

ORDINANCE NO. (O)20-06

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT, THE LA RESERVE PLANNED AREA DEVELOPMENT AND VARIOUS SECTIONS OF CHAPTERS 23, ZONING DISTRICTS; 25, USE REGULATIONS; 27, GENERAL DEVELOPMENT STANDARDS; 31, DEFINITIONS AND ADDENDUM H OF THE ORO VALLEY ZONING CODE BY REFERENCE; REPEALING ALL RESOLUTIONS, ORDINANCES AND RULES OF THE TOWN OF ORO VALLEY IN CONFLICT THEREWITH; PRESERVING THE RIGHTS AND DUTIES THAT HAVE ALREADY MATURED AND PROCEEDINGS THAT HAVE ALREADY BEGUN THEREUNDER

WHEREAS, the proposed Rancho Vistoso Planned Area Development, La Reserve Planned Area Development and Zoning Code amendments are intended to meet the economic goals of the Strategic Leadership Plan, which are supported by the General Plan; and

WHEREAS, the proposed Rancho Vistoso Planned Area Development amendments, attached hereto as Exhibit “A”, update the Campus Park Industrial (CPI) development standards to increase the building height to 50’ unless the subject property is within 150’ of a property used or intended for residential purposes, on property fronting Oracle Road, or developed as a senior care use, then the building height shall be limited to 36 feet; and

WHEREAS, the proposed La Reserve Planned Area Development amendments, attached hereto as Exhibit “B”, update the permitted and ancillary uses in the Development Area E-Campus Park Industrial zoning district to be consistent with the Oro Valley Zoning Code Revised; and

WHEREAS, the proposed Zoning Code amendments, attached hereto as Exhibit “C” aim to add low-impact employment uses to C-1 and C-2 commercial districts, and update the permitted and ancillary uses in the Tech-Park zoning district to be consistent with the equivalent Planned Area Development tech-park zones, and update setbacks and scenic corridor standards for greater consistency between tech-park developments and commercial developments; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on December 3, 2019 and voted to recommend approval to the Town Council; and

WHEREAS, the Town Council has duly considered the proposed amendments to the Rancho Vistoso Planned Area Development, the La Reserve Planned Area Development and various sections of Chapters 23, 25, 27, 31 and Addendum H of the Zoning Code.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that:

Section 1. The Rancho Vistoso Planned Area Development, attached hereto as Exhibit “A”; La Reserve Planned Area Development, attached hereto as Exhibit “B”; and Chapters 23, Zoning Districts, 25 Use Regulations, 27 General Development Standards, 31

Definitions and Addendum H of the Oro Valley Zoning Code, attached hereto as Exhibits "C", were declared a public record through Resolution 20-35.

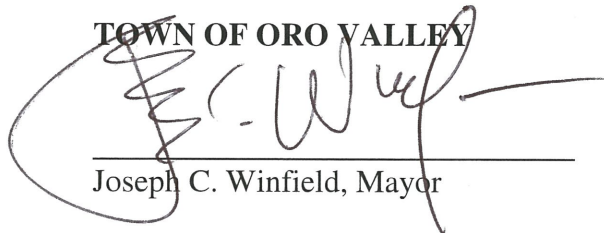
Section 2. The amendments to The Rancho Vistoso Planned Area Development, attached hereto as Exhibit "A"; La Reserve Planned Area Development attached hereto as "Exhibit "B"; and Chapters 23, Zoning Districts, 25 Use Regulations, 27 General Development Standards, 31 Definitions and Addendum H attached hereto as Exhibit "C", as made public record by Resolution 20-35 and are hereby adopted by reference.

Section 3. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona, on this 15th day of July, 2020.

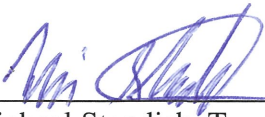
TOWN OF ORO VALLEY



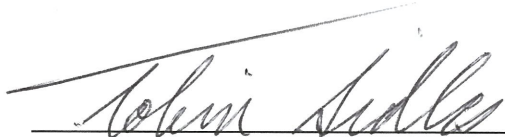
Joseph C. Winfield, Mayor

ATTEST:

APPROVED AS TO FORM:



Michael Standish, Town Clerk



Tobin Sidles, Legal Services Director

Date: 7/20/2020

Date: 7/20/2020

PUBLISH: DAILY TERRITORIAL
JULY 21, 22, 23, 24, 2020

POSTED: 7/21/20 - 8/21/20

EXHIBIT "A"

AMEND the following section in the Rancho Vistoso Planned Area Development. Additions shown in ALL CAPS, Deletions shown in strikethrough.

A. Office Park Development Standards

1. OFFICE/RESEARCH PARK (CPI)

c. Property Development Standards:

1) **Minimum Property Size: None**

a) **Building Height: No building shall exceed 36 feet, except on slopes between 15 and 25 percent, the height shall not exceed 44 feet**

50 FEET, UNLESS THE SUBJECT PROPERTY IS WITHIN 150' OF A PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES, ON PROPERTY FRONTING ORACLE ROAD, OR DEVELOPED AS A SENIOR CARE USE THEN THE BUILDING HEIGHT SHALL BE LIMITED TO 36 FEET OR 44 FEET ON SLOPES BETWEEN 15 AND 25 PERCENT.

b) The hotel to be located on Pima County Assessor's parcel number 223-02-021D shall not exceed 60 feet from the finished grade to the top of parapet. (Ord. 07-39).

c) Buildings within the Ventana Medical Systems Campus (assessor parcel numbers 219-20-8170; 219- 20818d; 219-20-8220; and 219-20-8230) shall not exceed

50 ~~48~~ feet from the finished grade of the ground floor to the top of parapet. Solar power generation panels and associated equipment are exempt from the building height limitation and may be unscreened to the extent necessary to allow for maximum efficiency and functionality. Rooftop mechanical equipment, including mechanical penthouses, may exceed the maximum building height up to ten (10) feet. Mechanical penthouses may be utilized to provide screening and protection for mechanical equipment, must be aesthetically integrated into the design of the building, and may not contain usable floor area. Exhaust appurtenances may exceed this height limitation only as necessary to achieve functionality, and must be aesthetically designed to appear as an architectural element of the overall building/campus. The functional necessity of exhaust system heights shall be demonstrated with technical documentation and be approved by the town's building safety division prior to DRB review of the architectural elevations. Additional height may be granted by the DRB.

THE ABOVE DISTANCE SHALL BE MEASURED FROM THE ABUTTING EDGE OF ANY PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES TO THE CLOSEST PROPERTY LINE OR LEASE LINE OF THE TECH-PARK DEVELOPMENT. THE LIMIT OF THE PROPERTY LINE OR LEASE LINE SHALL INCLUDE ALL REQUIRED PARKING, LANDSCAPING, AND SETBACKS OF THE TECH-PARK DEVELOPMENT.

- 3) Setbacks:
 - a) Front Yard: 25 feet
 - b) Side Yard: 20 feet or common wall.
 - c) Rear Yard: 30 feet
- 4) Distance between Buildings: There shall be a minimum of 10 feet between buildings.
- 5) Landscaping Requirements: Any part of the lot not required for buildings, structures, loading and vehicular access, pedestrian walks and hard surface areas shall be landscaped according to the Rancho Vistoso or Sun City Vistoso Design Guidelines as applicable. A minimum of 15 percent of the net total area must be landscaped.
- 6) A six foot high masonry wall and 4 foot wide landscape screen shall be installed along the perimeter of the recreational vehicle storage area to be permitted in neighborhood 3 only.
(Ord. 89-5)

The perimeter of the Ventana Medical Systems Campus may be screened with a security wall up to eight (8) feet in height to provide for the security and safety of the premises. Other appropriate and equivalent screening devices that provide an aesthetically pleasing appearance may be approved by the DRB and Town Council.

Said perimeter wall will be exempt from any Rancho Vistoso Design Guideline that may compromise the wall's primary design objective of providing site security. The wall design must be compatible with the architecture of the campus and must be approved by the DRB and Town Council.

- 7) Site Coverage: The building site coverage cannot exceed 50 percent.
- 8) Open Space Requirement: None, See 7) Site Coverage
- 9) Floor Area Ratio: None, See 7) Site Coverage and 2) Building Height

EXHIBIT "B"

AMEND the following section in the La Reserve Planned Area Development. Additions shown in ALL CAPS, Deletions shown in ~~strikethrough~~.

E. Development Area E - Campus Park Industrial

1. Uses Permitted

a. TECHNOLOGICAL PARK
USES IN ACCORDANCE WITH
THE OVZCR T-P DISTRICT.

b ~~a~~ Primary Uses:

- (1) Administrative and professional offices;
- (2) Apparel (clothing and other products manufactured from textiles);
- (3) Art needlework and handweaving;
- (4) Manufacture of:
 - Cameras and other photographic equipment and supplies, Dentures and drugs,
 - Jewelry,
 - Leather products: Including shoes and machine belting (excluding tanning),
 - Luggage,
 - Musical Instruments,
 - Orthopedic and medical supplies (such as artificial limbs, braces, supports and stretchers),
 - Small paper products (such as envelopes, stationery, bags, boxes and wallpaper printing),
 - Plastic products: But not including the processing of the raw material,

Precision instruments (such as optical, medical and drafting), Silverware, plate and sterling,

Sporting and athletic equipment, Toys,

(5) Manufacture and assembly of electrical and electronic products;

(6) Manufacture and packaging of beverage products;

(7) Manufacture and service of data systems; Ink mixing and packaging and inked ribbons;

(8) Laboratories: Medical, dental, research, experimental and testing;

(9) Printing, newspaper publishing and binding; Including engraving and photo-engraving;

(10) Soap and detergents: Packaging only;

(11) Warehousing;

(12) Wholesale business storage;

(13) Any other manufacturing uses that are similar to those listed above.

c b. Secondary Uses:

(1) Restaurant facilities, provided such use is accessory to an industrial facility;

(2) Child care centers;

(3) Banking or financial facilities;

(4) Recreational facilities including tennis courts, health clubs, basketball courts, and other similar amenities;

(5) An individual dwelling unit for a caretaker.

d e. Uses on Lots 10, 11 and 12, Foothills Business Park

(1) Commercial use in accordance with the OVZCR C-1 district subject to the following conditions:

(a) The second ingress/egress point linking the Stallard cul-de-sac bulb to Oracle Road shall not be permitted, unless a traffic impact analysis, approved by ADOT and the Town Engineer; provides significant evidence of need. Access to Lots 10, 11 and 12 shall be from Hanley Blvd. or Stallard Place only.

(b) All users of Lots 10, 11 and 12 shall provide parking and primary access from the east or south sides of the buildings.

(c) Architectural detailing shall be embellished on the west sides of the buildings and loading and service area shall be oriented away from Oracle Road.

(d) All structures shall utilize a similar architectural style chosen from the architectural guidelines of the Oracle Road Scenic Corridor Overlay District. The architectural style and color palette chosen shall complement the existing structures in Foot hills Business Park.

(e) If one development crosses lot lines, the lots shall be legally combined by a recorded document and a copy of said document shall be placed on file at the Town of Oro Valley.

(f) Adequate parking, per Article 1 I-1, shall be provided for each individual use (existing parking areas may not be included), unless the Planning and Zoning Director approves shared parking, based on use and hours of operation.

(g) With the exception of Sec. 10-407D, no. 2 (setbacks) and Sec. 10-407D, no. 4a (open space), the regulations and standards of the Oracle Road Scenic Corridor Overlay District (ORSCOD) shall apply.

(h) "Convenience Uses", as defined in the OVZCR, shall not be permitted on Lots 10 through 12, Foothills Business Park. (Ord 97-24)

(2) Uses Prohibited - Uses classified as Hazardous Materials Manufacturing, Heavy Equipment Manufacturing, Perishable Goods Manufacturing, Refining and Salvaging are excluded.

(3) Performance Standards - The following performance standards shall apply to all uses within Development Area E.

a. Noise or Vibration - No noise or vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for: Three minutes or more duration in any one hour of the day between the hours of seven a.m. to seven p.m.; or

Thirty seconds or more duration in any one hour during the hours of seven p.m. and seven a.m.

b. Smoke - No emission of smoke from any source shall be permitted.

c. Odors - No emission of odorous gases or other odorous matter shall be permitted.

d. Fly Ash, Dust Fumes, Vapors, Gasses and other Forms of Air Pollution - No emission shall be permitted which can cause any damage to health, damage to animals or vegetation, or damage to or soiling of other forms of property.

e. Liquid and Solid Waste - No waste shall be discharged in the streets, drainageways or on any property except in appropriately designed disposal systems.

f. Radioactive Materials - Manufacturing activities involving the use, storage, or disposal of radioactive materials are prohibited except for those materials:

Which do not become an integral part of the manufactured product, or

which are exempt from licensing requirements by the Arizona Atomic Energy Commission or its legally established successor, or Used for medical diagnosis and therapy and for educational or industrial research and development.

For the purpose of this subsection, "research and development" means either

- (1) Theoretical analysis, exploration or experimentation, or
- (2) The extension of investigative findings and theories of a scientific or technical nature into practical application of experimental and demonstration purposes, including production and testing of models, equipment, materials, etc.

Certifications: The Zoning Administrator shall not issue a permit for any use until:

- (1) The applicant has provided the required number of plans showing any certificates that may be required by the department of transportation and flood control district, traffic engineer and health department director, certifying that said use complies with all laws and regulations under their jurisdiction; and
- (2) The Zoning Administrator has determined that the use complies with this section.

Conditions for Secondary Uses: No use permit for secondary uses shall be granted unless the following conditions are met:

The use shall be compatible with the other uses in the Development Area E and with any neighboring residential developments and in particular shall not unduly affect them due to:

- (1) Increased automobile traffic, and
- (2) Noise generated from within the site;

Evidence is provided of a need related to a primary use;

Such a use shall be intended primarily for the personal convenience of employees;

The floor area for secondary uses shall not exceed 10 percent of the total enclosed floor area on the site;

No sign or window display shall be visible from any public way; Entrance to such shall be only from the interior of the industrial site.

4. Property Development Standards

a. Minimum property size - None

b. Maximum Total Building Coverage - ~~33%~~ 50%

c. Building Height - ~~35 feet on property fronting Oracle Road or 42 feet for building locations utilizing a setback equal to or greater than the setback from Oracle Road to the westernmost Garrett AiResearch building.~~

36 FEET ON PROPERTY FRONTING ORACLE ROAD OR 50 FEET, EXCEPT WHEN THE PROPERTY IS WITHIN 150 FEET OF A PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES THEN THE BUILDING HEIGHT SHALL BE LIMITED TO 42 FEET.

d. There shall be not less than ten (10) feet between an accessory building and a main building or between two main buildings.

THE ABOVE DISTANCE SHALL BE MEASURED FROM THE ABUTTING EDGE OF ANY PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES TO THE CLOSEST PROPERTY LINE OR LEASE LINE OF THE TECH-PARK DEVELOPMENT. THE LIMIT OF THE PROPERTY LINE OR LEASE LINE SHALL INCLUDE ALL REQUIRED PARKING, LANDSCAPING, AND SETBACKS OF THE TECH-PARK DEVELOPMENT.

e. Landscaping Requirements - A minimum of 10% of the site area (lot) shall be permanently landscaped using planting material from the approved list. All landscaping plans will be approved per La Reserve or Foothills Business Park Conditions, Covenants and Restrictions-50-

f. Minimum Setback Requirements

(1) 50 foot minimum building setback from the outer edge of the right-of-way of ~~U.S. 89.~~ ORACLE ROAD.

(2) 25 foot building setback from any road.

(3) 40 foot building setback from any residential development.

g. Minimum Yard Requirements

(1) 25 foot Front Yard

(2) 15 foot Side Yards

(3) 20 foot Rear Yards

h. Walls, Fences and Screening - to be constructed per owners specifications as shown in Exhibits O, P and Q.

i. Required Parking - shall be in accordance with the required parking schedule as described in Section XII.

j. Signs - The provisions of Chapter XVI of the Plan shall apply.

*NOTE: Projects within the Foothills Business Park (a portion of this Development Area E) will be reviewed and approved not under the La Reserve CC&R's (as defined herein) but instead will be consistent with that declaration of establishment of the Covenants, Conditions and Restrictions for Foothills Business Park as recorded in Book 7230, pages 1309 through 1329.

EXHIBIT "C"

AMEND the following in Section 23, Section 25, Section 27, Chapter 31 and Addendum H of the Zoning Code. Additions shown in ALL CAPS, Deletions shown in strikethrough

Section 23.1 Districts and Boundaries Thereof

B. Purpose of Districts

18. T-P Technological Park District

~~This district provides for administrative, research and specialized manufacturing activities at a low intensity. THIS DISTRICT IS INTENDED TO PROVIDE HIGH QUALITY EMPLOYMENT OPPORTUNITIES, SUCH AS RESEARCH AND DEVELOPMENT, BIOTECHNOLOGY, AND OTHER SIMILAR INDUSTRIES. Uses include a mix of light industrial, professional office, office/showroom, office/warehouse, ASSEMBLY AND DISTRIBUTION, ancillary retail services and related uses. THESE USES GENERALLY OCCUR IN A BUSINESS PARK-TYPE ENVIRONMENT WITH CLUSTERED BUILDINGS AND INWARD FOCUSED ACTIVITY-All uses shall be of a non-nuisance type and minimal scale having low silhouette, a variety of separate building masses and landscaped areas. This district is to provide employment near residential areas and the development standards are intended to be compatible to adjacent residential AREAS. uses and provide a park-like setting for employment.~~

TABLE 23-1: PERMITTED USES

		Single-Family										Multi-Family				Commercial			Other			
USE CATEGORY	SPECIFIC USE TYPE	R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	NOTES	
ACCESSORY USES																						
Accessory Uses	Accessory Buildings and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	23.6 25.2.A	
AGRICULTURAL USES																						
Agriculture	Commercial Stables	C	C	C																	25.1.B.4	
	Farms and Ranches	C	P	C	C	C	C	C	C												25.1.B.10	
	Marketing of Products Raised on the Premises		P																		25.1.B.18	
	Medical Marijuana Dispensary Off-site Cultivation Location, Designated Caregiver Cultivation Location, Designated Qualifying Patient Cultivation Location															P	P				25.1.B.19	
	Plant Nursery															C	C	P				
COMMERCIAL USES																						
Food and Beverage	Bars														P	P	P		A		25.1.B.3	
	Distillery																			C P		
	Entertainment at Bars or Restaurants															C	C				25.1.B.9	
	Food Processing, Artisanal															P	P					

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USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			NOTES	
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S		
	Microbrewery															A	A P		A P		25.1.B.20	
	Mobile Food Units, Including Food Trucks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.B.21	
	Restaurant														A			P	P	P	A	23.8.F
	Restaurant With Drive-in/Drive-thru																	C	C	C		25.1.B.6 25.1.B.25
Manufacturing & Processing	FOOD PROCESSING, ARTISANAL															P	P		P			
	Food Processing, Large Scale																			C	25.1.B.13	
	Manufacturing Services, Heavy																			C		
	Manufacturing Services, Light																P		P		25.1.B.17	
	WAREHOUSING, HEAVY																			C		
	WAREHOUSING, LIGHT																			A		
Office & Professional	Communication Studios															P	P		P			
	Offices															P	P	P	P	P		
	RESEARCH AND DEVELOPMENT																P	P		P		
Retail Sales	Convenience Market															C	C	C			25.1.B.6	
	Drive-thru Uses															C	C	C			25.1.B.6	

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USE CATEGORY	SPECIFIC USE TYPE	Single-Family										Multi-Family				Commercial			Other			NOTES		
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S				
																								25.1.B.8
	General Retail														P	P	P			A				23.8
	Grocery Store														P	P	P							23.8
	Medical Marijuana Dispensary															P	P							25.1.B.20
	WHOLESALE																C		P					
Service	Animal Services														P	P	P							25.1.B.2
	Commercial or Fine Arts Studio														P	P	P	P						
	Daycare														C	C	P	P	P	P	A			25.1.B.7
	Drive-thru Uses, Not Including Banks															C	C	C						25.1.B.6 25.1.B.8
	Financial Services															C		P	P	P		A		
	Funeral Services																	P	P					
	Household Services																	P	P					
	Medical Services – Inpatient															C	P	PG		P				
	Medical Services – Outpatient															C	C	P						
	Personal Services															P		P	P	P		A		
	Private Clubs Without Entertainment																	P	P	P				25.1.B.23

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USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			NOTES	
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S		
	Private Clubs With Entertainment															C	C	C				25.1.B.9
	Self-Storage																	C		C		
	Senior Care Facility												P	P	P	P	P					25.1.B.26
Service (cont.)	Sexually Oriented Businesses																	C				25.1.B.27
	Technical Services																P	P		P		
	Theater																C	P				
Vehicle	Gas Stations																C	C				25.1.B.6 25.1.B.14
	Parts Store															C	P	P				25.1.B.29
	Rental Establishments, Less Than 10 Vehicles													A			P	P		A		25.1.B.30
	Rental Establishments, Over 10 Vehicles																C	C				25.1.B.30
	Rental Establishments, Moving Services																C	C				25.1.B.30
	Repair Facilities																C	C				25.1.B.31
	Sales																C	C				
	Storage Facility, Including Parking Garage												P	P			P	P	P			

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		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	
	Washes/detailing														C	C					25.1.B.6 25.1.B.31
Visitor Accommodation	Boarding House or Lodging House												C	C	C						
	Guest Ranches												P								
	Hotels/motels												P			C	P		C		
	Resorts												P								25.1.B.33
	Short-term Rental Properties	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
PUBLIC, INSTITUTIONAL AND CIVIC USES																					
Public, Institutional, Civic	Arts & Cultural Use	A	A	A	A	A	A	A	A	A	A	A	P	P	A	P	P	P	P		
	Cemetery		C																		
	Fire Stations and Rescue Facilities, Private															P	P	P		P	25.1.B.12
	General Aviation	P																			
	Golf Course	C	C	C	C	C	C	C	C				C								24.6 25.1.B.15
	Golf Driving Range or Miniature Golf, Stand Alone																	C			25.1.B.15
	Government Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

TABLE 23-1: PERMITTED USES

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USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			NOTES	
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S		
	Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.B.24	
	Schools, Private														C		C	P	P	P	C	
	Schools, Public Including Charter Schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Utilities, Privately Owned																C	C	C			
	Utility Poles and Above Ground Wires, New	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	25.1.B.22
Recreation	Buildings and Facilities, Not-for-Profit Community Service Organizations, such as Boys & Girls Clubs or YMCA	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		P	C	
	Buildings and Facilities, Private, Including Fitness Centers or Health Spas																P	P	P		P	25.1.B.16
	Buildings and Facilities With Outdoor Activities, Private, Including Fitness Centers or Health Spas																€	€	€		€	
RESIDENTIAL USES																						
Residential	Apartments																					26.5
	Assisted Living Home	P	P	P	P	P	P	P	P	P		P	P									25.1.B.1

TABLE 23-1: PERMITTED USES

		Single-Family									Multi-Family				Commercial			Other			
USE CATEGORY	SPECIFIC USE TYPE	R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	NOTES
	Dwelling Units, Single-Family	P	P	P	P	P	P	P	P				P	P				P*			*23.6.D.1 26.5
	Dwelling Units, Site-Delivered, Single-Family									P											
	Dwelling Units, Attached, Including Condominium, Patio Home or Townhouse										P	P	P	P							26.5 23.7
	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P							25.2.D
	Model Homes, Including Temporary Real Estate Office	P	P	P	P	P	P	P	P	P	P	P	P	P							25.1.B.28
OTHER USES																					
Other	Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25.1.B.5
	Communication Facilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	25.1.B.5
	Communication Facilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.B.5

Table 23-2a: Dimensional Requirements

Zoning District	Minimum Property Size	Yard Setbacks (feet)			Maximum Building Height	Min. Open Space	Max. Floor Area Ratio	Addl Regs
		Front	Side	Rear				
CN	0 acres	20*	0-50*	0-50*	25 feet or 2 stories*	25%	.25	23.8.B
C-1	5 acres	20*	0-50*	0-50*	25 feet or 2 stories*	20%	.30	23.8.C
C-2	10 acres	20*	0-50*	0-50*	30 feet or 2 stories*	20%	.40	23.8.D
PS	5 acres (schools only)	*	*	*	1 story and 24-45 feet*	25%		23.8.E
T-P	3 acres	3:1 20*	0-50*	0-50*	34-36 feet*	25%	.50*	23.8.F
POS		0-50*	0-50*	0-50*	1 story and 25-45 feet*	*	.15*	23.8.G

Section 23.8 Property Development Standards for Nonresidential Districts

B. C-N Neighborhood Commercial District

2. Building Height

a. If a contiguous residential district has a more restrictive height standard, all buildings within eighty-five (85) feet of the property line of contiguous R-1 single-family residentially zoned property shall conform to that more restrictive standard of the contiguous zone.

b. ~~Architecturally appropriate elements such as bell towers or mechanical screening may exceed this limitation by no more than seven (7) feet, subject to approval by the Planning Division Manager. Additional height for architectural elements, up to thirty-five (35) feet, must be approved by the Town Council.~~

B. ARCHITECTURAL DESIGN FEATURES SUCH AS CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT MAY EXCEED THIS LIMITATION BY NO MORE THAN TEN (10) FEET.

4. SITE PERIMETER Yards and Setbacks

Front: TWENTY (20) FEET OR Where adjacent to a residential district, the front setback regulations of the residential district shall apply; WHICHEVER IS GREATER

a. Side and Rear Setbacks:

- i. ~~Fifty (50) feet or 3:1, whichever is greater (setback to building height) where the lot abuts a single-family residential district or abuts an alley that is adjacent to a single-family residential district~~ PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES, WHICHEVER IS GREATER
- ii. Twenty-five (25) feet where the lot abuts a multi-family residential or nonresidential district.

C. C-1 Commercial District

2. Building Height

Architectural DESIGN FEATURES ~~elements~~ such as ~~bell towers~~, CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT may exceed this limitation by no more than ten (10) feet. ~~subject to approval by the Planning and Zoning Commission.~~

D. C-2 Commercial District

1. Building Height

Architectural DESIGN FEATURES ~~elements~~ such as ~~bell towers~~, CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT may exceed this limitation by no more than ten (10) feet. ~~subject to approval by the Planning and Zoning Commission.~~

F. T-P Technological Park District

1. BUILDING HEIGHT

A. ARCHITECTURAL DESIGN FEATURES SUCH AS CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT MAY EXCEED THIS LIMITATION BY NO MORE THAN TEN (10) FEET.

1. Retail Sales Uses

~~Retail sales are allowed as an ancillary use directly related to and contained within the structure of the primary use.~~

2. Floor Area Limits-ANCILLARY USES

- a. ANCILLARY USES MAY ONLY BE SITED WITHIN A MASTER PLANNED DEVELOPMENT.
- b. Ancillary uses shall be no greater than ~~five thousand (5,000) square feet~~ THIRTY PERCENT (30%) of gross floor area per individual business, except that expansions may be allowed with a conditional use permit.
- c. The gross floor area of ancillary uses, not contained within a primary use facility, is limited to no more than twenty percent (20%) OF THE TOTAL ~~developed~~ gross floor area OF THE DEVELOPMENT.
- d. ~~The gross floor area of any one (1) structure shall not exceed fifteen thousand (15,000) square feet on lots less than ten (10) gross acres, except that expansions may be allowed with a conditional use permit.~~

3. Courtyards and Pedestrian Malls

- a. A portion of the development shall be oriented towards a landscaped courtyard or mall with seating areas and all or a portion of the required public art.
- b. The courtyard or mall shall be a minimum of two percent (2%) of the net lot area of the site in square feet, which shall be considered to be part of the required open space.
- c. The courtyard/mall requirement may be waived OR REDUCED by Town Council based on a suitable alternative design solution. ~~being presented to and approved by the Planning and Zoning Commission.~~

4. SITE PERIMETER Yards and Setbacks

- a. ~~Front Yard: A ratio of three to one (3:1), shall be used. For buildings less than a height of twenty-five (25) feet, a ratio of two to one (2:1) will be permitted.~~ TWENTY (20) FEET OR WHERE ADJACENT TO A RESIDENTIAL DISTRICT, THE FRONT SETBACK REGULATIONS OF THE RESIDENTIAL DISTRICT SHALL APPLY; WHICHEVER IS GREATER
- b. Side and Rear Setbacks:
 - i. Fifty (50) feet or 3:1 ~~whichever is greater~~ (setback to building height) where the lot abuts a PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES, WHICHEVER IS GREATER ~~a residential district or abuts an alley that is adjacent to a residential district.~~
 - ii. TWENTY-FIVE (25) FEET WHERE THE LOT ABUTS A MULTI-FAMILY RESIDENTIAL OR NONRESIDENTIAL DISTRICT.

Section 25.1 Requirements for Specific Uses

A. General Requirements for All Non-Residential Uses

6. Odors

A. DURING THE BUILDING PERMIT PROCESS, AN ODOR ABATEMENT PLAN IS REQUIRED FOR ANY USE WHICH MAY EMIT ODOROUS MATTER DISCERNIBLE BEYOND THE ON-SITE PROPERTY BOUNDARY. USES INCLUDE RESTAURANTS, MANUFACTURING, PROCESSING, MEDICAL MARIJUANA CULTIVATION, DISTILLERIES, MICRO-BREWERIES, OR SIMILAR USES, AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR. ~~All restaurants, manufacturing and senior care uses shall provide an odor abatement plan at the time of Final Design submittal. The plan is subject to Planning and Zoning Administrator approval. Decisions may be appealed to the Board of Adjustment.~~

B. The odor abatement plan must contain the following elements:

- i. ~~An inventory of potential or identified odor EMITTING emission point sources associated with the industry or land use.~~ ACTIVITIES OR PROCESSES THAT TAKE PLACE AT THE SITE, THE SOURCES OF OCCURRENCE AND LENGTH OF TIME THE OCCURRENCE LASTS.
- ii. AN ODOR CONTROL plan detailing best available control technologies and appurtenances designed to eliminate or achieve the maximum reduction of odor emission from an emission point source inclusive of, ~~but not necessarily limited to certain processes, procedures or operating methods intended to mitigate or control odor.~~ THE ADMINISTRATIVE AND ENGINEERING CONTROLS THE FACILITY WILL IMPLEMENT TO CONTROL ODORS.
 - A. ADMINISTRATIVE CONTROLS INCLUDE PROCEDURAL ACTIVITIES, STAFF TRAINING PROCEDURES, RECORDKEEPING AND FORMS.
 - B. ENGINEERING CONTROLS INCLUDE SYSTEM DESIGN, OPERATIONAL PROCESSES AND A MAINTENANCE PLAN.
- iii. A specification of the documentation that will be made available for Town review which will verify the data produced by the monitoring equipment, and which will verify that processes and procedures are conducted consistent with the specifications in the facility's odor control study and plan.
- iv. A schedule for the implementation and installation of the control technologies, appurtenances and monitoring instrumentation.
- v. An acknowledgment of the authority of the Town and/or County and its agents to enter into the facility and its property to investigate complaints and to verify the facility's adherence to the compliance plan.

C. AT THE DISCRETION OF THE PLANNING AND ZONING ADMINISTRATOR, THE REQUIREMENT FOR AN ODOR ABATEMENT PLAN MAY BE WAIVED, IF DEEMED UNNECESSARY AS THE NATURE OF OPERATIONS CREATE A LOW RISK OF EMITTING OBJECTIONABLE ODORS. THE WAIVER IS SUBJECT TO RECONSIDERATION AND MAY BE

REVOKED, IF ODORS ARE DETERMINED TO BE OBJECTIONABLE AFTER OCCUPANCY AND USE.

B. Requirements for Specific Non-Residential Uses

~~12. Food Processing, Artisanal~~

~~a. Artisanal food processing uses shall not exceed fifteen thousand (15,000) square feet in gross floor area.~~

13. Food Processing, Large Scale

~~a. Food processing uses greater than fifteen thousand (15,000) square feet of gross floor area.~~

a.b. No slaughterhouses, meat processing and/or packing plants, or any other facilities used in the reduction of animal matter, or rendering of fats or oils are permitted.

16. Health Studio or Fitness Center

a. All activities must be ~~indoor~~ CONDUCTED within an entirely enclosed building OR A FULLY SCREENED YARD IN ACCORDANCE WITH SECTION 25.1.A.4.

17. Manufacturing Services

a. All activities must be conducted within an entirely enclosed building, ~~including the storage of all materials.~~ OR A FULLY SCREENED YARD IN ACCORDANCE WITH SECTION 25.1.A.4.

b. ALL Loading areas, INCLUDING DOCKS AND PLATFORMS shall not be visible from any property used or intended for residential purposes.

b. MANUFACTURING SERVICES SHALL BE CONDUCTED IN CONFORMANCE WITH ALL OF THE FOLLOWING OR A CONDITIONAL USE PERMIT WILL BE REQUIRED IN ACCORDANCE WITH SECTION 22.5.

c. ~~None of the following shall be discernible at the property line:~~

I. Noise

NOISE SHALL NOT BE DISCERNIBLE AT THE PROPERTY LINE.

II. Odor

EMISSION OF ODOROUS MATTER IN SUCH A MANNER TO CREATE A NUISANCE OR HAZARD BEYOND THE PROPERTY LINE SHALL NOT BE PERMITTED. AT THE DISCRETION OF THE PLANNING AND ZONING ADMINISTRATOR AN ODOR ABATEMENT PLAN MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25.1.A.6.

III. Vibration

a) WHEN THE DEVELOPMENT ABUTS A PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES, VIBRATION SHALL NOT BE DISCERNIBLE BEYOND THE PROPERTY LINE.

b) WHEN THE DEVELOPMENT ABUTS A PROPERTY USED OR INTENDED FOR NON-RESIDENTIAL PURPOSES, VIBRATION SHALL NOT BE DISCERNIBLE BEYOND THE PROPERTY LINE TO THE HUMAN SENSE OF FEELING FOR A DURATION OF THREE MINUTES OR MORE IN ANY ONE HOUR OF THE DAY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. OR OF A DURATION OF 30 SECONDS OR MORE IN ANY ONE HOUR BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M.

IV. Glare/Heat

ANY ACTIVITY PRODUCING INTENSE GLARE OR HEAT SHALL NOT BE DISCERNIBLE AT THE PROPERTY LINE.

V. FLY ASH, DUST FUMES, VAPORS, GASSES AND OTHER FORMS OF AIR POLLUTION

NO EMISSION SHALL BE PERMITTED WHICH CAN CAUSE ANY DAMAGE TO HEALTH, DAMAGE TO ANIMALS OR VEGETATION, OR DAMAGE TO OR SOILING OF OTHER FORMS OF PROPERTY.

VI. LIQUID AND SOLID WASTE

NO WASTE SHALL BE DISCHARGED IN THE STREETS, DRAINAGE WAYS OR ON ANY PROPERTY EXCEPT IN APPROPRIATELY DESIGNED DISPOSAL SYSTEMS.

~~20. Microbrewery~~

~~a. No microbrewery may produce more than three hundred thousand (300,000) gallons annually.~~

~~b. A microbrewery may be permitted as an ancillary use to a restaurant not to exceed forty percent (40%) of the gross floor area~~

33. Visitor Accommodations

a. ~~In the R-4R District,~~ Commercial uses are permitted appurtenant to visitor accommodation use types, such as restaurants, excluding drive-in or drive-through types, cocktail lounges, and small retail shops; provided, that the entrance to any such appurtenant use shall be from the lobby, arcade, or interior patio, unless otherwise approved by the Planning and Zoning Commission.

34. WAREHOUSING

- a. A SHOWROOM IS PERMITTED AS AN ANCILLARY USE IN ACCORDANCE WITH SECTION 23.8.F.
- b. ALL LOADING AREAS, INCLUDING DOCKS AND PLATFORMS SHALL NOT BE VISIBLE FROM ANY PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES.
- c. ALL OUTDOOR ACTIVITY SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 25.1.A.4 AND FULLY SCREENED IN ACCORDANCE WITH SECTION 27.6.C.5.
- d. WAREHOUSING SERVICES SHALL BE CONDUCTED IN CONFORMANCE WITH ALL OF THE FOLLOWING OR A CONDITIONAL USE PERMIT WILL BE REQUIRED IN ACCORDANCE WITH SECTION 22.5
 - I. NOISE
NOISE SHALL NOT BE DISCERNIBLE AT THE PROPERTY LINE.
 - II. ODOR
EMISSION OF ODOROUS MATTER IN SUCH A MANNER TO CREATE A NUISANCE OR HAZARD BEYOND THE PROPERTY LINE SHALL NOT BE PERMITTED. AT THE DISCRETION OF THE PLANNING AND ZONING ADMINISTRATOR AN ODOR ABATEMENT PLAN MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25.1.A.6.
 - III. HAZARDOUS MATERIAL
THE KEEPING OF EXPLOSIVE, HIGHLY COMBUSTIBLE, CORROSIVE, TOXIC, HIGHLY OXIDIZING, RADIOACTIVE OR OTHER HAZARDOUS MATERIALS SHALL NOT BE PERMITTED.
 - IV. SAFETY
THE DISTRIBUTION OF GOODS SHALL NOT RESULT IN THE CREATION OF TRAFFIC HAZARDS OR UNDUE CONGESTION ON ANY PUBLIC OR PRIVATE STREET

Section 27.10 Environmentally Sensitive Lands

D. Environmentally Sensitive Lands Conservation System

3. Conservation Categories

ESL conservation system categories and related conservation requirements are listed below.

f. Scenic Resources Category

vi. Site Development

Oracle Road Scenic Corridor Overlay District (ORSCOD) and Tangerine Road Corridor Overlay District (TRCOD)

(D) Employment/Institutional Regulations

Campus developments on larger sites are especially desirable for preserving view corridors, adding variety to the specific plan area and creating activity balance with in-community destination sites. Special attention is required to maintain the corridor's structural scale and efficient traffic management. Zoning district requirements apply, except as hereinafter provided, for properties classified under Sections 23.8.E, Private Schools (PS), and 23.8.F, Technological Park (T-P) Districts and located within the Oracle Road Scenic Corridor District.

(i) Access to Oracle Road. Campus uses require a minimum frontage of six hundred sixty (660) feet on Oracle Road or other arterial streets, with roadway access located so as to be at least three hundred (300) feet from an established entry point to an adjacent property or street:

(A) Multiple entries may be required if traffic projections for the proposed use so warrant.

(B) Signalization, at appropriate spacing, is permitted only if warranted according to Arizona Department of Transportation criteria.

(ii) Required Setbacks. ~~A setback of not less than one hundred fifty (150) feet from the Oracle Road right-of-way is to be provided, the front one hundred (100) feet of which shall be landscaped or natural open space.~~ THE COMMERCIAL DEVELOPMENT REGULATIONS, SUBSECTION D.3.f.vi.a.3.C.ii. SHALL ALSO APPLY.

Natural open space or landscaped buffers (which may include natural washes) of not less than ~~one hundred (100)~~ FORTY (40) feet in width are required ~~as~~ WITHIN THE side or rear ~~setbacks~~ YARDS WHERE ~~to any~~ adjacent TO ANY PROPERTY USED OR INTENDED FOR residential ~~district.~~ PURPOSES.

~~(iii) Density/Bulk. Development intensity for institutional or employment campus uses is limited to a maximum of 0.3-0.5 FAR and may be further limited by the Town Council.~~

(iv) Landscaping Treatments. Not less than twenty-five percent (25%) of the gross site area is to be devoted to common landscaped or natural open space recreation area.

(v) View Corridors. The applicant shall be responsible for identifying view corridors as provided in subsection D.3.f.iv of this section. FLEXIBILITY FROM THE VIEW CORRIDOR REQUIREMENTS DEFINED BELOW SHALL BE DETERMINED BY EXPRESS APPROVAL OF THE PLANNING AND ZONING COMMISSION.

THE COMMERCIAL DEVELOPMENT REGULATIONS, SUBSECTION D D.3.f.vi.a.3.C.v. OF THIS SECTION, SHALL APPLY.

~~(A) Along the west side of Oracle Road, buildings over eighteen (18) feet or other structures, including walls, signs or mechanical equipment over four (4) feet in height, may not be placed within one hundred fifty (150) feet of any identified view corridor without express Planning and Zoning Commission approval.~~

~~(B) Along the east side of Oracle Road, a minimum of sixty percent (60%) of the frontage to a depth of three hundred (300) feet along the east side of Oracle Road is maintained as a view corridor and is not used for building purposes. Building exposures will be measured to calculate the view corridor percentage. For properties along the east side of Oracle Road, with an average depth of four hundred (400) feet or less, or containing less than two (2) acres in size, building heights in excess of twenty five (25) feet (as permitted by underlying zoning) shall be limited to forty percent (40%) of the frontage. The remaining buildable area heights shall be limited to twenty five (25) feet.~~

5) Tangerine Road Corridor Overlay District Use Provisions

(C) Employment and Institutional Regulations

Sites for campus-type developments are established within the Tangerine Corridor's natural context to create unique, unobtrusive opportunities for employment and institutional activity centers. Construction shall comply with the following provisions in addition to the applicable regulations of the underlying zoning district.

(1) Roadway Access

Access provisions of subsection [D.3.f.vi.b.5.A.i](#) and [D.3.f.vi.b.5.A.ii](#) of this section apply; however, multiple access points from Tangerine Road may be appropriate for institutional developments exceeding twenty (20) acres in area, which experience high peak hour traffic demand. Construction of a public roadway perpendicular to Tangerine, separated by not less than one-quarter (1/4) mile from any arterial intersecting Tangerine, may be approved for the purpose of providing multiple entries to the campus. Secondary, alternative access to an intersecting arterial is also desirable.

(2) Required Setbacks

The commercial development regulations, subsection [D.3.f.vi.b.5.B.ii](#) of this section, shall also apply.

(3) Building Height

The commercial development regulations, subsection [D.3.f.vi.b.5.B.iii](#) of this section, shall apply.

(4) Building Bulk

The following structural volumes may be built within the development envelopes established by required setbacks:

(a) The overall campus building area shall not exceed the FAR for the appropriate zoning district.

(b) Buildings within the campus core (an area representing one-quarter (1/4) or less of the total site area surrounded by an equidistant peripheral band with lesser or no structural development; see Figure 27.10-12) shall not exceed 0.8 FAR.

(c) Building area within peripheral area shall not exceed 0.4 0.5 FAR or the FAR for the appropriate zoning district, whichever is less.

~~(5) Land Use Distinctions~~

Uses permitted in the underlying zoning districts as determined by the Planning and Zoning Administrator shall be permitted except that the following may be sited only within master planned institutional or employment developments at a distance of two hundred (200) feet or more from the development's nearest entry point:

- ~~(a) Office buildings exceeding two (2) stories or thirty (30) feet in height.~~
- ~~(b) Research, fabricating or manufacturing structures exceeding one (1) story or twenty-four (24) feet in height.~~
- ~~(c) Hospitals/senior care facilities exceeding two (2) stories or thirty (30) feet in height.~~
- ~~(d) Warehouse structures.~~

(65) View Preservation

The commercial development regulations, subsection [D.3.f.vi.b.5.B.vi](#) of this section, shall apply.

(76) Site Planning

The commercial development regulations, subsection [D.3.f.vi.b.5.B.vii](#) of this section, shall apply.

Chapter 31. Definitions

DISTILLERY

A BUILDING OR USE THAT HAS A SERIES 18 LIQUOR LICENSE AND PRODUCES NO MORE THAN 20,000 GALLONS OF DISTILLED SPIRITS ANNUALLY.

Manufacturing

~~The fabricating or assembling of materials into finished or partially finished products by hand or by the use of machinery.~~

Manufacturing Services

~~An establishment whose primary business is the manufacturing of parts or materials into finished or partially finished products. These may include scientific analysis, laboratory or other similar uses. THE COMPOUNDING, PROCESSING, FABRICATING OR ASSEMBLING, PACKAGING OR TESTING OF GOODS OR EQUIPMENT.~~

Heavy

A manufacturing service which may have a negative impact on adjacent properties and that does not comply with Section [25.1.B.17](#)

Light

A manufacturing service which does not have a negative impact on adjacent properties in accordance with Section [25.1.B.17](#).

MASTER PLANNED DEVELOPMENT

A LARGE, MULTI-USE DEVELOPMENT PLANNED AND DEVELOPED IN A COMPREHENSIVE MANNER.

Medical Services

An establishment providing INPATIENT OR OUTPATIENT medical care and/or treatment to patients, INCLUDING HOSPITALS, SURGERY CENTERS OR URGENT CARE FACILITIES.

Inpatient

~~An establishment providing medical care and/or treatment to patients for one (1) or more nights, including hospitals or surgery centers.~~

Outpatient

~~An establishment providing medical care and/or treatment to patients who are released and do not remain overnight, including urgent care facilities.~~

RESEARCH AND DEVELOPMENT

THE CONDUCTING OF RESEARCH OF A COMMERCIAL, INDUSTRIAL, OR SCIENTIFIC NATURE, INCLUDING ANALYTIC, DIAGNOSTIC, PROCESSING, TESTING OR EXPERIMENTATION AND OTHER TYPES OF LABORATORY SERVICES BUT NOT FOR THE MANUFACTURE OR SALE OF PRODUCTS EXCEPT AS INCIDENTAL TO THE MAIN PURPOSE OF THE LABORATORY.

SITE PERIMETER SETBACK

MEASURED FROM THE PROPERTY LINE OF THE OUTER EDGE OF A DEVELOPMENT ENVELOPE CONTAINING ALL OF THE BUILDINGS

Technical Services

.....
An establishment providing services to businesses or individuals of a technical nature, including mail service, printing, photocopying, DATA and computer access centers.

Warehouse

.....
~~A building or buildings~~ AN ESTABLISHMENT WHERE THE PRIMARY SERVICE IS used for the storage AND DISTRIBUTION of goods of any type and where ~~no retail operation is conducted~~ A SHOWROOM IS PERMITTED AS AN ANCILLARY USE.

HEAVY

A WAREHOUSING ESTABLISHMENT WHICH MAY HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES AND THAT DOES NOT COMPLY WITH SECTION 25.1.B.34

LIGHT

A WAREHOUSING ESTABLISHMENT WHICH DOES NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES IN ACCORDANCE WITH SECTION 25.1.B.34.

Addendum H: Scenic Resources Area Design Guidelines

iv. Employment and Institutional

- a) Adjacent to ~~residential districts~~ PROPERTIES USED OR INTENDED FOR RESIDENTIAL PUPPOSES, setbacks of the residential district are to be met or exceeded, and to include a masonry wall with landscaping as augmentation.
- b) No outdoor storage visible from Oracle Road or adjacent residential neighborhoods.
- c) Provide pathway links to internal recreation facilities and external pathways and routes.

- d) Maintain view corridors through the site.
- e) ~~No parking or access driveways within required setbacks.~~