	Y	Y	Y	Y	Y	n/a	n/a	n/a	(P)
Landscaping	Y (1)	Y (1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	n/a	n/a	n/a	(N) (O) (P)
(1): Landscaping required at front lot line and along any public right of way; minimum depth: 10 feet.																						

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ADDITIONAL DEVELOPMENT STANDARDS

RS Zones

- A. **Ground Floor Front Setback – Infill Lots (OPTIONAL).** Where 25 percent or more of the lots on the same blockface have been improved with buildings, the minimum ground floor front setback requirement shall be the average of the actual front setback of all improved lots on such blockface or 15 feet, whichever is less.
- B. **Narrow Lot Side Setback.** The minimum ground floor side setback for lots with an average width of 45 feet or less shall be a minimum of 10 percent of the lot width, or three feet, whichever is greater. A firewall may be required under the Building Code if the setback is less than five feet.
- C. **Reduced Street Side Setback.** Along local streets only, the street side setback may be reduced to 10 feet from then lot line if the setback area is completely landscaped.
- D. **Garage Setback and Side Entry Exceptions.** Exceptions to the garage setback may be granted through the design review process where the Review Authority finds the visual prominence of the garage has been minimized and the site is small and constrained such that locating the garage five or more feet from the primary façade is not feasible. Side entry garages also may be approved.
- E. **Detached Garages.** Detached garages shall be located in the rear half of the lot. The Zoning Administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the zone where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.

Transitions Adjacent to RS Zones

- F. **Transitional Standards.** Where an RM or RH zone or any non-residential zone adjoins an RS zone, the following standards apply:
 - 1. The maximum height within 40 feet of an RS zone is 20 feet, at which point the maximum building height transitions up to 40 feet on a 45 degree daylight plane to allow for upper story setbacks.
 - 2. The building setback from an RS zone boundary shall be 10 feet for interior side yards and 20 feet for rear yards.
 - 3. A landscaped planting area, a minimum of 10 feet in width, shall be provided along all RS zone boundaries. A tree screen shall be planted in this area with trees planted at a minimum interval of 15 feet.

RM and RH Zones

- G. **Front Setback - Infill Lots (OPTIONAL).** Where 75 percent or more of the lots in a block, on both sides of the street, have been improved with buildings, the minimum front setback required shall be the average of improved lots or 15 feet, whichever is less.
- H. **Parking Setback.** Parking may be located within 40 feet of the street facing property line in accordance with the following standards.

1. ***Underground and Partially Submerged Parking.*** Parking completely or partially underground may match the setbacks of the main structure. The maximum height of a parking podium visible from a street is five feet from finished grade.
 2. ***Surface Parking.*** Above ground parking may be located within 40 feet of a street facing property line with the approval of a Conditional Use Permit when all of following findings can be made:
 - a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible;
 - b. The parking area is well screened with a wall, hedge, trellis, and/or landscaping; and
 - c. The site is small and constrained such that underground, partially submerged, or surface parking located more than 40 feet from the street frontage is not feasible.
- I. **Outdoor Living Areas (Private Open Space).** Private and common areas for outdoor living shall be provided in accordance with this section. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped courtyard entries that are oriented towards a public or private street or parking area to create a welcoming entry feature are also considered common areas. All areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas with the types of attributes described above.
1. ***Minimum Dimensions.***
 - a. *Private Open Space.* Private open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
 - b. *Common Open Space.* Minimum horizontal dimension of 20 feet.
- J. **Building Entrances.**
1. ***Orientation.*** All units located along public rights-of-way must have the primary entrance facing this right-of-way. Exceptions to this requirement may be approved for projects where multiple-family housing is located on four-lane streets carrying high traffic volumes and/or streets that do not allow on-street parking. In such cases, the project may be oriented around courtyards.
 2. ***Projection or Recess.*** Building entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum horizontal area of 50 square feet. Alternative designs that create a welcoming entry feature facing the street, such as trellis or landscaped courtyard entry, may be approved by the Zoning Administrator.

3. ***Dwelling Unit Access.*** Exterior entrances to units shall be in a form of individual or shared entrances at the ground floor of the building. Unit entrances above the ground floor are also permitted; however, on any single floor no exterior access corridor located above the ground floor may provide access to five or more units.
- K. **Private Storage Space.** Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.
- L. **Paving.** Differentiated paving materials shall be used for garage aprons, entries, and pedestrian walkways. This may include, but not be limited to, textures or colors, concrete pavers, brick, or stamped concrete. The use of permeable materials to reduce runoff is strongly encouraged.
- M. **Pedestrian Access.** On-site pedestrian circulation and access must be provided according to the following standards.
 1. ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 2. ***To Circulation Network.*** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes, such as Safe Routes to School, shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 3. ***To Neighbors.*** Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 4. ***Pedestrian Walkway Design.***
 - a. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
- N. **Small Lot Single Unit Development.** Small Lot Single Unit development may be approved in R zones through Design Review, if it conforms to the following standards and design criteria that follow the table.

TABLE 3: DEVELOPMENT STANDARDS—SMALL LOT SINGLE UNIT DEVELOPMENT	
<i>Standard</i>	<i>Small Lot Single Unit</i>
Site Standards	
Minimum Project Site Width (ft)	80
Maximum Project Site Floor Area Ratio (FAR)	.45
Maximum Project Site Lot Coverage (% of site)	40
Maximum Number of Units in an Individual Cluster	6 for a cluster with a single access point
Building Height and Form	
Maximum Number of Stories	2
Maximum Building Length (ft)	n/a
Setbacks	
Project Site	The overall project site is subject to the setback requirements of the base zone.
Individual Lot (ft)	
<i>Front</i>	10; 7 for porch
<i>Side</i>	1-story portion: 4; 2-story portion: 8
<i>Rear</i>	15; 0 for detached garage on alley, but a 3-ft. setback for maneuvering and pedestrian safety may be required, depending on alley width.
Building Separation of Detached Units (ft)	5
Parking and Access	
Minimum Garage Setback from Primary Façade (ft)	5
Maximum Garage Width (ft)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
Number of Parking Spaces for Each Unit	3, with one being non-exclusive and off-site.
Building Orientation	
Orientation	Façades shall be designed to orient towards the public street and a common courtyard, if provided.
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.
Usable Open Space – Outdoor Living Area	
Minimum Private Open Space (sq ft per unit)	200
Minimum Common Open Space (sq ft per unit)	200
Minimum Horizontal Dimensions	
<i>Ground floor, common (ft)</i>	20
<i>Ground floor, private (ft)</i>	10
<i>Balcony (ft)</i>	6
Additional Standards	
Minimum Amount of Landscaping (% of site)	35
Minimum Amount of Enclosed Personal Storage (sq ft)	80

1. ***Design Criteria for Small Lot Development.*** In order to receive a design review permit approval for a small lot single unit development, the Review Authority shall find that all of the following criteria have been met.

- a. *Integrated Theme.* Buildings and structures shall exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. *Site Entrance.* Small lot single unit development shall have at least one major driveway entrance feature that provides an organizing element to the site design. Major driveway entrances shall include such features as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.
 - c. *Entries and Porches.* At least 50 percent of homes include entries and porches extending along a minimum of 50 percent of the width of the homes' front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of eight feet and a minimum depth of four feet.
 - d. *Shared or Clustered Driveways.* Driveways shall be paired, so that there is a single curb-cut providing access to two houses, or clustered (but need not share the same curb cut so that there is at least 36 feet of uninterrupted curb between each pair of clustered driveways).
 - e. *Variable Yards.* No more than 50 percent of homes shall be set back the same distance from the front lot line.
 - f. *Lighting.* A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting shall be used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment.
 - g. *Shade Areas.* Pedestrian areas, such as walkways, building entrances, pocket parks, and gathering areas, shall be adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.
 - h. *Architectural Diversity.* Project with 20 or fewer lots shall have a minimum of three unique elevations. Projects of 21 or more lots shall have a minimum of four unique elevations.
- O. ***Stormwater Detention.*** Stormwater detention facilities shall be incorporated into the landscaping plan and designed to appear natural and integrated with the site plan and architecture of the site. No more than 50 percent of the minimum required landscape setbacks may be proposed for joint use as a detention basin.

Commercial and Mixed Use Development

- P. **Development Standards.** Commercial development is subject to the following standards.
- 1. ***Landscaping.*** A minimum of 15 percent of the site must be landscaped, including all areas not used for buildings, driveways, pedestrian circulation, parking and loading or other outdoor uses of the site.
 - 2. ***Public Improvements.***

- a. *Sidewalks.* Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition or do not meet the standards of this Code or the Subdivision Regulations.
 - b. *Street Furniture.* Trash receptacles, benches, bike racks, and other street furniture from a list maintained by the City shall be provided.
 - c. *Street Lights.* Pedestrian scaled street lights from a list maintained by the City shall be provided.
 - d. *Street Trees.* Shade trees shall be planted at least 30 feet on center. Tree guards shall be provided. Trees shall be a minimum 15 gallon in size, and at least 10 percent of the required trees shall be 24 inch box size or larger.
3. ***Orientation of Primary Building Entrance.*** The primary building entrance shall face or be oriented to within 45 degrees of or parallel to the street frontage. This entrance(s) must allow pedestrians to both enter and exit the building and must remain unlocked during business hours. Where a site is located on two public streets, a primary entrance shall be oriented toward the street with the higher classification. If a site fronts two public streets of equal classification, the applicant may choose which frontage on which street to meet the requirement.
4. ***Building Transparency/Required Openings.*** Exterior walls facing and within 35 feet of a front or street side lot line shall include windows, doors, or other openings for at least 50 percent of the building wall area. Such walls may run in a continuous plane for no more than 30 feet without an opening.
- a. *Design of Required Openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions for Parking Garages.* Multi-level garages are not required to meet the ground-floor transparency requirement. Instead, they must be designed and screened, consistent with the parking and loading regulations.
 - c. *Reductions Allowed.* The building transparency requirement may be reduced or waived if it is found that:
 - i. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - ii. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.
5. ***Building Articulation.*** Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance.
- a. Any building over 75 feet wide shall be broken down to read as a series of buildings no wider than 75 feet each.

- b. Building façades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation.
 - c. Each side of the building that is visible from a public right-of-way shall be designed with a complementary level of detailing.
6. ***Exterior Building Materials.***
- a. A unified palette of quality materials shall be used on all sides of buildings.
 - b. Exterior building materials shall be stone, brick, stucco, concrete block, painted wood clapboard, painted metal clapboard or other quality, durable materials approved by the City as part of the project review.
 - c. A wainscoting of quality materials on the bottom 18 to 36 inches of the ground floor façade is required.
7. ***Pedestrian Access.*** On-site pedestrian circulation and access must be provided according to the following standards.
- a. *Internal Connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To Circulation Network.* Regular connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To Neighbors.* Access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible, while still providing for safety and security.
 - d. *Interior Pedestrian Walkway Design.*
 - i. Walkways shall have a minimum clear unobstructed width of six feet, shall be hard-surfaced, and paved with permeable materials.
 - ii. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - iii. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
8. ***Limitations on Location of Parking.*** Above ground parking may not be located within 40 feet of a street facing property line. Exceptions may be granted with the approval of a Conditional Use Permit when the Planning & Zoning Commission finds that:
- a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible; and

- b. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.
 9. **Limitations on Curb Cuts.** Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation. Shared, paired or clustered driveways shall be provided, wherever feasible, subject to approval of the City Engineer.
 10. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be screened so as not to be visible from public streets. Drop-off areas may be located at the primary building entry.
 11. **Stormwater Detention.** Stormwater detention facilities shall be incorporated into the landscaping plan and designed to appear natural and integrated with the site plan and architecture of the site. No more than 50 percent of the minimum required landscape setbacks may be proposed for joint use as a detention basin.
- Q. **Required Side and Rear Yards for Residential Uses.** In order to provide light and air for residential units and additional separation for rooms that contain areas that require additional privacy considerations, the following minimum setbacks apply to any building wall containing windows and facing an interior side or rear yard. When the site is adjacent to a Residential Zone, the project must comply with whichever standard results in the greater setback. The required setbacks apply to that portion of the building wall containing and extending three feet on either side of any window.
1. For any wall containing living room or other primary room windows, a setback of at least 15 feet shall be provided.
 2. For any wall containing sleeping room windows, a setback of at least 10 feet shall be provided.
 3. For all other walls containing windows, a setback of at least five feet shall be provided.
- R. **Increased Height for Mixed-Use Buildings.** The maximum allowable height may be increased by up to 20 percent for buildings that contain a mix of residential and non-residential uses through the provision of one or more of the following elements beyond what is otherwise required, subject to Conditional Use Permit approval:
1. Car-share or electric car facilities.
 2. Additional public open space or contribution to a parks fund.
 3. Provision of off-site improvements. This may include off-site amenities and/or infrastructure (other than standards requirements and improvements) such as right-of-way improvements or funding for public safety facilities, libraries, senior centers, community meeting rooms, child care or recreation.
 4. Provision of green roofs, solar panels, and other green building measures.
- S. **Commercial Centers.** Commercial centers containing 25,000 square feet or more of floor area or four or more establishments in the Retail Sales use classification are subject to the following standards and criteria for approval.

1. **Entry Plazas/Passenger Loading Areas.** A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas shall include unique, decorative paving materials, adequate seating areas, provision of adequate shade from the summer sun, and attractive landscaping including trees or raised planters. Entry plazas, which include features described under paragraph 2 below, may also be counted toward the public plaza requirements.
2. **On-Site Public Plazas.** Outdoor plazas for the use of customers and visitors shall be provided at a rate of five square feet per 1,000 square feet of floor area, up to 1,500 square feet of outdoor plaza.
 - a. *Location.* Such public space shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement. Areas designated for customers to wait for cabs may be combined with required public space areas if they meet all other requirements of this subsection.
 - b. *Amenities.* On-site public space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with high-quality paving materials. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas.
3. **Design Criteria.** In order to receive permit approval for a commercial center, the Review Authority shall find that all of the following criteria have been met.
 - a. *Integrated Theme.* Buildings and structures shall exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. *Site Entrance.* Community-scale commercial developments (10 acres or larger) shall be developed with at least one major driveway entrance feature that provides an organizing element to the site design. Major driveway entrances include such features as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island. Buildings must be located within 30 feet of the corner of the driveway and public right-of-way. Building elements with greater vertical emphasis must be used at these corners.
 - c. *Building Entrances.* Building entrances to anchor tenants and other large stores shall be prominent and inviting. The architectural details of building entrances shall be integrated with the overall building design in terms of materials, scale, proportion, and design elements.
 - d. *Vehicular Circulation.* Safe, convenient vehicular circulation shall be provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Vehicular and pedestrian conflicts shall be minimized. Where pedestrian circulation routes cross vehicular traffic aisles and driveways within a

development, there shall be clearly delineated crosswalks that include clear sight lines, adequate warning signage for both vehicles and pedestrians, adequate lighting, and protective barrier posts or similar features for separation at walkway entrances.

- e. *Cart Corrals.* Adequate, convenient cart corrals shall be provided near building entrances and throughout the parking areas.
- f. *Lighting.* A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting shall be used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment.
- g. *Shade Areas.* Pedestrian areas, such as walkways, building entrances, and gathering areas, shall be adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.

Industrial Zones

T. Development Standards.

- 1. *Landscaping.* A minimum of 10 percent of the site must be landscaping, including all areas not used for buildings, driveways, pedestrian circulation, parking and loading or other outdoor uses of the site.
- 2. *Sidewalks.* Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition.
- 3. *Parking Location.* Parking shall be located at the side or rear of buildings wherever possible.
 - a. Customer parking should be located near the office area.
 - b. Where parking is located between a building and a street, a landscaped setback at least 10 feet wide must be provided between the parking area and adjacent right-of-way.
- 4. *Access Location.* Access shall be provided from a side street or alley wherever possible. Proposed locations are subject to review and approval by the City Engineer.
- 5. *Truck Docks, Loading, and Service Areas.* The outermost curb of truck docks, loading, and service areas is not permitted within 30 feet of the boundary of an RS District.

U. Building Standards.

- 1. *Build to Line.* Buildings shall be constructed at the property line for a minimum of 50 percent of linear street frontage.
- 2. *Orientation of Primary Building Entrance.* The primary building entrance shall face or be oriented to within 45 degrees or parallel to the street frontage. Where a site

is located on two public streets, a primary entrance shall be oriented toward the street with the higher classification.

3. **Building Details.** The street facing façade shall include applied surface ornamentation or decorative detailing to promote visual interest. This may include, but not be limited to moldings/trims, brackets, niches, and decorative entrances.

V. **Business, Technology, and Office Parks.** Business, technology, and office parks containing 80,000 square feet or more of floor area shall provide the following:

1. Eating and drinking establishments and personal services that will serve employees of the park. Such uses may occupy up to 2,500 square feet, unless a Conditional Use Permit allowing for more space is approved.
2. Open space areas equal to 10 percent of the site area that provide gathering space or opportunities for active or passive recreation. Open space areas shall include benches or other seating. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, drinking fountains, water features, or public art.
3. Pedestrian walkways that connect all parts of the park, and connect to any existing or planned pedestrian facilities in adjacent neighborhoods.
4. Stormwater detention facilities incorporated into the landscaping plan and designed to appear natural and integrated with the site plan and architecture of the site. No more than 50 percent of the minimum required landscape setbacks may be proposed for joint use as a detention basin.
5. A lighting, landscaping, and signage design concept for common areas that is approved by the Review Authority.

Transportation Corridors

W. **Primary Gateways.**

1. **Building Orientation.** Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas or landscaped areas may be at the street corner provided buildings are built to the edge of the public plaza or landscaped area.
2. **Public Plaza, if Provided.** The public plaza must be open to the sky, adjacent to and accessible from a public sidewalk and have a minimum horizontal dimension of 20 feet.
3. **Landscaped Area.** The landscaped area shall have a minimum horizontal dimension of 20 feet and include landscaping and a gateway feature. Landscaping shall be low growing, up to a maximum of three feet in height. The gateway feature may include signage, public art, and water features. Water features shall be designed to be attractive, even when water is not in use.

X. **Secondary Gateways.** A landscaped setback with a minimum horizontal dimension of 15 feet and a minimum area of 250 square feet shall be located within 15 feet of every corner in the

gateway. If the lot is not a corner lot, the landscaped setback shall be located at the corner of the lot along the street frontage and city boundary.

- Y. **Reduction through Design Review.** The requirements of this section may be reduced or waived through design review if the Review Authority finds the character or the corridor or gateway is maintained and enhanced with an alternative design.

STANDARDS FOR PLANNED AREA DEVELOPMENT DISTRICT

Each PAD district will be designed to cater to the particular area where it will apply. Therefore, the development standards may vary among PAD districts. There should be basic requirements that must be adhered to when a PAD application is submitted for approval. Following are suggestions for these requirements for Task Force review.

- A. **Minimum Area.** The minimum area of a PAD District shall be as follows; however, the City Council may approve a District smaller than the minimum area if it finds that rezoning to PAD would provide greater benefits to the general welfare of Maricopa residents and property owners than development under conventional zoning because of unique characteristics of the site or the proposed use.
1. Heritage Mixed-Use Districts: One contiguous acre.
 2. Other Districts: Five contiguous acres.
- B. **Parks, Recreational Facilities, and Open Space.** Open space shall be shown on the PAD plan, and the total open area in a PAD Plan shall meet or exceed the level of service standards and new parks siting criteria established in the City's Parks, Open Space and Trails Master Plan for the proposed population at buildout and the total area of the planned development. Proposed parks and their service areas shall be shown on PAD Plan, and the recreational facilities to be developed shall be listed in detail in the PAD application. The proposed PAD Plan also shall delineate all privately owned open space and describe how parks, recreational facilities and open space will be maintained.
- C. **Residential Unit Density.** Except where a density bonus is granted by this Code, the total number of dwelling units in a PAD Plan shall not exceed the maximum number permitted by the General Plan density for the total area of the planned development designated for residential use, excluding areas devoted to public and private streets, washes, and storm detention and drainage.
- D. **Other Development Regulations.** Minimum lot area, yard requirements, building heights, and other physical development standards shall be as prescribed by the PAD Plan. Each PAD Plan shall establish development standards which, at minimum, address the following topics. These standards may vary by development type or development unit
1. Land use;
 2. Circulation of traffic, bikeways and pedestrian circulation;
 3. Landscaping;
 4. Stormwater Management;
 5. Architecture;

6. Specific density;
7. Minimum building site;
8. Minimum lot dimensions;
9. Maximum building site coverage by buildings and structures;
10. Minimum yards;
11. Maximum building or structure heights;
12. Maximum height of fences and walls;
13. Signs;
14. Off-street parking; and
15. Other items, as deemed appropriate by the Planning & Zoning Commission or required by the Director.

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