

ORDINANCE NO. (O)22-01

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING ORO VALLEY ZONING CODE CHAPTER 27, GENERAL DEVELOPMENT STANDARDS, SECTIONS 27.7, OFF-STREET PARKING, 27.8, OFF-STREET LOADING, AND OTHER RELATED SECTIONS AND CHAPTERS AS WELL AS REMOVING THE PARKING STANDARDS FROM THE PLANNED AREA DEVELOPMENTS FOR EL CONQUISTADOR COUNTRY CLUB, EL CORREDOR, LA RESERVE, MONTERRA HILLS, NAKOMA SKY, RANCHO VISTOSO, RIVERS EDGE/MELCOR, ROONEY RANCH, AND STEAM PUMP VILLAGE, (THE “COMPREHENSIVE PARKING CODE AMENDMENTS”), TO UPDATE THE TOWN OF ORO VALLEY’S ZONING CODE PARKING RATIOS

WHEREAS, on March 31, 1981, the Mayor and Council approved Ordinance (O) 81-58, which adopted that certain document entitled “Oro Valley Zoning Code Revised” (OVZCR); and

WHEREAS, it is necessary to amend OVZCR Chapter 27, General Development Standards, Sections 27.7, Off-Street Parking, 27.8, Off-Street Loading, and other related sections and chapters as well as removing the parking standards from the Planned Area Developments (PAD) for El Conquistador Country Club, El Corredor, La Reserve, Monterra Hills, Nakoma Sky, Rancho Vistoso, Rivers Edge/Melcor, Rooney Ranch, and Steam Pump Village, (the “Comprehensive Parking Code Amendments”) to right size parking space ratios, remove separate PAD parking standards, enable alternative use of parking lots, revise the Individual Performance (Alternative Parking Ratio) approval process, and make other miscellaneous changes to code related to parking; and

WHEREAS, the Planning and Zoning Commission held a meeting on December 7, 2021 and voted to recommend approval of amending the Comprehensive Parking Code Amendments; and

WHEREAS, the Mayor and Council have considered the proposed amendments and the Planning and Zoning Commission’s recommendation regarding the changes to the Comprehensive Parking Code Amendments, and finds that they are in the best interest of the Town.

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

SECTION 1. the “Comprehensive Parking Code Amendments” declared a public record by Resolution No. (R)22-01 and incorporated herein by reference are hereby adopted.

SECTION 2. All Oro Valley Ordinances, Resolutions, or Motions and part of Ordinances, Resolutions or Motions of the Council in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. 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 Mayor and Town Council of the Town of Oro Valley, Arizona, this 5th day of January 2022.

TOWN OF ORO VALLEY

Joseph C. Winfield, Mayor

ATTEST:

APPROVED AS TO FORM:

Michael Standish, Town Clerk

Tobin Sidles, Legal Services Director

Date: _____

Date: _____

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COMPREHENSIVE PARKING CODE
AMENDMENTS

TABLE OF CONTENTS

Zoning Code Amendments Cover Page	Page 3
Chapter 23, Zoning Districts	Page 4
Chapter 24, Supplementary District Regulations	Page 8
Chapter 25, Use Regulations	Page 12
Chapter 26, Subdivision and Site Plans	Page 32
Chapter 27, General Development Standards	Page 37
Chapter 31, Definitions	Page 74
Planned Area Developments Amendments Cover Page	Page 76
El Conquistador Country Club Planned Area Development	Page 77
El Corredor Planned Area Development	Page 82
La Reserve Planned Area Development	Page 84
Melcor / River's Edge Planned Area Development	Page 92
Monterra Hills Planned Area Development	Page 106
Nakoma Sky Planned Area Development	Page 108
Rancho Vistoso Planned Area Development	Page 109
Rooney Ranch Planned Area Development	Page 113
Steam Pump Village Planned Area Development	Page 124

ZONING CODE AMENDMENTS

Deletions are shown with ~~strike through~~, additions are shown in CAPS, sections which were unchanged are indicated as such in **CAPS, bold and underline**.

CHAPTER 23

ZONING DISTRICTS

Section 23.1 Districts and Boundaries Thereof

A. Division of Town into Districts; Enumeration

In order to classify, regulate, restrict and separate the use of land, building and structures; and to regulate and to limit the type, height and bulk of buildings and structures; and to regulate the areas of yards and other open areas around and between building and structures; and to regulate the density of dwelling units, the Town is hereby divided into the following districts:

1. Single-Family Residential Districts

R1-300 Single-Family Residential District - 300,000 sq. ft. per lot

R1-144 Single-Family Residential District - 144,000 sq. ft. per lot

R1-72 Single-Family Residential District - 72,000 sq. ft. per lot

R1-43 Single-Family Residential District - 43,560 sq. ft. per lot

R1-36 Single-Family Residential District - 36,000 sq. ft. per lot

R1-20 Single-Family Residential District - 20,000 sq. ft. per lot

R1-10 Single-Family Residential District - 10,000 sq. ft. per lot

R1-7 Single-Family Residential District - 7,000 sq. ft. per lot

2. Multi-Family Residential Districts

R-4 Townhouse Residential District

R-4R Resort District

R-S Residential Service District

R-6 Multi-Family Residential District

3. Commercial and Other Districts

C-N Neighborhood Commercial District

C-1 Commercial District

C-2 Commercial District

PS Private Schools District

T-P Technological Park

~~P-1 Parking District~~

POS Parks and Open Space

4. *Planned Area Districts*

PRD Planned Residential District

PAD Planned Area Development

5. *Supplementary Districts*

HDZ Hillside Development Zone

ORSCOD Oracle Road Scenic Corridor Overlay District

SECTIONS 23.1.B – 23.1.C NO CHANGES

SECTIONS 23.2 – 23.6 NO CHANGES

Section 23.7 Property Development Standards for Multi-Family Residential Districts

SECTIONS 23.7.A – 23.7.D NO CHANGES

D. *R-S Residential Service District*

The provisions of Section [23.4](#) and the following additional requirements shall apply in this district.

1. *Standards for Townhouses*

Whenever dwelling units are to be built as townhouses, the development standards in Section [23.7.B](#) shall apply.

2. *Density*

The minimum gross land area per dwelling unit shall be five thousand four hundred fifty (5,450) square feet.

3. *Open Space Requirements*

- a. There shall be a minimum of thirty-six percent (36%) of the net lot area in open space.
- b. Open space shall be provided in the following proportions:
 - i. A minimum of twelve percent (12%) of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot on public street frontage excluding drives.

EXCEPTION: Where a lot has two (2) or more street frontages, there shall be no less than twenty (20) square feet of open space per one (1) foot of street frontage for one (1) street and no less than ten (10) square feet of open space per one (1) foot of street frontage excluding drives for other street(s). In no case shall a building be closer than twenty (20) feet to the front lot line.

- ii. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of twenty (20) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide space equal to a minimum of ten percent (10%) of the gross size of the dwelling unit. Outdoor living space on the ground level may be included in the open space requirements.

- iii. The remainder of the required open space shall be provided in common open space.

4. *Building Height*

- a. If the R-S development abuts a single-family residential district or an alley abutting a single-family residential district, the Town Council may limit the building height to one (1) story. The Planning and Zoning Commission shall provide a recommendation to the Town Council regarding the building height limitation.

5. *Yards and Setbacks*

- a. Wherever an R-S development abuts an R-1 or R-4 District, or an alley abutting any of those districts, a BUILDING setback of not less than forty (40) feet shall be maintained, except that covered parking may be constructed to within thirty (30) feet of the adjacent TO THE REQUIRED BUFFERYARD district boundary line.
- b. Wherever an R-S development abuts any district other than R-1 or R-4 or abuts an alley adjacent to such other district, a BUILDING setback of not less than twenty (20) feet shall be maintained

except that covered parking may be constructed to ~~within ten (10) feet of the adjacent~~ TO THE REQUIRED BUFFERYARD ~~district boundary line~~.

c. Larger setbacks may be required if the existing or future development of the area around the site warrants such larger setbacks.

d. All areas between a building and a street frontage, except for access drives and walks, shall be open space. Where parking occurs between a building and street, an area thirty-five (35) feet in depth between the street and parking shall be maintained in a landscaped setting. This depth may be decreased to a minimum of twenty (20) feet if special circumstances warrant approval by the Planning and Zoning Commission, such circumstances being:

i. Depressed parking.

ii. Wall and berming.

e. Walls and Fences

i. Walls and fences within the required frontage open space may not exceed three (3) feet in height or except as otherwise approved by the Building Official and the Planning and Zoning Administrator. Decisions may be appealed to the Town Council.

SECTION 23.7.E – NO CHANGES

SECTIONS 23.8 – 23.9 – NO CHANGES

CHAPTER 24

SUPPLEMENTARY DISTRICT REGULATIONS

SECTIONS 24.1 – 24.2 – NO CHANGES

Section 24.3 PRD Planned Residential Development Regulations

A. Purpose

The purpose of the Planned Residential Development District is to encourage imaginative and innovative planning of residential neighborhoods, to encourage the preservation of open space and significant natural features, to offer a wide variety of dwelling unit types, to permit greater flexibility in design of residential neighborhoods and to enable development of parcels of property that would be difficult to develop under conventional zoning and subdivision regulations.

B. Applicability

These provisions apply to any application for a rezoning to the PRD District.

C. Property Development Standards

1. General

All land uses in a PRD District shall conform to the allowable uses and standards of the underlying zoning districts.

Modification of the underlying district's development standards may be allowed, as specifically permitted in this section, where that modification will produce a living environment, landscape quality, and lifestyle superior to that produced by the existing standards.

2. Maximum Property Size

No Planned Residential Developments shall be established on any parcel in excess of one hundred sixty (160) acres of gross land area.

3. Minimum Number of Units and Maximum Density Requirements

- a. There shall not be less than six (6) dwelling units in any Planned Residential Development.

b. The density regulations of the zone in which the Planned Residential Development is located are applied to the total area of the Planned Residential Development rather than separately to individual lots.

c. A PRD development will have a maximum base density as follows:

Table 24-2.

Zone	Maximum Dwelling Units per Gross Acre
R1-36	1.0
R1-43	0.8

d. The density of a PRD development may be increased from the base density as allowed by the criteria shown in the following table. Upon finding that one or more of the criteria set forth in the table is exceeded to an extraordinary degree, the Town Council may approve a density increase greater than that specified in any single criteria but in no case to exceed a combined total of 20%.

Table 24-3.

Activity	Increase from Base Density	Requirements
Preservation of natural features	5%	Preservation of natural features shall include the preservation of major washes, significant stands of native vegetation or other topographic or scenic natural features, provided such features are left in their undisturbed natural state.
Provision of common open space	5%	This shall mean the provision of common open space which is distinguishable by its quantity or quality and which is readily accessible to the residents of the development.
Innovative site plan	5%	An innovative site plan shall mean a site plan which features a street pattern which discourages through traffic, ensures the privacy of the residents of the development and is in harmony with the topography and other natural features. An innovative site plan could also include a variety of lot sizes and dwelling unit types.
Interior amenities	5%	Interior amenities shall mean the provision of private recreational facilities such as tennis courts, recreation centers, bike paths and equestrian trails which are accessible to the residents of the development.
Substantial public benefit	5%	Substantial public benefit shall mean the provision of public facilities that are both unusual in character and serve the needs of an area greater than

Activity	Increase from Base Density	Requirements
		the immediate development. No density increase for substantial public benefit may be approved unless the public facilities provided are in excess of the typically required street improvements, sidewalks, bike paths, equestrian trails and drainage facilities.

4. *Building Height*

Building height shall not exceed 18 feet and shall not exceed 1 story within 50 feet of any R-1 district boundary line.

~~5. *Parking Requirements*~~

~~Parking shall be provided as follows:~~

- ~~a. Efficiency and 1 bedroom dwelling units shall provide a minimum of 1 on-site resident parking space plus 1 off-street guest parking space.~~
- ~~b. Dwelling units with 2 bedrooms shall provide a minimum of 2 on-site resident parking spaces plus 1 off-street guest parking space.~~
- ~~c. Dwelling units with 3 or more bedrooms shall provide a minimum of 2 on-site resident parking spaces plus 2 off-street guest parking spaces.~~
- ~~d. The required on-site resident parking shall be covered parking.~~
- ~~e. Adequate parking facilities for recreational vehicles shall be provided.~~

~~6. 5. *Design Criteria*~~

The Planned Residential Development shall observe the following design criteria:

- a. The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- b. Within the Planned Residential Development, units may be established of any size whatever but shall be logical in size and shape and shall function by themselves and in relationship to other development units within the district or adjacent property.
- c. The plan shall provide for adequate open space, circulations, off-street parking and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.

- d. The proposed development shall be compatible with existing and planned land use and with circulations patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
- e. The internal street system shall not be a dominant feature in the overall design; rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
- f. Common areas and recreational facilities shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.
- g. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.

D. Application

The rezoning application shall follow the requirements of Section [22.3](#) with the following additions to enable the Planning and Zoning Commission and the Town Council to make the determination that the modification will produce a living environment, landscape quality, and lifestyle superior to that produced by the existing standards:

- 1. A written narrative and graphic material to illustrate the conditions that the modified standards will produce.
- 2. A general landscape plan.

E. Review and Required Findings

The rezoning review shall follow the procedures of Section [22.3](#). Before approval of an application for a proposed PRD District, the Planning and Zoning Commission and Town Council must find:

- 1. That the development proposed is in substantial harmony with the General Plan of the Town of Oro Valley and can be coordinated with existing and planned development of surrounding areas.
- 2. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- 3. The Planning and Zoning Commission and Town Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the Planned Residential Development will constitute a residential environment of sustained desirability and stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks are adequate to serve the anticipated population.

SECTIONS 24.4 – 24.8- NO CHANGES

CHAPTER 25

USE REGULATIONS

Section 25.1 Requirements for Specific Uses

SECTION 25.1.A – NO CHANGES

B. Requirements for Specific Nonresidential Uses

1. Assisted Living Home

- a. No assisted living home shall be located closer than one thousand (1,000) feet to another assisted living home. The minimum one thousand (1,000) foot separation shall be maintained between property lines, measured on a straight line.
- b. No assisted living home shall contain more than ten (10) residents and an appropriate number of support staff.

2. Animal Services

- a. All ancillary short-term boarding and lodging activities shall be conducted within entirely enclosed, soundproof buildings.

3. Bars

- a. All outdoor patios or similar facilities shall be located a minimum of one hundred (100) feet from any property used or intended for residential purposes.
- b. The above distance shall be measured from the abutting edge of the residential district to the closest property line or lease line of the bar use. The limit of the property line or lease line shall include all required parking, landscaping, and setbacks of the specific bar use.

4. Commercial Stables

- a. The minimum property size shall be ten (10) acres.
- b. The proposed site shall not be adjacent to subdivided single-family residential property unless that residential property contains an equestrian easement along the contiguous boundary.
- c. The stable property shall contain a buffer strip one hundred (100) feet wide maintained in a natural state, adjacent to all surrounding privately owned property. This strip shall be used only for

occasional riding and not for keeping, pasturing or storing of animals, and not for training or other regular or intensified activities.

d. There shall be a buffer strip forty (40) feet wide maintained and used as described above adjacent to any street.

e. There shall be no shows or other activities that would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major arterial road. Permission for such shows and activities may be obtained via a Special Use Permit.

f. All pasture and animal storage areas shall be enclosed with fences or walls a minimum of four (4) feet six (6) inches in height.

g. All laws applicable to the public health must be complied with for the entire period of operation of the stable.

h. All stable, activity and pasture areas that are not grassed shall be treated for dust control as approved by the Town Council.

~~i. Adequate parking shall be shown on the site plan.~~

5. *Communication Structures and Facilities*

a. *Antenna*

i. *Residential Antenna Standards*

Antennas are permitted in all residential zoning districts, subject to the following conditions:

a) *Ground-Mounted*

1) A ground-mounted satellite dish that is one (1) meter (3.28 feet) or less in diameter, with a maximum height of five (5) feet.

2) Free standing pole antennas are limited to the building height allowed in the applicable zone.

3) *Location*

All ground-mounted antennas are to be located in the rear yard, unless rear yard location provides an indirect line of site to the satellite, in which case may be located in the side yard. All applicable setbacks for accessory buildings shall apply.

4) *Screening*

All ground-mounted satellite dishes shall be screened up to five (5) feet with a solid wall or landscaping, so as not to be visible from adjacent properties.

5) *Color*

Antennas that are not fully screened by a wall or landscaping are prohibited from being either white or iridescent in color, and are encouraged to be a neutral color. Fully screened antenna may be of any color.

b) *Building-Mounted*

1) A building-mounted satellite dish that is one (1) meter (3.28 feet) or less in diameter and building-mounted antenna shall be permitted in any zoning district. Such antenna shall be fully screened.

2) *Color*

Fully screened antenna may be of any color.

3) *Height*

The maximum height of the antenna shall be the minimum height necessary for reception of radio waves.

c) *Amateur Radio Equipment*

1) The maximum height of the equipment, whether a fixed or “crank-up” style structure, including antenna, shall be fifty (50) feet, measured from the ground to the fully operational extent of the equipment.

2) The tower and equipment shall only be located in the rear yard.

3) There shall be a setback ratio of one to one (1:1) (one (1) foot of setback for each foot in height from all buildings, property lines and overhead wires).

4) The equipment shall be operated only by a Federally licensed amateur radio operator.

5) The base of the equipment shall not exceed a size greater than four (4) feet by four (4) feet.

d) *Satellite dishes exceeding one (1) meter diameter*

Planning and Zoning Administrator approval is required for all ground- or building-mounted satellite dish antennas over one (1) meter in diameter. All satellite dish antennas over one (1) meter in diameter shall adhere to the following standards:

- 1) A maximum diameter of fifteen (15) feet will be permitted.
- 2) Ground-mounted satellite dishes exceeding one (1) meter in diameter are permitted only in the rear yard, unless rear yard location provides an indirect line of sight to the satellite, in which case may be located in the side yard.
- 3) A minimum two-thirds (2/3) of the satellite dish must be screened with either landscaping or a solid wall.
- 4) The maximum elevation of the foundation for a ground-mounted antenna is not to exceed one (1) foot.
- 5) *Height*

The maximum height of a building-mounted antenna that is over one (1) meter in diameter shall be the minimum height that is necessary for reception of radio waves.

ii. *Commercial Antenna Standards*

Antennas which are building mounted or ground mounted are permitted in all commercial or industrial zoning districts, subject to the following conditions:

a) *Ground-Mounted*

- 1) Satellite dishes are limited to two (2) meters (6.56 feet) or less in diameter, and up to five (5) feet in height.
- 2) Freestanding pole antennas are limited to the building height allowed in the applicable zone.
- 3) *Location*

All ground-mounted antennas are to be located in the rear yard, unless rear yard location provides an indirect line of sight to the satellite, in which case may be located in the side yard. All applicable setbacks for accessory buildings shall apply.

4) *Screening*

All ground-mounted satellite dishes shall be screened five (5) feet up from the ground with a solid wall or landscaping, so as not to be visible from adjacent properties.

5) *Color*

Antennas that are not screened by a wall or landscaping are prohibited from being either white or iridescent in color, and are to be a neutral color. Fully screened antennas may be of any color.

b) *Building-Mounted*

1) A building-mounted antenna that is two (2) meters (6.56 feet) or less in diameter shall be allowed to be mounted on the roof. Such antenna shall be fully screened from the road and adjacent property.

2) *Color*

Fully screened antennas may be of any color.

c) Satellite dishes exceeding two (2) meters in diameter:

1) Approval from the Planning and Zoning Commission is required subject to the following standards:

2) Maximum diameter: fifteen (15) feet.

3) Ground-mounted satellite dishes are permitted only in the rear yard, unless rear yard location provides an indirect line of sight to the satellite, in which case may be located in the side yard.

4) A minimum two-thirds ($2/3$) of the satellite dish must be screened with either landscaping or a solid wall.

5) The maximum elevation of the foundation for ground-mounted antenna is not to exceed one (1) foot.

6) *Height*

The maximum height of building-mounted antenna that is over two (2) meters in diameter shall be the minimum height that is necessary for reception of radio waves.

b. *Communication Facilities*

i. *Applicability*

This section applies to all new communication facilities or new appurtenances to existing facilities except:

a) Facilities used for police, fire, ambulance, and other emergency dispatch functions.

b) Small cell wireless facilities located in the public rights-of-way which shall adhere to the standards, processes and fees established in the small cell wireless code.

c) Requirements preventing installation of a facility may be waived by the Planning and Zoning Administrator when there is a conflict with Federal law.

ii. General Requirements for All Communications Facilities

a) *Stealth Applications*

- 1) All facilities, including modifications to existing facilities, shall be constructed using stealth applications. A stealth application entails the camouflaging of an antenna, appurtenance, fixture, and/or structure with a building or the landscape in terms of design, colors, materials, height, and width.
- 2) Site location and development shall preserve the existing character of the surrounding community, buildings, land uses and zoning district. Facilities shall be integrated through location and design to blend in with the existing characteristics of the site. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized.
- 3) Antennas mounted on buildings, utility poles, or structures shall be covered by appropriate casings that are designed to match existing structural or architectural features.
- 4) The camouflaging of antennas shall include architectural integration, painting and texturing to match the existing structure, or if groundmounted, of such design to be compatibly integrated with the surrounding landscape. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.

b) No communication facilities shall be permitted on developed or undeveloped lots where the primary use or purpose is for a dwelling.

c) *Setback Requirements for All Ground-Mounted Facilities, Excluding Joint-Use Installations on Street Lights, Traffic Lights, Electric Utility Poles and/or other Utility Structures and Collocations on Existing Facilities*

- 1) Structures are subject to the underlying zoning district building setbacks and must be set back two (2) feet for every one (1) foot in height from the boundary of any property where the primary use or purpose is for a dwelling, whichever is more restrictive.
- 2) All new facilities within the Tangerine Road Corridor Overlay District and Oracle Road Scenic Overlay District must be set back from the right-of-way edge by a distance of three (3) feet for every one (1) foot in height.

d) *Equipment Buildings and Cabinets*

- 1) Equipment buildings or cabinets shall be concealed from public view and made compatible with the architecture of the surrounding buildings and consistent with the general character of the area.
- 2) Above-ground equipment shall be completely screened from view by a compatible solid wall or opaque fence except when a ground-mounted cabinet, or combination of all cabinets, is smaller than one hundred eighty (180) cubic feet. Units that are smaller than one hundred eighty (180) cubic feet may, at the discretion of the Planning and Zoning Administrator, not be required to be screened from view if they have been designed with a structure, materials, colors or detailing that emulates the character of the area. All gates shall be opaque.
- 3) Equipment buildings must be placed in compliance with the underlying zoning setbacks for accessory buildings.
- 4) The equipment building or cabinet must be regularly maintained.
- 5) The maximum building height shall not exceed eighteen (18) feet.
- 6) All above-ground equipment with air conditioning units shall be enclosed by walls, if located within three hundred (300) feet of developed or undeveloped lots where the primary use is or is platted for single-family dwellings.
- 7) Any exterior lighting, unless required by the Federal Aviation Administration, shall be positioned within the walled area and shall be mounted below the height of the screening fence or wall.

e) *Additional Standards for Development in Parks and Open Space Zoning*

For areas not utilized as a developed public or private park, golf course, or similar use, the following standards shall apply:

- 1) All facilities must be collocated on an existing manmade structure or ground-mounted and disguised as a natural feature such as rock or saguaro.
- 2) All accessory and equipment buildings shall be located underground unless they can be entirely camouflaged as a natural feature.
- 3) New roads shall not be constructed to specifically access the site.
- 4) Significant resources, as defined in Section [27.6](#), may not be disturbed.

f) *Discontinuance of Use*

1) Any antenna or tower for which the use is discontinued for six (6) months or more shall be removed, and the property shall be restored to its condition prior to the location of the antenna or tower, all at the expense of the provider. The Town may require financial assurances to ensure compliance with this provision.

g) *Noninterference with Public Safety*

1) No wireless communication transmitter, receptor, or other facility shall interfere with police, fire, and emergency public safety communications.

h) *Technical Evaluation*

1) The Town may engage the services of a third party consultant, at the applicant's sole expense, to evaluate the accuracy of the application, Federal Communications Commission compliance, and other technical issues as needed.

i) *Monopole and Tower Site Standards*

1) Any new monopole shall be separated from the nearest monopole –regardless of ownership and jurisdictional boundaries – by a distance of one-quarter (1/4) mile, unless it is adjacent to an existing monopole or tower within a common screened wall.

2) New towers require a minimum separation of one (1) mile from any existing tower – regardless of ownership and jurisdictional boundaries – unless one can verify that no reasonable alternative exists.

3) All new monopoles or towers that are forty (40) feet or higher shall allow for collocation by other wireless communication providers.

4) Use of guy wires is prohibited.

j) *Collocations or Modifications to Existing Towers or Structures*

1) The Planning and Zoning Administrator shall not deny any eligible collocations or modifications to existing structures, except when the collocation or modification is a substantial change to the physical dimensions of the structure, as defined below.

A) Substantial changes are those which meet any of the following criteria:

i) An increase in height of the utility poles that adds more than ten percent (10%) to the original height or more than the height of one (1) additional antenna array with separation from the nearest antenna array not to exceed twenty (20) feet, whichever is greater, up to a maximum of eighty (80) feet.

ii) An increase in height of the existing structures that adds more than ten percent (10%) or more than ten (10) feet, whichever is greater, and not to exceed the regulated height of the existing structure.

iii) The addition of an appurtenance that:

A) Protrudes from the edge of the structure more than six (6) feet; or

B) More than the width of the structure at the level of the appurtenance, whichever is greater; or

C) Is more than twenty-five percent (25%) of the existing number of appurtenances.

iv) The installation of new equipment cabinets:

A) When there are no preexisting ground cabinets associated with the structure; or

B) More than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets; or

C) More than ten (10%) percent larger in height or overall volume than any other ground cabinets associated with the structure.

v) Entails any excavation or deployment outside the current site.

vi) Defeats existing concealment elements of the structure.

vii) Does not comply with conditions associated with prior approvals of the structure, unless noncompliance is due to an increase in height, width, or addition of cabinets or excavation that does not exceed the substantial change threshold.

2) Collocations or modifications that are substantial changes shall comply with the Tier I, Tier II or major communication facility requirements of this code.

3) All collocations or modifications shall be constructed using stealth applications.

k) *Access and Signage*

1) All facilities, especially roof-mounted antennas, must be designed in a manner to clearly prevent and/or deter access by the public.

2) All facilities shall be identified by a permanently installed plaque or marker, no larger than four (4) inches by six (6) inches, clearly identifying the provider's name, address and emergency phone number. The sign shall be placed in a location visible to passersby.

l) *Provider's Communication Plan*

- 1) The Provider Communication Plans shall be utilized to require collocation and/or clustering of new facilities where technically feasible.

iii. *Minor Communication Facilities*

a) *General Standards for Minor Facilities*

- 1) Minor facilities may not exceed forty (40) feet in height unless otherwise specified herein.
- 2) Minor facilities are exempt from parking requirements specified in ~~Chapter 11~~ [SECTION 27.7](#), unless required by Planning and Zoning Administrator or Planning and Zoning Commission.

b) *Tier I Minor Facilities*

- 1) The Planning and Zoning Administrator shall make a determination on a Tier I application.
- 2) All Tier I minor facilities shall be constructed using stealth applications that result in the communication facility being entirely indiscernible as a facility because it appears as a functional component of a building, structure, or the landscape.
- 3) All Tier I minor facilities shall meet the following criteria:
 - A) They shall be located on existing buildings, utility poles, communication facilities, or other existing structures.
 - i) A replacement utility pole or structure may be utilized only if it closely resembles the original utility pole or structure.
 - ii) The height of the utility poles, communication facilities, or other existing structures shall not add more than twenty percent (20%) to the original height up to a maximum of eighty (80) feet or the regulated height of the existing utility poles, communication facilities, or other structures, whichever is less.
 - iii) For utility poles or other similar structures the diameter of the pole may be increased up to sixty percent (60%).
 - B) Or they shall be located within concealment structures such as flag-poles, cacti, or desert trees that are entirely camouflaged.
 - C) Unlimited collocations on all existing facilities.

D) Flagpoles utilized as an alternative concealment structure shall not exceed one and one-quarter (1.25) times the height of the nearest structure and a total diameter of thirteen (13) inches.

c) *Tier II Minor Facilities*

1) The Planning and Zoning Commission shall make a final determination on all Tier II applications, except when a proposed new facility exceeds the building height restrictions of the underlying zoning district. In this case, the Planning and Zoning Commission shall provide a recommendation prior to Town Council determination.

2) All property owners and HOAs within six hundred (600) feet of the facility will be notified by mail and provided with fifteen (15) days to respond. The Planning and Zoning Administrator may require a neighborhood meeting.

3) All Tier II minor facilities shall be constructed using stealth applications that result in the communication facility being incorporated into a building, structure, or the landscape to the greatest extent feasible; however, it remains discernible as a facility.

4) All Tier II minor facilities shall meet the following criteria:

A) New monopoles or towers that are forty (40) feet or less in height. The overall height may be increased to fifty (50) feet only if the site will be immediately utilized for collocation. The increase in height will be the minimum required to support collocation.

B) Collocation on existing structures is subject to the following requirements:

1) The height of the utility poles, communication facilities, or other existing structures shall not add more than thirty percent (30%) to the original height up to a maximum of eighty (80) feet or the regulated height of the existing utility poles, communication facilities, or other structures, whichever is less.

2) For utility poles or other similar structures the diameter of the pole may be increased up to sixty percent (60%).

iv. *Major Communication Facilities*

a) Major communication facilities are those facilities that do not meet the minor communications facilities criteria.

b) They are subject to a conditional use permit and requirements of Section [22.5](#).

c) Tier II stealth criteria apply to all major communication facilities.

- d) All major communication facilities shall meet the following criteria:
 - 1) The height of a facility shall not exceed the height established in the criteria for minor facilities, except that they are allowed up to one hundred fifty (150) feet in C-1, C-2, and T-P Zoning Districts.
 - 2) A minimum of one (1) parking space must be provided unless specifically waived by Town Council.

SECTIONS 25.1.B.6 – 25.1.B.7 – NO CHANGES

8. Drive-Thru uses, Not including Banks

- a. All drive-thru uses are subject to the requirements of subsections A.3 and B.6 of this section.
- b. No drive-thru use may be visible from any public roadway or any property used or intended for residential purposes.

C. LENGTH OF VEHICLE QUEUING TO ORDER/MENU BOARDS AND/OR PICKUP WINDOWS SHALL BE DETERMINED BY USING DRIVE-THRU VOLUME DATA FROM SIMILAR BUSINESSES IN LOCATIONS WITH CORRESPONDING SITE DESIGN AND TRAFFIC CHARACTERISTICS AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR AND TOWN ENGINEER.

~~e.~~ D. Any associated vehicle queuing is prohibited on roadways, drive aisles or other parking area access lanes (PAAL).

SECTIONS 25.1.B.9 – 25.1.B.34 – NO CHANGES

Section 25.2 Accessory Uses and Structures

A. Accessory Buildings – General

- 1. Accessory buildings shall not alter the principal use of the subject lot or adversely affect other properties in the district.
- 2. Accessory buildings shall not be constructed upon a lot unless the construction of the main building has actually commenced.

3. Accessory buildings shall not be permitted in a front yard, unless specifically permitted within the applicable zoning district.
4. If setbacks for accessory buildings are not specifically called out within the applicable zoning district, accessory buildings must meet all side setbacks and shall not be constructed closer than five (5) feet to any rear lot line.
5. Accessory buildings used as a garage or carport having access from an alley shall not be located closer than fifteen (15) feet to the center line of said alley.

((O)16-16, 12/07/16; (O)16-11, 09/07/16)

B. *Abandoned or Junk Vehicles*

~~1.~~ All abandoned or junk vehicles undergoing major repairs or being restored shall be stored in an enclosed area by the owner or occupant of the property upon which such vehicle is located in such a manner as to not be visible from any point lying outside the property upon which abandoned or junk vehicle is stored or parked.

~~2. For the purposes of this section:~~

~~a. Abandoned or junk vehicle means a vehicle or any major portion thereof that is incapable of movement under its own power and will remain so without major repair or reconstruction.~~

~~b. Major repair means the removal from any vehicle of a major portion thereof including, but not limited to, the differential, transmission, head, engine block or oil pan.~~

~~c. Vehicle means any self-propelled device in, upon, or by which any person or property is or may be transported upon a public highway excepting devices moved by human power or used exclusively upon stationary rails or tracks~~

((O)16-11, 09/07/16)

C. *RECREATIONAL VEHICLE PARKING*

RECREATION VEHICLES MAY NOT BE USED AS DWELLING UNITS AND SHALL NOT BE CONNECTED TO UTILITIES (E.G. WATER, ELECTRIC, SEWER, ETC.).

~~C.~~ D. *Prohibited Uses*

1. Ongoing garage sales, excluding private homeowners' garage sales not exceeding one (1) garage sale per quarter for a maximum of three (3) consecutive days.
2. Motorized outdoor sports activities such as radio controlled miniature airplanes, drones, motorcycle track and go-cart racing.

~~D~~. E. *Home Occupations*

1. *Purpose*

- a. Permit residents of the community a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
- b. Establish criteria and standards for home occupations conducted in dwelling units in residential zones to ensure activities are incidental to, and compatible with, the residential character of the neighborhood in which it is located.

2. Home occupations are allowed through a business license and zoning approval as either a Type I or Type II use.

- a. Type I home occupations shall not have a discernible impact on the residential character of the neighborhood. Type I uses are allowed as regulated by subsection [D.3](#) of this section with the Planning and Zoning Administrator's approval without a public hearing.
- b. Type II home occupations may have the potential for a minor or adverse impact to the neighborhood and are regulated by subsection [D.3](#) of this section. Type II businesses include one (1) or more of the following:
 - i. The primary business activity is outdoors.
 - ii. More than one (1) but not more than two (2) nonresident employees report to work at the home.
 - iii. Care is offered for five (5) to ten (10) children, age twelve (12) and under. Arizona Department of Health Services (ADHS) state approval is required.
 - iv. Home occupations resulting in visitors, customers, or deliveries with a potential for creating vehicular traffic in excess of twenty-five percent (25%) above that normally and reasonably occurring in a residential area as determined by the Planning and Zoning Administrator, are to be reviewed by the Town as a Type II home occupation. Type II home occupations may be authorized by the Planning and Zoning Commission only after a public hearing, per subsection [D.4.b](#) of this section.

3. *Home Occupation Standards*

All home occupations, whether authorized and regulated as a Type I or Type II use, shall conform to the following standards unless otherwise specified within this chapter:

- a. General:

- i. Hours of operations for external business activities, such as customer parking or deliveries, shall be limited to between 7:00 a.m. and 8:00 p.m.
 - ii. The home occupation use shall not produce sustained or obnoxious odors, vibrations, glare, fumes, dust, heat, or electric interference which are detectable to normal sensory perception beyond the perimeter of the property.
 - iii. A home occupation must be primarily operated by person(s) dwelling in the home.
 - iv. When a dwelling is rented, the property owner must authorize, in writing, use of the home as a place of business.
 - v. The following uses are prohibited due to the potential to have a negative or adverse impact on the neighborhood:
 - a) The keeping, caring and/or sale of animals on the property.
 - b) Automobile, motorcycle, boat or any vehicle repair, parts sales, upholstery, detailing, washing or painting on the property.
- b. Employees:
 - i. Type I uses shall employ only those who reside in the home and may allow no more than one (1) nonresident employee to work in the home at any given time.
 - ii. Type II uses may employ no more than two (2) nonresident employees to work at the home at any given time.
 - iii. Additional individuals may be employed by or associated with the home occupation, provided they do not report to the home for any purpose.
- c. Accessory Building:
 - i. No more than one (1) detached accessory building shall be used for the home occupation.
 - ii. The business shall not occupy more than two hundred (200) square feet of floor area of the detached accessory building.
- d. Noise:
 - i. The home occupation shall not exceed noise levels in accordance with the town code, Article [10-1-4](#), Noise.
- e. Parking:

- i. The existing parking provided on the property shall be used to accommodate vehicles related to the home business.
- ii. Vehicles owned and/or used by the business that are parked at the home shall meet the following standards:
 - a) No more than one (1) vehicle related to the home occupation shall be allowed on the residential property.
 - b) The vehicle shall be limited to a passenger car, van or pickup truck.
 - c) The overall length of the vehicle shall not be more than twenty-five (25) feet and overall height shall not be more than eight (8) feet.
 - d) Parking shall be on private property in a carport, garage or shielded from view from adjoining properties by landscaping, fencing or screening material.
 - e) These standards will not apply to the personal vehicle of nonresident employees for Type II occupations.
- iii. Utility trailers used for the business shall be parked inside an enclosed building or screened from view using opaque landscaping, fencing or other screening material.
- iv. Deliveries for the business shall be limited to delivery trucks (SU-30, single unit truck) who customarily deliver items to residential areas.
- v. There shall be no deliveries during the hours of 8:00 p.m. to 7:00 a.m.
- f. Property:
 - i. The home occupation shall be clearly incidental and subordinate to the residential use of the property.
 - ii. A home occupation shall be conducted entirely within the primary dwelling unit or within a detached accessory building. See subsection [D.3.c](#) of this section for accessory building standards.
 - iii. There shall be no outdoor activities related to the home occupation on the premises with the exception of playground equipment for child care or as allowed by subsection [D.2.b](#) of this section.
 - iv. The business shall not occupy more than twenty-five percent (25%) of the entire primary dwelling unit's floor area.

v. There shall be no alteration of the residential floor plan which creates a solid barrier between the home occupation area and the remaining floor area of the residence.

vi. There shall be no alteration of the property's exterior residential appearance.

vii. Commercial dumpsters are prohibited.

g. Signs:

i. No signs shall be allowed for any home occupation pursuant to Section [28.9](#), Prohibited Signs.

h. Storage and Equipment:

i. Storage of toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other hazardous materials must comply with the current International Building Code and/or the International Fire Code and shall not create an unsafe condition.

ii. There shall be no process or materials used which are hazardous to public health, safety or welfare.

iii. There shall be no display of products or inventory at the home.

iv. There shall not be on-site storage of or use of tractor trailers, semi-trucks or heavy equipment associated with the business.

4. *Review Procedure*

a. *Type I Home Occupation*

i. Application shall be made to the Town Clerk's Office for review by the Planning and Zoning Administrator.

b. *Type II Home Occupation*

i. Application shall be made to the Planning Department for review by the Planning and Zoning Commission. Upon receipt of a complete submittal, the Town will notify the adjacent property owners within three hundred (300) feet by mail and post the subject property with a sign notifying the public of the application and meeting date.

c. Type II home occupation permits, which may be revocable, conditional, or valid for a term period, may be granted or denied by the Planning and Zoning Commission after a public hearing and a finding that the use meets the home occupation standards herein.

i. Decisions of the Planning and Zoning Commission may be appealed to the Town Council.

5. *Validity of Type II Home Occupation Permit*

The Planning and Zoning Administrator may cite any home occupation use for noncompliance with the criteria set forth in this chapter and/or conditions set by the Planning and Zoning Commission.

Revocation may take place at any time it is determined the home occupation is in noncompliance. If the permit is revoked, it becomes null and void, and said use shall be terminated immediately.

6. *Inspections*

A home occupation property owner shall permit inspections of the premises by the Planning and Zoning Department to determine compliance with this chapter.

((O)16-11, 09/07/16)

~~E.~~ F. *Swimming Pools and Spas*

1. No swimming pool or in-ground spa shall be located closer than five (5) feet to any rear property line.
2. No aboveground spa shall be located closer than three (3) feet to any rear property line.
3. Swimming pools and spas shall be subject to the front and side setbacks of the zone in which they are permitted.
4. Any portion of a pool wall constructed with a distance from a property line less than the depth of the pool may be subject to special structural requirements.

((O)18-15, 10/03/18)

Section 25.3 Temporary Uses and Structures

A. *Special Uses*

1. *Special Use Permits*

- a. The Planning and Zoning Administrator may approve permits for special uses (see Chapter [31](#), Definitions) for any temporary use of property, developed or undeveloped, within the Town of Oro Valley.
- b. Approval shall account for the potential negative impacts of the proposed special use on surrounding properties with respect to:
 - i. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;
 - ii. Hazard to persons and property from possible explosion, contamination, fire or flood;

iii. Unusual volume or character of traffic not adequately addressed through traffic control measures; and,

iv. Compatibility of said special use with the surrounding area.

c. If potential negative impacts are not extant or can be mitigated, and all Town concerns are or can be satisfied, the Planning and Zoning Administrator may approve and authorize issuance of the requested special use permit. A time limit, not to exceed ~~60 days~~ ONE (1) YEAR, and any other conditions deemed necessary to protect the public health, safety and general welfare, may be imposed as conditions:

d. At his/her discretion, the Planning and Zoning Administrator may grant temporary modifications to Zoning Code requirements specific to the needs of a special use on a case-by-case basis. Any such modification approved shall not be construed as precedent setting, nor shall it be deemed applicable to any other special or permitted use.

2. Other permits required

Subsequent to approval, the applicant for the special use permit must obtain from the Town Clerk all necessary business and tax licenses required to operate within the Town and any other required permits, such as those for signs.

3. Revocation of Special Use Permit

The violation of any condition imposed by the Planning and Zoning Administrator on special use permit approval shall constitute a violation of this ordinance and, subject to 24 hours' notice, said permit may be revoked. If revocation of a special use permit occurs, said special use must be curtailed at the end of the 24 hour notification period.

B. Basement or Cellar Occupancies

No basement or cellar shall be occupied for residential purposes until the remainder of the building has been substantially completed, and in no event shall the basement or cellar be occupied for longer than two (2) years from the time of completion of the basement or cellar.

C. Temporary Buildings

Temporary buildings that are used in conjunction with construction work only may be permitted in any district during the period that the building is being constructed, but such temporary buildings shall be removed upon completion or abandonment of the construction work. Absence of work on a project for 60 days will constitute abandonment. Temporary buildings and trailers must be removed within 30 days of project completions.

D. Temporary Mobile Home Occupancies

Upon issuance of a building permit, a mobile home/trailer may be used for dwelling purposes for not more than 180 days during construction of a residence on the same premises, which period may be extended for an additional 90 days upon application to the Planning and Zoning Administrator if there is evidence of special circumstances.

CHAPTER 26

SUBDIVISION AND SITE PLANS

SECTIONS 26.1 – 26.4 – NO CHANGES

Section 26.5 Provision of Recreational Area

SECTION 26.5.A – 26.5.C – NO CHANGES

D. Recreational Area Plan Standards

1. Site Location

- a. Recreational areas shall be a focal point for passive and active recreational activities, and provide a meaningful place for neighborhood gatherings and activities. Recreation areas shall be placed in a highly visible area of the subdivision that is accessible via sidewalk, walking path, trail, and/or bicycle or shared use path by all residents within the project.
- b. Linear parks, as defined by this code and described in subsection [D.2.h](#) of this section, are acceptable when they serve to improve access to recreational amenities and open space networks.
- c. Passive recreation areas should be located in proximity to natural open space areas and conserved, environmentally sensitive lands.
- d. Recreational areas shall not include land, such as peaks, ridges, land fragments, land restricted by Town policy, condition or ordinance, and land determined unusable for recreational purposes by the Mayor and Town Council. Shallow retention basins (flood prone areas) may be approved for use as recreational areas subject to recommendations by the Town Engineer and Planning and Zoning Administrator. Decisions may be appealed to the Town Council.
- e. In cases where a recreational area lies adjacent to a trail identified within the Eastern Pima County Trails System Master Plan and/or the Oro Valley Trails Task Force Report and their subsequent updates, a connection shall be provided between the recreational area and said trail.

2. Recreational Facilities Improvement Standards

- a. Recreational area improvements shall be appropriate to the anticipated needs of the development.
- b. Equipment installed within the recreational areas shall comply with the provisions of the Americans with Disabilities Act (ADA).

c. Provision of one (1) active and one (1) passive amenity for the first half (1/2) acre or portion thereof. For every additional half (1/2) acre (not fractions), an additional passive and active use shall be provided up to the maximum provided by the following subsections:

- i. A single park area may contain up to five (5) passive amenities. Examples of passive amenities include turf areas, benches, picnic tables, shade structures, barbecue grills, pathways, etc.
- ii. A single park area may contain up to three (3) active amenities. Examples of active amenities include basketball courts, volleyball courts, bocce courts, horseshoe pits, par courses, etc.

d. Detailed schematics shall be provided for each proposed amenity with the final plat.

e. *Credit for Enhanced Amenities*

Credit for the additional cost of enhanced recreational amenities, including community swimming pools, splash pads, skate/BMX parks, fully improved sports fields, and other amenities approved by the Planning and Zoning Administrator, may be obtained against the recreation area requirement in subsection [C.1](#) of this section based on the following criteria:

- i. The applicant shall submit a cost estimate summarizing the following:
 - a) Value of the land and cost of the improvements and amenities that would be required by this code.
 - b) Value of the land and cost of the improvements and enhanced amenities proposed as alternative means of compliance.
- ii. Credit for the additional cost of the enhanced amenities may be received in the form of a reduction to the required recreation land area.
- iii. The extent of the credit shall be determined by the value of the enhanced amenity as determined by the Town. The maximum reduction of recreation area requirement is one-half (1/2) acre.

f. Credit for improved indoor recreational space may be obtained subject to the following criteria:

- i. Improved community recreation rooms, community centers, gymnasiums, performance space, or other recreation space accessible to all residents of a development shall receive credit at a ratio of three to one (3:1) against the area requirement contained in subsection [B.1](#) of this section.

- ii. Each active and passive amenity contained within an indoor recreational space shall receive a credit to the recreational amenity requirements contained in subsections [D.2.b](#), [D.2.c](#), and [D.2.d](#) of this section at a one to one (1:1) ratio.
- g. When appropriate to the needs of the residents, tot lot amenities shall be required. Tot lots shall include, at a minimum:
 - i. Play equipment area.
 - ii. Drinking fountain.
 - iii. Seating area (may include benches or seat walls) oriented towards the play equipment.
 - iv. Trash receptacle(s).
 - v. Bicycle parking with a four (4) bicycle minimum capacity.
 - vi. Picnic table.
 - vii. Limited turf area for activity areas only (less than fifteen percent (15%) of total recreational area) may be provided.
- h. Linear parks may be utilized to satisfy the recreational requirements of this section. Required amenities include, at a minimum:
 - i. A shared use path for pedestrians and bicyclists.
 - ii. Seating area.
 - iii. Landscaping.
 - iv. Drinking fountain, if located within one hundred (100) feet of a potable water line.
 - v. Trash receptacle(s).
 - vi. Pet waste removal station(s).
 - vii. Exercise stations may be located within linear parks.
- i. The location of the amenities along a linear park is subject to the approval of the Planning and Zoning Administrator and PRLCR Director.

3. *Play Equipment Standards*

- a. Applicant shall submit evidence that play equipment complies with the current American Society for Testing and Materials (ASTM) safety standards for playground equipment.

- b. Playground surface materials, including certified wood fiber, shredded rubber, poured-in-place surfacing, or other acceptable material approved by the PRLCR Director, shall be placed at a minimum depth of twelve (12) inches under the equipment.
- c. No play equipment shall be located within thirty (30) feet of any road right-of-way, driveway or alleyway, parking area, or single-family residential lot or single-family residential zone unless an acceptable barrier is provided.
- d. Play equipment or apparatus with a footprint of two hundred fifty (250) square feet or less must be fully shaded with a UV-resistant sun shade or other appropriate shading material or structure as approved by the Planning and Zoning Administrator and Permitting Division.
- e. At least fifty percent (50%) of play equipment or apparatus must be fully shaded with a UV-resistant sun shade or other appropriate shading material or structure as approved by the Planning and Zoning Administrator and Permitting Division. This requirement shall be applied only to play equipment or apparatus with a footprint of two hundred fifty (250) square feet or greater.
- f. To maximize the safety of children, play spaces shall be located as to provide maximum visibility from surrounding homes.
- g. Play equipment shall not be located on a slope greater than four percent (4%).

~~4. Paved on site or on street parking adjacent to the recreation area shall be provided as follows~~

- ~~a. For developments of one hundred (100) dwelling units or less: one (1) parking space for every twenty (20) dwelling units or portion thereof.~~
- ~~b. For developments with more than one hundred (100) units: one (1) additional parking space for every forty (40) dwelling units or portion thereof over one hundred (100).~~
- ~~c. Mobility impaired accessible spaces shall be provided as required in Section [27.7.E](#).~~

5. *Crime Prevention Through Environmental Design (CPTED) Elements*

- a. Recreational area design shall consider the following CPTED elements:

- i. *Natural Surveillance*

- Emphasis on visibility of the recreational facilities, also known as “eyes on the street,” to deter unauthorized users and activities.

- ii. *Access Control*

- Use of design elements to deny entrance to recreational facilities to unauthorized users and activities.

6. All recreational areas shall post at least one (1) sign at the primary entrance(s) stating:
 - a. Hours of operation.
 - b. Park/recreational area rules.
 - c. Trespassing notice for unauthorized users, including citation of applicable ordinances/statutes.
 - d. Notice that all dogs must be kept on a leash (unless an approved off-leash area has been designated).
 - e. Emergency (911) contact information to report suspicious or criminal activity.
 - f. If recreational area is privately operated, homeowners association contact information to report maintenance or safety issues.
7. If a neighborhood watch exists, a sign shall be posted at the primary entrance(s) to the recreational area.
8. If the recreational area abuts an environmentally sensitive lands (ESL) area, a sign shall be posted every one hundred (100) feet at the border of the ESL area. The sign shall conform to the ESL sign requirements per the environmentally sensitive lands ordinance (ESLO).
9. If provided, restroom facilities shall be located in a highly visible area and shall be free of shrubs that reach a mature height greater than three (3) feet.
10. All lighting shall be consistent with the standards of Section [27.5](#) and must be turned off by 10:00 p.m.
11. If no lighting is provided, recreation area hours shall be limited to daylight hours only and shall be posted on the informational sign(s) at the park entrance(s) required by subsection [D.6](#) of this section.

SECTION 26.5.E – 26.5.F – NO CHANGES

SECTION 26.6 – NO CHANGES

CHAPTER 27 GENERAL DEVELOPMENT STANDARDS

SECTIONS 27.1 – 27.5 – NO CHANGES

Section 27.6 Landscape Conservation

SECTION 27.6.A – 27.6.B – NO CHANGES

C. Landscape Design

SECTIONS 27.6.C 1 – 27.6.C.3 – NO CHANGES

4. Buffer Yards

- a. The purpose of buffer yards is to physically transition and visually minimize adjacent land uses, thereby reducing or mitigating visual and living quality impacts associated with particular land uses.
- b. *Standards*
 - i. A buffer yard consists of horizontal space (land) and vertical elements (plants, berms, fences, or walls).
 - ii. Buffer yards shall be located on the outer perimeter of a parcel of land, adjacent to the property lines. Buffer yards shall be located in common areas, not in individual lots.
 - iii. All plant materials used in required buffer yards shall be Type 1 or 2 water use. Type 3 or 4 plants may be utilized if the designer certifies availability of sufficient rainwater harvesting to ensure survival and compliance with all landscape water plan requirements (subsection [D.3](#) of this section).
 - iv. When buffer yards occur adjacent to each other (i.e., along the property lines of two (2) adjacent properties) the Planning and Zoning Administrator may require a pedestrian trail running through the buffer yard(s). The Planning and Zoning Administrator may also require a minimum twenty (20) foot wide corridor that provides pedestrian ingress/egress between the two (2) properties from the adjoining buffer yards.
 - v. Buffer yards shall not be located within any portion of an existing or dedicated public or private street or right-of-way, unless specifically permitted by zoning or approved by the Town Engineer.
 - vi. Determination of buffer yard requirements:
 - A) Buffer yards for all zoning districts shall be provided as specified in Table 27-7.

- B) Buffer yards between districts are not required where the boundary between the districts is a street.
- C) Buffer yards are not required within a POS (parks and open space) district for any areas left as natural open space.
- D) Where a development abuts a public street, buffer yards shall be provided along all perimeter street frontages as provided in Tables 27-8 and 27-9.
- E) Perimeter street buffer yards are not required where homes front on the perimeter street.
- F) Where conflicts with sight visibility, scenic views or other standards and requirements occur, modification to the buffer yard requirements may be made by the Planning and Zoning Administrator.

Table 27-7. Required Buffer Yards

	Zoning District of Adjacent Development Site			
Zoning District of Proposed Development	R1-144, R1-72, R1-43, R1-36, R1-20	R1-10, R1-7, R-4, SDH-6	R-4R, R-6, R-S, POS, PS	C-N, C-1, C-2, T-P, P-1
R1-144, R1-72, R1-43, R1-36, R1-20	No Buffer	No Buffer	No Buffer	No Buffer
R1-10, R1-7, R-4, SDH-6	A	No Buffer	No Buffer	No Buffer
R-4R, R-6, R-S, POS, PS	B	B	A	No Buffer
C-N, C-1, C-2, T-P, P-1	B	B	B	No Buffer

Table 27-8. Required Perimeter Street Frontage Buffer Yards for Residential Uses

Perimeter Street Type	ARTERIAL	COLLECTOR	RESIDENTIAL
Street Frontage Buffer Yard	B (25' min)	A (15' min)	A (15' min)

Table 27-9. Required Perimeter Street Frontage Buffer Yards for Commercial Uses

Perimeter Street Type	ARTERIAL	COLLECTOR	RESIDENTIAL
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Street Frontage Buffer Yard	B (30' min)	B (30' min)	B (30' min)
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vii. Buffer Yards “A” and “B” are defined in the following tables:

Table 27-10. Required Plantings for Buffer Yard “a” “A”

Minimum Width	10'	15'	20'
Plants per 100 Lineal Feet	4 Trees 5 Shrubs or Cactus 10 Accents or Cactus	4 Trees 4 Shrubs or Cactus 8 Accents or Cactus	Natural Desert

Table 27-11. Required Plantings for Buffer Yard “B”

Minimum Width	15'	20'	30'	40'
Plants per 100 Lineal Feet	5 Trees 8 Shrubs or Cactus 15 Accents or Cactus	4 Trees 7 Shrubs or Cactus 12 Accents or Cactus	4 Trees 5 Shrubs or Cactus 10 Accents or Cactus	Natural Desert

viii. The natural desert buffer areas must provide trees for visual relief and screening. Any trees added to meet this requirement shall be grouped to buffer existing uses and to minimize disturbance of natural desert areas.

c. Responsibility for Buffer Yard

- i. When a use is the first to develop on two (2) adjacent vacant parcels, the first use shall provide the required buffer per Table 27-7, based on existing zoning.
- ii. The second property owner may develop an additional, parallel, full buffer yard as specified in Table 27-7, Required Buffer Yards, or may supplement the requirements by using elements of the existing, abutting property buffer yard as described below.
 - A) Deduct the width of the existing buffer yard from the required buffer yard width specified in Table 27-7. The remaining width is the amount of land to be provided by the second property owner to meet the buffer yard requirements.
 - B) Deduct the number of plants from the existing buffer yard from the number specified for the required buffer yard in Table 27-7. The remaining number of plants shall be provided on the second property to meet the buffer yard requirements.
 - C) The second property owner shall design the required buffer yard to be compatible with the existing buffer yard.

d. *Use of Buffer Yards*

i. Individual or combined buffer yards of twenty-five (25) foot width, or wider, may be used for passive recreation. They may contain sculpture, benches, and pedestrian, bike or equestrian trails; provided, that:

A) For natural desert buffer yards, disturbance of existing plants shall be minimized. Any disturbed areas shall be revegetated. Trees that must be moved shall be relocated within the buffer yard.

B) For constructed buffer yards, no plant material shall be eliminated.

C) All other regulations of this section are met.

ii. In no event shall the following uses be permitted in buffer yards:

A) Playfields.

B) Stables.

C) Swimming pools.

D) Racquetball and tennis courts.

E) Other active, structured recreational uses.

F) Parking lots.

G) Circulation drives except at required access points.

5. *Screening*

a. The purpose of screening requirements is to provide a partial visual barrier between adjacent land uses to enhance buffering, improve compatibility, aesthetics and visual quality of the community.

b. *Standards*

i. When new development is adjacent to developed residential uses, the entire perimeter landscape buffer and screening along property lines common with the developed residential use shall be installed in the first phase of the new development.

ii. Screening devices shall be installed and maintained in accordance with the following table:

Table 27-12. Required Screening

Zoning District of Proposed Development	Zoning District of Adjacent Development Site			
	R1-144, R1-72, R1-43, R1-36, R1-20	R1-10, R1-7, R-4, SDH-6	R-4R, R-6, R-S, POS, PS	C-N, C-1, C-2, T-P, P-1
R1-144, R1-72, R1-43, R1-36, R1-20	No	No	No	No
R1-10, R1-7, R-4, SDH-6	Yes	No	No	No
R-4R, R-6, R-S, POS, PS	Yes	No	No	No
C-N, C-1, C-2, T-P, P-1	Yes	Yes	Yes	No

iii. The requirement for a screen may be waived or the height lowered by the Planning and Zoning Administrator if the buffer yard, topography, or layout of development provides adequate screening to surrounding properties, or if it would create an unsafe, unusable alley between two (2) walls.

iv. The Planning and Zoning Administrator may increase the height of a wall and/or the number of required plantings if the buffer yard, topography, or layout of the development does not otherwise adequately screen surrounding properties.

v. Screening devices required by this section shall be masonry (or functionally similar material) construction to provide a five (5) foot high screen. The screen shall create a complete visual barrier for its entire height and length.

vi. Where new nonresidential development is adjacent to residential uses, the perimeter screen must consist of a five (5) foot high (minimum) wall and desert trees. Tree spacing shall provide for canopies at maturity to form a continuous visual screen.

vii. Solid walls greater than forty (40) feet in length shall be articulated or varied by using at least two (2) of the following techniques:

- A) Decorative features such as caps, patterns, and variations in texture or materials.
- B) Use of swales, berms and landscaping.
- C) Undulations or offset areas.
- D) Varied setbacks.

viii. All required screening devices shall be architecturally compatible with the materials and design of the buildings on the site.

ix. Vegetation shall be required and maintained on the external side of a screen wall to provide visual relief when viewed from the property being buffered. For residential development the wall shall be on the property line of the lots and all of the vegetation buffer shall be outside the wall in a common area.

x. Breaks in screens may be required by the Planning and Zoning Administrator to provide pedestrian and bicycle access between residential areas and commercial/service uses, particularly if these uses serve the adjoining neighborhood.

xi. Parking facilities and/or internal drives which abut a public right-of-way or where vehicle headlights may shine on adjacent residences or natural open space shall provide a minimum three and one-half (3 1/2) foot high decorative masonry wall and/or depressed parking, or a combination thereof.

xii. All refuse areas shall be screened on three (3) sides with a six (6) foot masonry wall and plantings and shall be finished to match the architectural character of the project. A self-closing, self-latching gate shall be installed on the fourth side of the enclosure. The gate shall be designed to provide a complete visual barrier and finished to match the architectural character of the project.

xiii. All operations and storage shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height; provided, that no objects shall be stacked higher than the wall so erected.

XIV. LOADING AREAS SHALL BE FULLY SCREENED FROM ADJACENT PROPERTIES, TRAILS, MULTI-USE PATHS, AND PUBLIC THOROUGHFARES WITH THE FOLLOWING:

A) A MINIMUM SIX (6) FOOT HIGH OPAQUE SCREEN WITH LANDSCAPING ON THE EXTERIOR OF THE WALL.

B) WHEN SCREENING THE LOADING ZONE REQUIRES GREATER THAN A SIX (6) FOOT WALL, A COMBINATION OF THE FOLLOWING ADDITIONAL ELEMENTS MAY BE APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR TO MEET THE DESIRED INTENT OF FULLY SCREENING ACTIVITIES AND VEHICLES:

- i. TALLER DECORATIVE WALL
- ii. EARTH BERMS
- iii. CONTINUOUS TREE CANOPY,
- iv. OTHER SIMILAR MEASURES

C) THE REQUIRED SCREEN MAY BE WAIVED BY THE PLANNING AND ZONING ADMINISTRATOR WHEN THE LOADING ZONE IS SCREENED BY NATURAL TOPOGRAPHY.

XV. DRIVE-THROUGH WINDOWS AND STACKING LANES SHALL BE SCREENED FROM ALL PUBLIC THOROUGHFARES BY THE BUILDING ORIENTATION, A SCREEN WALL OR OTHER COMBINATION AS APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR.

XVI. A MINIMUM FIVE (5) FOOT WIDE LANDSCAPE ISLAND IS REQUIRED AND SHALL BE LOCATED ON THE OUTSIDE OF THE DRIVE-THROUGH LANE TO SCREEN QUEUING AUTOMOBILES FROM ANY ADJACENT USE. A 3.5 FOOT WALL IS REQUIRED WHERE QUEUING VEHICLE HEADLIGHTS SHINE ON ADJACENT PROPERTIES.

~~xiv~~ XIV. Additional screening requirements for a sexually oriented business:

A) Wrought-iron fencing shall be used to enhance surveillance. No solid block walls are permitted, except in the following cases:

B) If a business adjoins a site utilized for residential purposes, a continuous solid eight (8) foot high wall shall be utilized along the full length of the common adjoining property line.

C) If the business is located in a standalone pad, a combination solid and wrought-iron eight (8) foot high view fence shall be utilized around the entire perimeter.

6. *Off-Street Parking and Vehicle Use Areas*

a. The purpose of parking and vehicle use area landscaping requirements is to provide pedestrian refuge, adequate shade, heat reduction and visual relief. Landscape design is a primary component of off-street parking areas.

b. *Standards*

i. Every sixth row of parking spaces shall be separated by a landscaped island measuring a minimum ten (10) feet wide (inside of curb to inside of curb) running the length of the parking row. Pedestrian walkways, four (4) feet in width, shall be provided inside the curb, running the length of the parking row and meandering around the trees. The island shall include one (1) canopy tree a minimum thirty-six (36) inch box in size for every six (6) parking spaces abutting the island.

ii. Along each parking row, one (1) landscape island shall be provided for every nine (9) parking spaces. The island shall measure a minimum of ten (10) feet wide and twenty (20) feet in length. One (1) canopy tree shall be planted in each island.

iii. Trees within parking islands shall be a minimum of twenty-four (24) inch boxed, or two (2) inch spaded, or larger size.

iv. Light poles shall not be located within parking islands.

v. FOR AREAS WITH COVERED PARKING, LANDSCAPE ISLANDS ARE ONLY REQUIRED AT THE ENDS OF THE PARKING AISLE. LANDSCAPE ISLAND TREES (SECTION 27.6.C.6.B) ARE NOT REQUIRED IN THESE AREAS AND AN ALTERNATIVE COMBINATION OF NATIVE SHRUBS, CACTUS AND ACCENTS MAY BE APPROVED, SUBJECT TO PLANNING AND ZONING ADMINISTRATOR APPROVAL.

~~vi. VI. Parking area landscape islands may be~~ SHALL BE designed to harvest rainwater, ~~as approved by the Town Engineer. This practice is encouraged to meet rainwater harvesting volume requirements.~~

~~vii. Loading areas shall be screened from adjoining properties, , and public thoroughfares with a six (6) foot high opaque screen, consisting of a decorative wall, earth berms, , or a combination of such elements.~~

~~viii. If a loading zone is visible from an adjacent street, residential use, or residential zoning district where development is anticipated, a minimum five (5) foot wide landscaped area must be provided adjacent to required opaque screens.~~

~~ix. Drive through windows and stacking lanes shall be screened from adjacent properties and public thoroughfares with a five (5) foot wide landscape island. Screening shall be a minimum of three (3) feet in height. The screen shall be located on the outside of the drive through lane and shall screen queuing automobiles from any adjacent use.~~

SECTIONS 27.6.C.7 – 27.6.C.8 – NO CHANGES

D. Irrigation and Water Management

NO CHANGES TO 27.6.D.1 – SECTION 27.6.D.2

3. Landscape Water Plan

- a. To ensure irrigation efficiency and water conservation goals are accomplished, a landscape water plan specifying a maximum amount of water to be applied on an annual basis shall be established for any irrigated landscape.
- b. The plan shall include:
 - i. Calculation of the monthly and total annual water use (gallons) required for all specified plant materials at maturity stage.
 - ii. Specific water use reduction in accordance with subsections D.3.e and f of this section.

- iii. Delineation of project phases, if applicable, with corresponding water use details for each phase so that actual water use can be clearly compared with allocated amounts.
- c. The landscape water plan, including the reduction amounts, shall be listed on the landscape plans.
- d. Plant water use calculations shall be based on the most current plant water use information from the Arizona Department of Water Resources.
- e. The irrigation reduction plan for landscaping shall be implemented three (3) years after issuance of the first certificate of occupancy. Metered water use for landscape irrigation shall be reduced by fifty percent (50%) five (5) years from the date of the issuance of the certificate of occupancy.
- f. Eventual discontinuation of irrigation is preferred for all landscaped areas. Irrigation within the following landscape areas must be discontinued from irrigation:
 - i. All vegetation located in buffer yards AND LANDSCAPE ISLANDS shall not receive irrigation water after five (5) years from the certificate of occupancy date.
 - ii. All vegetation within roadway medians and rights-of-way shall not receive irrigation water after five (5) years from the date of project completion.
- g. THE LANDSCAPE PLAN MUST DEMONSTRATE HOW PLANT MATERIALS WILL BE SUSTAINED FOLLOWING DISCONTINUATION OF IRRIGATION IN ACCORDANCE WITH SECTION S7.6.D.3.F THROUGH APPROPRIATE USE OF PASSIVE RAINWATER HARVESTING SYSTEMS OR OTHER METHODS AS APPROVED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR..
- h. The annual water use for a project shall not exceed the annual landscape water plan.
- i. Meter readings are to be accomplished as follows:
 - i. Irrigation meter readings shall be used to determine compliance with the landscape water plan. Noncompliance is subject to penalties under Oro Valley Town Code.
 - ii. Meter readings shall be taken, at a minimum, on an annual basis. Monthly readings may be required, at the discretion of Planning and Zoning Administrator, in order to address noncompliance with the Water Plan.
 - iii. An initial meter reading taken prior to the issuance of the certificate of occupancy shall be recorded for reference as part of water plan reporting requirements (subsection E.2.b of this section).
- j. The landscape rainwater plan shall not be enforced for the first year, commonly referred to as the plant establishment period.
- k. Within three (3) years from the date of issuance of a final certificate of occupancy, the applicant, or a successor in interest, may request to revise the landscape rainwater plan. The request shall be submitted to the Planning and Zoning Administrator. The request shall be granted only if one (1) of the following applies:
 - i. A mathematical error was made in the calculation of water required for on-site landscaping.
 - ii. Additional data on plant water consumption relevant to or relative to the subject site has been obtained, and results indicated a needed change in landscape water plan calculations included with the landscape plan.

4. *Rainwater Harvesting*

~~“Rainwater harvesting” is defined as intercepting, catching, storing, diverting, or directing storm water runoff from roofs, parking areas, etc., during rain events and putting it to beneficial use.~~ Adopted Town

goals and policies specify the use of rainwater harvesting systems to supplement irrigation and reduce water use while supporting the area's flora and fauna.

a. *Rainwater Harvesting Plan*

- i. The rainwater harvesting plan is required and shall:
 - A) Specify the rainwater harvesting system(s) to be utilized.
 - B) Integrate with the landscape water plan (subsection [D.3](#) of this section) and include the design details for implementing on-site rainwater harvesting.
 - C) Integrate with site grading design and show how any combination of capture, conveyance, storage, and distribution will be utilized on site to harvest rainwater runoff.
 - D) Be provided concurrently with a development plan, preliminary plat, landscape plan, and grading plan.
 - E) Be stamped by a registered landscape architect and civil engineer.
 - F) Ensure catchment of rainwater into all landscaped buffer yards, LANDSCAPE ISLANDS, and common area landscaped elements.
 - G) When a project is phased, represent how each phase will meet rainwater harvesting requirements.
 - H) For subdivisions that propose fully graded front yards, the plan shall include alternatives to facilitate the construction of rainwater harvesting systems and specific planting options on the variety of front yard configurations found in the proposed subdivision. The plan shall be implemented on each lot prior to issuance of a certificate of occupancy for that residence.

b. *Rainwater Harvest System General Provisions*

- i. Both active and passive rainwater harvesting systems are permitted. Only passive systems are required. ~~Types of systems:~~

~~A) *Passive System*~~

~~Diverts or directs rainwater runoff to appropriate locations where it is collected and allowed to infiltrate the soil naturally. This system contains no long-term storage capabilities.~~

~~B) *Active System*~~

~~This type of system employs a reservoir or other water storing apparatus to catch and store rainwater for later use with conventional landscape irrigation systems. It typically involves electric pumps and valves, and will be cross connected to the site irrigation system.~~

- ii. Passive rainwater harvesting systems shall provide for the drainage of rainwater into a system of catchments on the site.
- iii. Site discharge water budgeting shall be in accordance with the criteria set forth in Section 11.3.5 of the Town of Oro Valley Drainage Criteria Manual. Reductions in detention requirements will not affect the overall site water budget requirements.
- iv. Standing water must be managed as follows:
 - A) Standing water for passive rainwater harvesting systems must infiltrate or dissipate within twelve (12)-hours of rainfall cessation.
 - B) Active rainwater harvesting systems ~~by definition~~ shall be able to store water for future use. All active rainwater harvesting storage systems must be enclosed, covered and mosquito proof.
- v. All water collected and utilized for rainwater harvesting from parking lots and streets must meet the same discharge quality as stipulated within the Town of Oro Valley Drainage Criteria Manual, Section 11.7, First Flush Requirements.
- vi. Active rainwater harvesting systems ~~shall be approved by the Town Engineer, and Building Official.~~ Systems that connect to a potable water supply must have backflow protection installed and meet the requirements of Article [15-23](#) of the Town of Oro Valley Town Code, Backflow Prevention and Cross-Connection Control Program.
- vii. All passive rainwater harvesting catchment areas shall be vegetated. The landscape architect shall certify that species appropriate to the anticipated level of water collection have been utilized.
- viii. Eighty (80) percent of the area within each linear buffer yard segment must be graded to a minimum depth of four (4) inches to enable collection of rainwater with the following exceptions:
 - A) The area or a portion thereof will remain undisturbed and in a natural state.
 - B) There are prohibitive site characteristics such as slope as determined by the Planning and Zoning Administrator and the Town Engineer.

IX. ALL PASSIVE RAINWATER HARVESTING AREAS SHALL BE MAINTAINED ON A REGULAR BASIS BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION TO ENSURE CONSISTENT FUNCTIONALITY.

c. *Rainwater Harvest System Single-Family and Townhouse Residential Provisions*

- i. There is not a minimum required volume of rainwater harvesting; however, design for water catchments is required within all buffer yards, common areas, recreation areas, and front yards.
- ii. For lots with fully graded front yards, catchment areas to utilize rainwater must be established for plant use. At a minimum, depressions and/or wells must be established for all trees.
- iii. Plants in front yards, buffer yards, and common areas that require irrigation may not be established in areas that are shaped in a manner to not enable partial containment of irrigation or rainwater.
- iv. Eighty (80) percent of the areas within recreation and common areas must be graded to a minimum depth of four (4) inches to enable collection of rainwater deposited in the immediate area with the following exceptions:
 - A) The area or a portion thereof will remain undisturbed and in a natural state.
 - B) There are prohibitive site characteristics such as slope as determined by the Planning and Zoning Administrator and Town Engineer.
 - C) The specific footprint of a recreation fixture may be exempted when positive drainage is required to ensure function and durability as determined by the Planning and Zoning Administrator. Examples include swimming pools, tennis courts, and tot facilities.
- v. Active systems may be established within building setbacks.

d. *Rainwater Harvest System Multifamily Residential, Commercial, Technical Park, and Other Nonresidential Provisions*

- i. Projects shall include a minimum volume of rainwater harvesting in accordance with the following equation:

$$VWHgal = \Sigma AIS \times 3,000 \text{ gal/acre}$$

Where: VWHgal = Volume of rainwater harvesting in gallons

ΣAIS = Sum of all impervious surface areas including pavements, sidewalks, hardscape elements, and buildings.

ii. When a project is planned and developed in phases, each individual phase must independently achieve the extent of rainwater harvesting required. ~~Harvesting~~ RAINWATER HARVESTING requirements may not be transferred from one (1) phase to another.

iii. Rainwater harvesting basins may be combined with site detention basins; provided, that the residual ponding will dissipate within twelve (12). This shall be demonstrated by a combination of percolation, evapotranspiration and positive outflow device such as a metered pipe. At a minimum, a positive outflow pipe shall be installed no higher than four (4) inches above the basin invert.

iv. No passive rainwater harvesting basins shall be allowed within ten (10) feet of a building or vertical structural element greater than four (4) feet in height without special structural consideration and design approved by the Town Engineer and the Town Building and Safety Official.

V. RECESSED LANDSCAPE ISLANDS, WHEN UTILIZED, SHALL BE DESIGNED IN CONFORMANCE WITH THE FOLLOWING:

A) LANDSCAPE ISLANDS SHALL BE RECESSED BELOW THE SURROUNDING GRADE OF HARDSCAPE AREAS AND PARKING SURFACES. THE DEPTH OF THE INFILTRATION AREA SHALL BE SUFFICIENT FOR THE ANTICIPATED VOLUMES OF RAINWATER AND THE INFILTRATION CHARACTERISTICS OF THE UNDERLYING SOIL.

B) SOILS WITHIN INFILTRATION AREAS ARE MODIFIED AS NECESSARY TO COUNTERACT THE EFFECTS OF MECHANICAL COMPACTION AND/OR POOR SOIL INFILTRATION CONDITIONS IN ORDER TO ENSURE APPROPRIATE WATER INFILTRATION.

D) DEPRESSED AREAS SHALL BE STABILIZED FOR DUST CONTROL THROUGH THE USE OF ROCK, HYDROSEEDING OR OTHER STABILIZING TECHNIQUES AND MATERIALS.

E) DEPRESSED AREAS SHALL NOT BE LOCATED IN PEDESTRIAN CIRCULATION AREAS TO AVOID SOIL COMPACTION, EROSION AND DAMAGE TO PLANTS, AND TO MINIMIZE THE RISK OF INJURY TO PEDESTRIANS.

~~VI.~~ VI. Access is to be provided to all rainwater harvesting basins, appurtenant structures and facilities. The following must be achieved to evaluate and provide access:

A) Clearly delineate area on the grading and landscape plans.

B) Position as to provide minimal disturbance to the site vegetation.

C) Must be sized to enable maintenance by the methods with the least potential for ground disturbance and reduction of planting area.

e. *Detention Credit*

Detention volume may be reduced at a one-to-one (1:1) volumetric ratio by the volume utilized for rainwater harvesting. This volumetric ratio must be confirmed for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm events and approved by the Town Engineer.

5. *Water Features*

The use of water for ornamental purposes, such as water fountains, as a component of landscaping is not permitted.

SECTION 27.6.E – NO CHANGES

Section 27.7 Off-Street Parking

A. *Purpose*

This Section establishes requirements for vehicle and bicycle parking consistent with the objectives of the general plan and a balanced transportation system to promote public safety and environmental quality. These regulations are intended to:

1. Ensure sufficient off-street vehicle and bicycle parking facilities by establishing parking requirements for land uses.
2. Reduce the visual impact of mass “seas of parking” by distributing spaces around clusters of buildings.
3. Reduce excessive off-street parking by encouraging the shared use of vehicular use areas.
4. Promote pedestrian safety by separating vehicular use areas from pedestrian areas.
5. Encourage safe, convenient, and efficient design of parking spaces, circulation, and access areas.
6. Improve air quality by requiring paving of vehicular use areas.
7. Promote the enhancement of the community identity and the appearance of Town roadways and development areas.
8. The Town of Oro Valley, in keeping with the Federal Clean Air Act, wishes to encourage the use of alternative transportation modes such as the bicycle. Reducing the number of vehicular parking spaces in

favor of bicycle parking spaces will help attain the standards of the Federal Clean Air Act, reduce impervious surfaces, and save on land and development costs.

B. *Applicability*

The provisions of this Section apply to:

1. *New Development*
2. *New Uses Replacing Existing Uses*

Whenever the use of an existing development is changed to a new use which requires more parking spaces under this Section than were required for the prior use, additional parking spaces shall be provided in accordance with the requirements of this Section. No occupancy permit shall be issued until the Planning and Zoning Administrator has approved the parking requirements for the new use.

3. *Expansions*

All projects that propose 25 percent or more cumulative addition or structural modifications such as changes in square footage, gross floor area, building facade, etc. shall meet the requirements of this code for the entire property. In addition, a 25 percent or more cumulative modification or replacement of parking spaces or parking lot area shall meet the requirements of this code.

C. *General Provisions*

1. *Parking Required for Uses Not Listed*

Required parking for uses not listed in this section shall be determined by the Planning and Zoning Administrator based on similar uses listed in this section.

2. **SHARED PARKING**

WHEN A MIX OF NON-RESIDENTIAL USES CREATES STAGGERED PEAK PERIODS OF PARKING DEMAND, SHARED PARKING CALCULATIONS SHALL BE MADE TO REDUCE THE TOTAL AMOUNT OF REQUIRED PARKING FOR RETAIL, OFFICE, INSTITUTIONAL AND ENTERTAINMENT USES. TOTAL REQUIRED PARKING IS CALCULATED AS THE NUMBER OF PARKING SPACES IDENTIFIED IN TABLE 27-14 LESS SHARED PARKING.

- ~~2.~~ 3. *Alternative Compliance*

~~Upon written request by the applicant, the Planning and Zoning Commission may approve an alternative parking ratio:~~ WHEN TOTAL PROPOSED PARKING COUNTS RESULT IN INCREASES OR DECREASES TO REQUIRED PARKING, AN ALTERNATIVE PARKING RATIO MAY BE APPROVED, SUBJECT TO THE FOLLOWING:

a. Review Criteria: ~~To approve an alternative plan~~ FOR AN ALTERNATIVE PARKING RATIO TO BE APPROVED, ~~the Planning and Zoning Commission must find that~~ the proposed alternative plan MUST accomplish the purpose of this section equally well or better than the standards of this section. ~~The Planning and Zoning Commission shall consider~~ SPECIFIC CONSIDERATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- i. The number of employees occupying the building or land use and the number of expected customers or clients.
- ii. The availability of nearby parking (if any).
- iii. Purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the Town; trip reduction programs (if any).
- iv. Any other factors that may be unique to the applicant's development request.
- v. Continuity and convenient proximity for pedestrians between or among existing or future uses in the vicinity.
- vi. Visual and aesthetic impact along the public street by placing parking lots to the rear or alongside of buildings, to the maximum extent feasible. Visual and aesthetic impact of the surrounding neighborhood.

VII. CONVENIENT ACCESS TO ALTERNATIVE MODES OF TRANSPORT

~~vii.~~ VIII. Impact on any facilities serving alternative modes of transportation.

~~viii.~~ IX. Impact on natural areas or features.

~~ix.~~ X. Maintenance of mobility-impaired parking ratios.

B. INCREASES OF TWENTY (20) PERCENT OR LESS AND REDUCTIONS OF TWENTY (20) PERCENT OR LESS TO REQUIRED PARKING SPACES IN TABLE 27-14 MAY BE APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR.

C. INCREASES OF MORE THAN TWENTY (20) PERCENT AND REDUCTIONS OF MORE THAN TWENTY (20) PERCENT TO REQUIRED PARKING SPACES IN TABLE 27-14 REQUIRES PLANNING AND ZONING COMMISSION APPROVAL UNLESS OTHERWISE ENABLED BY SECTION 24.9.C.3.

3. ~~Multiple Principal Uses:~~ Where there are multiple principal uses in a development, the sum of the number of parking spaces required for the individual uses applies unless shared parking is approved per subsection [D.3](#) of this section. ~~Shared Parking.~~

4. Maintenance: The property owner shall be responsible for maintaining any vehicular use area in good condition and free of refuse, WEEDS and debris.

5. Fractional Amounts: When the final result of the calculation of required vehicle or bicycle spaces results in a fractional number, a fraction is adjusted to the next higher whole number.

6. Areas That May Not Be Used for Required Parking: Spaces in service bays, stacking areas, car wash bays, ~~at~~ gasoline pumps or other hose locations, FIRE LANES or those used for the storage or display of vehicles for sale or rent to the public are not considered off-street parking spaces ~~and fire lanes~~.

7. Off-street parking required by this Chapter shall not be located within any public right-of-way, UNLESS APPROVED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR.

~~7.~~ 8. Building Permits: No building permit shall be issued until the applicant has presented satisfactory evidence that sufficient property to provide parking to serve the intended use as required in this Chapter is permanently available.

~~8.~~ 9. Control of Parking Lots: Property used for parking shall be under the same ownership as and contiguous to the generating use. When the property is not under the same ownership as the generating use or is not contiguous to the generating use, the following shall apply:

- a. It shall be zoned for parking only or the same district classification as the generating use.
- b. A recommendation for approval by the Planning and Zoning Administrator shall be obtained regarding the parking relationship to the generating use.
- c. The owner(s) shall record restrictive covenants running with the land on the generating use and parking properties specifying that the generating use cannot continue if the parking use is discontinued. ~~The form of said covenants shall be approved by the Town Attorney and may not be released without the written consent of the Town of Oro Valley.~~

((O)17-05, 06/07/17; (O)11-15, 05/18/11)

D. *Parking Lots – Required Number of Spaces for Type of Use*

1. Residential Parking Requirements: Residential uses shall provide a minimum number of parking spaces as defined by the standards below. Any increase or decrease in parking shall be in accordance with subsection [C.2](#) of this section.

- a. Attached Dwellings: For each two (2) family and multi-family dwelling, there shall be parking spaces provided as indicated by the following table:

Table 27-13. Attached Dwelling Parking

Unit Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling
One or less	1.5
Two	1.75
Three	2.0
Four	2.5
Plus one (1) space per every four (4) units for guest parking.	

b. Guest Parking: Off-street guest parking spaces in multi-family developments shall be distributed proportionally to effectively serve the dwelling units that they are intended to serve. Such parking shall not be located more than two hundred (200) feet from any dwelling unit that is intended to be served.

c. Single-Family Detached: For each single-family dwelling, there shall be at least two (2) parking spaces and two (2) guest spaces. Parking of any vehicle in the front yard of a lot shall be prohibited unless parked on a surface of asphalt, concrete, rock, or other similar inorganic material with a permanent border.

d. Mobile Homes: There shall be two (2) parking spaces per dwelling unit and one (1) space per four (4) units for guest parking.

~~e. Boarding Houses/Group Homes/Religious Quarters/Senior Care Facilities: One (1) per bedroom or bed plus one (1) for each four (4) bedrooms or beds for guest parking, plus two (2) for every three (3) employees. A minimum of fifty percent (50%) of the required parking for senior care facilities shall be covered parking. This requirement may be reduced or waived by Town Council when the applicant can demonstrate that the covered parking is not necessary to serve the expected needs of the residents.~~

~~i. Recreational Uses Neighborhood Parks: For each recreational use/park located in any district, there shall be three (3) parking spaces per acre of park area. All neighborhood parks of less than one (1) acre shall provide a minimum of three (3) parking spaces.~~

~~ii. Non-Residential Parking Requirements: Non-residential uses shall provide parking spaces as defined by the standards below. Any increase or decrease in parking shall be in accordance with subsection D.5 of this section.~~

2. NONRESIDENTIAL PARKING REQUIREMENTS: The table below sets forth the number of ~~allowed~~ REQUIRED parking spaces FOR NONRESIDENTIAL USES WITHIN THE TOWN ~~based on the square footage of the gross leasable area and of the occupancy of specified uses.~~

~~Table 27-14. Allowed Parking Spaces~~

Use	Required Parking Sq. Ft.
Restaurants	
a. Convenience Use	15/1000
b. Standard	10/1000
Bars, Taverns and Nightclubs	10/1000
Community Parks	5/acre
Commercial Recreational	
a. Limited Indoor Recreation	6/1000
b. Outdoor	3/person
c. Bowling Alley	5/1000
Theaters	1/3 seats
General Retail	4/1000
Service Shop	4/1000
Shopping Center	5/1000
Medical Office	4.5/1000
Financial Services	3.5/1000
Grocery Store, Supermarket	6/1000
General Office	3/1000
Vehicle Servicing and Maintenance	5/1000
Repair Service	2/1000
Lodging Establishments	1/unit
Employees	1 per 2
Health Facilities	
a. Hospitals	1/bed
Schools, Places of Worship or Assembly	1 per 4 seats and 2 per 3 employees
Child Care Centers	1/1000 and 2 per 3 employees

Use	Required Parking Sq. Ft.
Industrial Employee Parking	.75/employee

Table 27-14. ~~Allowed~~ REQUIRED Parking Spaces

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
ACCESSORY BUILDINGS AND USES	NOT APPLICABLE
COMMERCIAL STABLES	.75/EMPLOYEE AND .75/HORSE STALL
FARMS & RANCHES	1 PER 2 EMPLOYEES
MARKETING OF PRODUCTS RAISED ON THE PREMISES	4/1000
PLANT NURSERY	4/1000
BARS	20/1000
DISTILLERY	.75/EMPLOYEE AND 20/1000 FOR BAR
ENTERTAINMENT AT BARS OR RESTAURANTS	NOT APPLICABLE
MICROBREWERY	.75/EMPLOYEE AND 20/1000 FOR BAR
MOBILE FOOD UNITS, INCLUDING FOOD TRUCKS	NOT APPLICABLE
RESTAURANT	10/1000
RESTAURANT WITH DRIVE-IN/DRIVE-THRU	SEE TABLE 27-15
FOOD PROCESSING, ARTISANAL	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
FOOD PROCESSING, LARGE SCALE	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
MANUFACTURING SERVICES, HEAVY	.75/EMPLOYEE
MANUFACTURING SERVICES, LIGHT	.75/EMPLOYEE
WAREHOUSING, HEAVY	.75/EMPLOYEE
WAREHOUSING, LIGHT	.75/EMPLOYEE
COMMUNICATION STUDIOS	3/1000
OFFICES	3/1000
RESEARCH & DEVELOPMENT	3/1000
CONVENIENCE MARKET	8/1000
DRIVE-THRU USES	SEE TABLE 27-15
GENERAL RETAIL	4/1000
GROCERY STORE	5/1000
MARIJUANA ESTABLISHMENT	4/1000
WHOLESALING	4/1000
ANIMAL SERVICES	4.5/1000
COMMERCIAL OR FINE ARTS STUDIO	3/1000

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
DAYCARE	.75/EMPLOYEE AND 3/1000
DRIVE-THRU USES, NOT INCLUDING BANKS	SEE TABLE 27-15
FINANCIAL SERVICES	3.5/1000
FUNERAL SERVICES	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
HOUSEHOLD SERVICES	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
MEDICAL SERVICES	4.5/1000
PERSONAL SERVICES	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
PRIVATE CLUBS WITHOUT ENTERTAINMENT	10/1000
PRIVATE CLUBS WITH ENTERTAINMENT	10/1000
SELF STORAGE	1 PER 50 UNITS
SENIOR CARE FACILITY	SEE TABLE 27-16
SEXUALLY ORIENTED BUSINESSES	4/1000
TECHNICAL SERVICES	4/1000
THEATER	1/3 SEATS
GAS STATIONS	8/1000
PARTS STORE	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
RENTAL ESTABLISHMENTS, LESS THAN 10 VEHICLES	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
RENTAL ESTABLISHMENTS, OVER 10 VEHICLES	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
RENTAL ESTABLISHMENTS, MOVING SERVICES	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
VEHICLE REPAIR FACILITIES	5/1000
VEHICLE SALES	3/1000
VEHICLE STORAGE FACILITY, INCLUDING PARKING GARAGE	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
VEHICLE WASHES/DETAILING	.75/EMPLOYEE
BOARDING HOUSE OR LODGING HOUSE	1/UNIT
GUEST RANCHES	1/UNIT
HOTELS/MOTELS	.75/EMPLOYEE AND 1/UNIT
RESORTS	.75/EMPLOYEE AND 1/UNIT
SHORT-TERM RENTAL PROPERTIES	APPLICABLE RESIDENTIAL STANDARDS APPLY
ARTS & CULTURAL USE	3/1000
CEMETERY	OFFICES: CEMETERY OFFICES SHALL BE PARKED AS AN OFFICE USE. GROUNDS: .75 SPACES PER NON-OFFICE EMPLOYEE SHALL BE PROVIDED AND INTERNAL

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
	ROADWAYS OR ACCESS DRIVES SHALL ACCOMMODATE PARALLEL PARKING.
FIRE STATIONS AND RESCUE FACILITIES, PRIVATE	3/1000 OF OFFICE SPACE
GENERAL AVIATION	.75/EMPLOYEE AND 1/1000 FOR PUBLIC USE AREAS
GOLF COURSE	PARKING FOR GOLF COURSES SHALL BE PROVIDED THROUGH A SHARED PARKING ANALYSIS INCLUDING ALL ASSOCIATED USES.
GOLF DRIVING RANGE OR MINIATURE GOLF, STAND ALONE	2 PER BAY
GOVERNMENT SERVICES	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
RELIGIOUS INSTITUTIONS	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
SCHOOLS, PRIVATE	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
SCHOOLS, PUBLIC INCLUDING CHARTER SCHOOLS	NONE REQUIRED
UTILITIES, PRIVATELY OWNED	.75/EMPLOYEE
UTILITY POLES AND ABOVE GROUND WIRES, NEW	NOT APPLICABLE
BUILDINGS AND FACILITIES, NOT-FOR-PROFIT COMMUNITY SERVICE ORGANIZATIONS, SUCH AS BOYS & GIRLS CLUBS OR YMCA	4/1000
BUILDINGS AND FACILITIES, PRIVATE, INCLUDING FITNESS CENTERS OR HEALTH SPAS	4.5/1000
APARTMENTS	SEE TABLE 27-13
ASSISTED LIVING HOME	SEE TABLE 27-16
DWELLING UNITS, SINGLE-FAMILY	2 PARKING AND 2 GUEST SPACES
DWELLING UNITS, SITE-DELIVERED SINGLE-FAMILY	2 PARKING AND 2 GUEST SPACES; OR IN SDH-6: 2 PARKING SPACES PER DWELLING UNIT AND 1 SPACE PER 4 DWELLING UNITS FOR GUEST PARKING
DWELLING UNITS, ATTACHED, INCLUDING CONDOMINIUM, PATIO HOME OR TOWNHOUSE	SEE TABLE 27-13
HOME OCCUPATIONS	EXISTING PARKING PROVIDED ON PROPERTY SHALL BE USED TO ACCOMMODATE VEHICLES RELATED TO THE HOME BUSINESS. ADDITIONAL REGULATIONS PROVIDED IN SECTION 25.2.D.3.E
MODEL HOMES, INCLUDING TEMPORARY REAL ESTATE OFFICE	APPLICABLE RESIDENTIAL STANDARDS APPLY

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
ANTENNAS	NONE REQUIRED
RECREATION AREA (100 OR FEWER HOMES)	ONE (1) PARKING SPACE FOR EVERY TWENTY (20) DWELLING UNITS OR PORTION THEREOF.
RECREATION AREA (GREATER THAN 100 HOMES)	ONE (1) ADDITIONAL PARKING SPACE FOR EVERY FORTY (40) DWELLING UNITS OR PORTION THEREOF OVER ONE HUNDRED (100).
COMMUNICATION FACILITIES, MAJOR	1 SPACE PER FACILITY
COMMUNICATION FACILITIES, MINOR	NONE REQUIRED

TABLE 27.15 – REQUIRED PARKING SPACES FOR DRIVE-THRU USES

DRIVE-THRU USES TABLE		
DRIVE-THRU USE	PARKING SPACES / SQUARE FEET	ADDITIONAL REQUIREMENTS
FOOD	15/1000	SECTION 25.1.B.8 AND SECTION 27.6.D.5
BEVERAGE	9/1000	SECTION 25.1.B.8 AND SECTION 27.6.D.5
FINANCIAL	3.5/1000	SECTION 25.1.B.8 AND SECTION 27.6.D.5

TABLE 27.16 – REQUIRED PARKING SPACES FOR SENIOR CARE USES

SENIOR CARE FACILITY TABLE	
FACILITY TYPE	PARKING RATIO
INDEPENDENT LIVING	.75/UNIT
ASSISTED LIVING	.5 /BED, PLUS .75 PER EMPLOYEE
ASSISTED LIVING HOME	1 PER BEDROOM OR BED, PLUS 1 FOR EACH 4 BEDROOMS OR BEDS FOR GUEST PARKING, PLUS 2 FOR EVERY 3 EMPLOYEES, MINIMUM 50% COVERED PARKING
MEMORY / NURSE CARE	.5 /BED, PLUS .75 PER EMPLOYEE

~~3. Shared Parking: When a mix of non-residential uses creates staggered peak periods of parking demand, shared parking calculations shall be made to reduce the total amount of required parking for retail, office, institutional and entertainment uses.~~

((O)15-16, 11/08/15)

E. Mobility-Impaired Accessible Spaces

1. MOBILITY-IMPAIRED ACCESSIBLE SPACES SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS, INCLUDING, BUT NOT LIMITED,

STANDARDS FOR THE SIZE, NUMBER REQUIRED, LOCATION AND MARKING FOR ACCESSIBLE PARKING.. ~~Design Standard:~~

- ~~a. Width eight (8) feet with a five (5) foot wide adjacent aisle for access to and from the side of a vehicle.~~
- ~~b. Other dimensions; same as those for standard vehicles.~~
- ~~c. The parking space and adjacent aisle shall have a slope less than 1:50 (2 percent).~~

2. Location: Mobility-impaired parking spaces shall be located as close as possible to the nearest accessible building entrance, using the shortest accessible route of travel possible. When practical, the accessible route of travel shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the route shall be designated and marked as a crosswalk.

3. Marking: Every mobility-impaired parking space shall be identified by a sign, centered between three (3) feet and five (5) feet above the parking surface, at the head of the parking space. The sign shall include the international symbol of accessibility and state RESERVED or equivalent language.

4. Number of Spaces: Each parking lot shall contain at least the minimum specified number of mobility-impaired spaces as provided in the table below.

Table 27-15. Number of Mobility Impaired Parking Spaces

Total Parking Spaces in Lot Minimum Required Number of Accessible Spaces	
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total space
Over 1000	20 spaces plus 1 space for every 100 spaces or fraction thereof over 1000

~~5. Van Accessible Spaces: One (1) space per every eight (8) mobility impaired parking spaces or fraction thereof.~~

~~a. Width: Eight (8) feet with an eight (8) foot adjacent aisle.~~

~~b. Other dimensions; same as those for standard vehicles.~~

~~c. Height Clearance: 98 inches vertical clearance is required.~~

F. *Bicycle Parking*

1. Types:

a. Class I: Provides covered, secured bicycle parking that insures protection against direct sunlight and theft of the entire bicycle, its components, and accessories such as commuting bags, etc. Class I facilities include bicycle lockers, check-in facilities, monitored parking, restricted access parking or other means which provide the above level of security as approved by the Planning and Planning and Zoning Administrator.

b. Class II: Provides a stationary object that is permanently fixed to the ground or physically attached to a structure to which the operator can lock the bicycle, such as single or multiple bicycle racks. These facilities must be located in a highly visible area that is in close proximity to the primary entrance of the structure it serves, ~~and disbursed~~ DISTRIBUTED conveniently throughout the development; AND not blocking pedestrian access.

2. Number Required: Provide bicycle parking spaces at the rate of:

a. One (1) bicycle parking space per twenty (20) required vehicular parking spaces, but in all cases shall provide a minimum of two (2) bicycle spaces, except gas stations having no convenience use (mini-mart).

b. All spaces shall be Class II spaces as defined in subsection [F.2](#) of this section, ~~Bicycle Parking Requirements~~, except MULTI-FAMILY RESIDENTIAL, Professional Offices, Retail Uses, Recreational Uses, Theaters, and Industrial Uses, shall provide ten percent (10%) percent of the required bicycle parking as Class I spaces.

c. The maximum number of required spaces shall be one hundred (100) bicycle-parking spaces.

~~d. Any increase or decrease in parking shall be in accordance with subsection [D.3](#) of this section.~~

3. Credit for Bicycle Parking Facilities:

~~Performance Standards:~~ The Planning and Planning and Zoning Administrator may authorize reductions to on-site parking requirements for all non-residential uses, for the provision of bicycle facilities, as follows:

- a. One (1) vehicular space per four (4) Class I bicycle spaces.
- b. Two (2) vehicular spaces per one (1) shower.
- c. ~~The number of vehicular spaces required shall not be reduced by more than five (5) percent.~~

((O)16-16, 12/07/16)

G. *On-Site Circulation*

1. Access Drives:

- a. Access drives shall provide adequate storage length to prevent stopped vehicles from obstructing entering vehicles or vehicles traveling along internal circulation roadways.
- b. Entrances shall provide adequate turning radius for the design vehicle.
- c. Curbs, walls, berms, landscaping, or other barriers shall be employed to prevent ingress or egress at any point other than the approved entrances and exits.
- d. A minimum of 150 feet measured at the centerline shall separate any entrances or exits from the nearest intersecting street centerline.
- e. ~~Entrances and exit drives are limited to two (2) per 300 feet of frontage, with a minimum spacing of 150 feet between centerlines.~~
- f. Cross corner sight visibility shall be provided in accordance with the [Oro Valley Subdivision Street Standards](#).
- g. The Town Engineer shall approve any deviation from these requirements.

2. Ring Roads:

~~Definition: A Ring Road is defined as a roadway encircling a commercial, office or industrial complex with no on street parking, frequent curb cuts to adjacent parking aisles, and parking internal to the ring road.~~

- a. Ring roads shall be designed with 30 MPH design standards and signed at 15 MPH.
- b. Ring roads shall be a minimum of 28 feet in width.
- c. Sight visibility triangles for 30 MPH shall be a minimum along ring roads.

D. RING ROADS ARE REQUIRED IN ALL SHOPPING CENTERS GENERATING MORE THAN 5,000 AVERAGE DAILY TRIPS (ADT).

E. THE TOWN ENGINEER SHALL APPROVE ANY DEVIATION FROM THESE REQUIREMENTS.

3. Perimeter Drive:

~~Definition: A Perimeter Drive is defined as a roadway next to a building or group of buildings inside a Ring Road. A Perimeter Drive may be used for pick-up and drop-off of passengers or cargo.~~

- a. Perimeter drives shall NOT have uninterrupted distances greater than 400 feet.
- b. Perimeter drives shall be no wider than 28 feet with no parking, except as defined above.
- c. Short radius curves are encouraged along the perimeter roads to limit speeds.
- d. Sight visibility triangles for 20 MPH shall be a minimum along perimeter drives.

E. PERIMETER DRIVES SHALL BE DESIGNED TO DISCOURAGE THROUGH TRAFFIC IN SHOPPING CENTERS WITH ACCESS DRIVES AND RING ROADS.

4. Parking Aisles:

- a. Parking aisles shall not be designed ~~to~~ THAT require ~~or encourage~~ vehicles to back into a street, RING ROAD, PERIMETER DRIVE, pedestrian way, or alley in order to leave the parking lot or maneuver out of a parking space.
- ~~b. Parking aisles shall not be designed to carry more than 1000 vehicles per day.~~
- c. Parking aisles shall not be longer than 300 feet without a break in circulation.
- d. The preferred parking format is 45 degree parking on one-way parking aisles. Other parking configurations may be accepted provided it does not result in increased pedestrian-vehicular conflicts, and is consistent with Table 27-16.

Table 27-16. Off-Street Parking

MOTOR VEHICLE PARKING AREA DIMENSIONS					
A	B	C	D	E	F
0°	9.0'		12.0'	23.0'	28.0'
20°	9.0'	16.3'	12.0'	57.6'	44.6'
30°	9.0'	18.6'	12.0'	29.6'	49.2'
45°	9.0'	21.2'	13.0'	14.1'	55.4'

MOTOR VEHICLE PARKING AREA DIMENSIONS					
A	B	C	D	E	F
60°	9.0'	22.5'	18.0'	13.0'	63.0'
70°	9.0'	22.3'	19.0'	11.5'	63.6'
80°	9.0'	21.5'	24.0'	10.6'	67.0'
90°	9.0'	20.0'	24.0'	10.0'	64.0'

Elements

A. Parking Angle

B. Space Width

C. Space Depth

D. Aisle Width

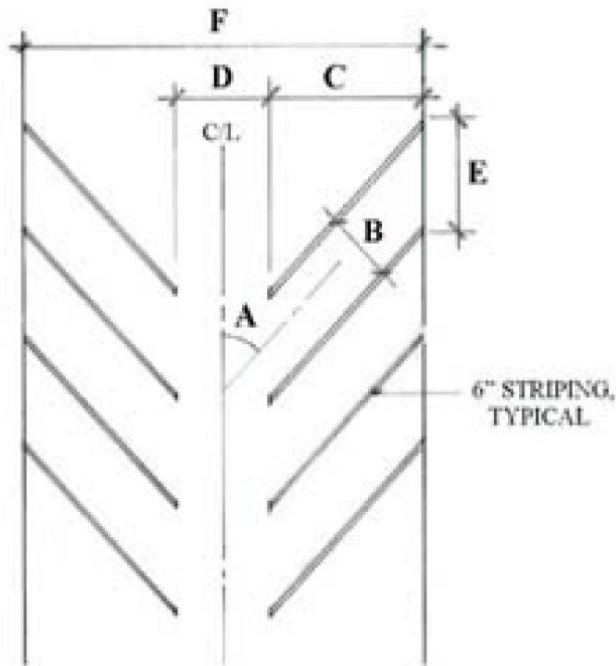
E. Curb Length

F. Center to Center Width of Double Row and Aisle

Minimum 2 - way traffic aisle width: 24'

Minimum 1 - way traffic aisle width: 12'

Minimum 1 - way fire lane access aisle width: 20'



- i. End islands shall be sufficiently large to assure adequate cross corner sight visibility with the intersecting access drive.

e. Passenger Drop-Off Points: Drop-off points, separated from street traffic lanes, ring roads, parking aisles, loading areas, access drives, or perimeter roads, and readily accessible without hazardous maneuvering, shall be provided in conjunction with the following uses: senior care facilities, hotels, motels, resorts, hospitals and clinics, educational facilities, libraries, and day care centers with fifty (50) or more students or children, religious facilities with one hundred (100) or more seats, transit terminals, park and ride lots, major recreational facilities, public buildings, ~~financial services greater than five thousand (5,000) square feet of gross floor area,~~ shopping centers and other office/commercial uses and restaurants. Passenger drop-off points for senior care facilities shall include a shade structure with bench seating.

f. Transit Stops: Any Commercial, Office, or Industrial development ~~of a minimum~~ one hundred thousand (100,000) square feet IN SIZE OR GREATER shall provide transit STOPS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE TOWN ENGINEER ~~turn-outs~~.

G. Transit ~~turn-outs~~ STOPS shall be centrally located for ease of access and shall be in sufficient numbers TO SERVE THE NEEDS OF AREA USERS. IN AREAS WHERE MULTIPLE USES WOULD REQUIRE A STOP, AND ONE HAS BEEN PROVIDED TO SERVE THE AREA, THE TOWN ENGINEER MAY WAIVE THIS REQUIREMENT. ~~and designed in accordance with the standards established by the Town Engineer.~~

~~g.~~ H. Carpools: Off street parking provided for all employment uses requiring eighty (80) or more spaces shall provide at least ten (10) percent of the total parking area as designated for use by car pools, and be clearly signed and managed to that end. Carpool parking shall be as close to the building as possible, without impeding visitor or mobility-impaired parking. Where car pool parking is provided by this Section, the required parking may be reduced by five (5) percent.

((O)15-16, 11/08/15)

H. *Design and Improvement Standards*

1. *Parking Lot Layout (Design)*

A. THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR MAY APPROVE THE CONVERSION OF OFF-STREET PARKING WITHIN PARKING LOTS TO OTHER ALTERNATIVE USES (E.G. OUTDOOR DINING, FARMERS MARKETS, ETC.) AS DESCRIBED BELOW:

I. TEMPORARY CONVERSION FOR A CONTINUOUS PERIOD OF TIME REQUIRES A SPECIAL USE PERMIT IN ACCORDANCE WITH SECTION 25.3.A.

II. INTERMITTENT CONVERSION FOR PERIODS OF TIME THAT DO NOT IMPACT PEAK PARKING PERIODS FOR OTHER USES WITHIN THE CENTER.

III. PERMANENT CONVERSION REQUIRES A REVISION TO THE APPROVED SITE AND LANDSCAPE PLANS.

B. REVIEW CRITERIA: FOR THE CONVERSION OF ANY OFF-STREET PARKING AREA TO BE APPROVED, THE PLAN MUST ACCOMPLISH THE PURPOSE OF THIS SECTION. SPECIFIC CONSIDERATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

I. ADEQUATE PARKING IS AVAILABLE FOR ALL USES FOLLOWING THE CONVERSION.

II. TRAFFIC AND CIRCULATION (BOTH VEHICULAR AND PEDESTRIAN) WITHIN THE CENTER ARE NOT SIGNIFICANTLY IMPACTED AS DETERMINED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR.

~~a. C. Parking Space Dimension: Parking spaces shall be a minimum of nine (9) feet in width and twenty (20) feet in length. Parallel parking spaces shall be a minimum of eight (8) feet in width and twenty three (23) feet in length. Motorcycle parking spaces, if provided, shall be in addition to any required parking and shall be a minimum of three (3) feet in width and ten (10) feet in length.~~

I. STANDARD PARKING SPACES SHALL BE A MINIMUM OF NINE (9) FEET IN WIDTH AND TWENTY (20) FEET IN LENGTH.

II. PARALLEL PARKING SPACES SHALL BE A MINIMUM OF EIGHT (8) FEET IN WIDTH AND TWENTY-THREE (23) FEET IN LENGTH.

III. MOTORCYCLE PARKING SPACES, IF PROVIDED, SHALL BE IN ADDITION TO ANY REQUIRED PARKING AND SHALL BE A MINIMUM OF THREE (3) FEET IN WIDTH AND TEN (10) FEET IN LENGTH.

~~b. D. Parking Structures: Parking structures, including underground parking, are recognized as a means to conserve on-site open space and are encouraged as an alternative to developing all required parking as surface lots. As an incentive, allowable floor area ratios (FAR) may be increased up to ten percent (10%) for every one hundred (100) underground parking spaces or aboveground parking structures.~~

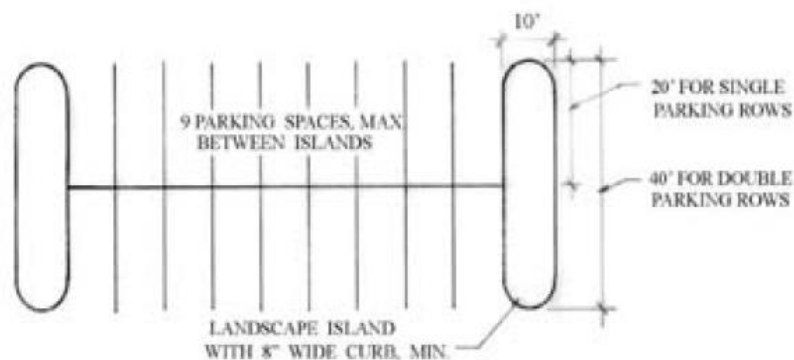
~~c. E. Circulation Routes: Parking lots shall provide well-defined circulation routes for vehicles, bicycles, and pedestrians. Layout and design shall anticipate the needs of users and provide continuity between vehicular circulation, parking, pedestrian and bicycle circulation.~~

~~d. F. Traffic Control Devices: Standard traffic control signs and devices shall be used to direct traffic, where necessary, within a parking lot and must incorporate traffic calming methods in the design. Parking lot sign standards shall be in accordance with Chapter [28](#).~~

~~e~~- G. Orientation: All parking lots shall include walkways that are located in places that are logical, safe, and convenient for pedestrians.

~~f~~- H. Landscape Islands: ~~To the maximum extent feasible, landscaped islands with curbs shall be~~ used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.

I. Every nine (9) parking spaces shall have a landscaped island. The dimensions of which shall be ten (10) feet outside edge to outside edge of curb and the curb shall be a minimum of eight (8) inches in width. The length shall be forty (40) feet outside edge to outside edge of curb. For single loaded parking the landscaped island shall be ten (10) feet outside edge to outside edge of curb and twenty (20) feet in length outside edge to outside edge. The provisions of Section [27.6](#), Landscape Conservation, shall apply.



~~g~~- J. Shopping Cart Bays: Parking areas where shopping carts are an integral part of the commercial business shall be designed to accommodate shopping cart storage. Cart storage spaces shall be integrated into the landscape areas within the parking area and shall be placed appropriately to accommodate the maximum number of parking spaces. Cart storage spaces shall be a minimum of four (4) feet wide and a maximum of nine (9) feet wide and the length shall be no longer than the depth of a parking stall. The minimum height shall be forty-five (45) inches measured from finished grade. Any lot for retail stores such as grocery or home improvements, and containing one hundred (100) or more parking spaces shall install at least one (1) shopping cart bay per eighty-five (85) spaces provided. The Planning and Zoning Administrator and Town Engineer may increase or decrease the number of shopping cart bays.

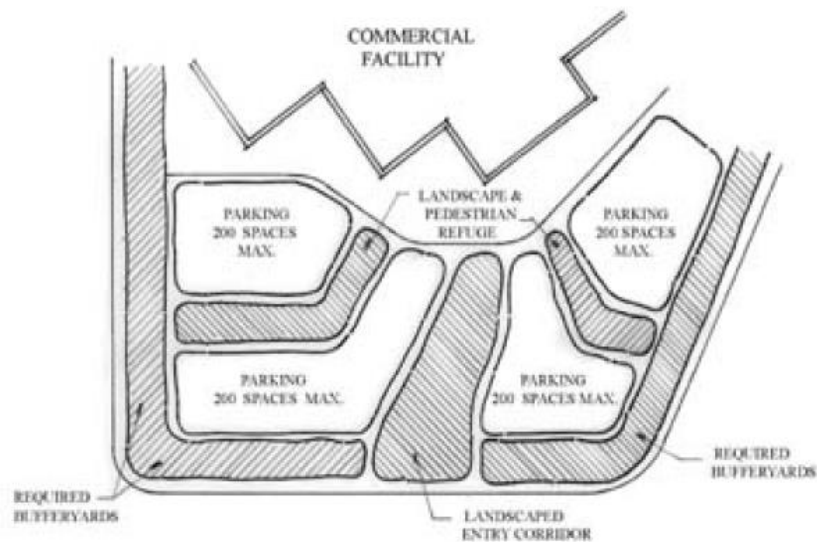
~~h~~- K. At a minimum shopping cart bays shall be constructed of opaque material that may consist of the following: landscaping, berming, and/or masonry block faced with the same material of the serving store. Such bays shall be maintained by the serving store or the Property Owners Association, if any, or the property owner/management company of the center. The Planning and Zoning Administrator shall have the right to inspect such bays and cite the serving store, Property

Owners Association, or property owner/management company if such bays are not kept in good condition and properly maintained.

~~h~~ L. Points of Conflict: The lot layout shall specifically address the interrelation of pedestrian, vehicular and bicycle circulation in order to provide continuous and direct pedestrian access with a minimum of driveway and drive aisle crossings. Required treatment such as raised pedestrian crossings, forecourts and landings, special paving, signs, lights, and bollards shall be provided at significant points of conflict.

~~j~~ M. Lot Size/Scale: Large surface parking lots shall be visually and functionally segmented into several smaller lots according to the following standards:

- i. Large parking lots shall be divided into smaller sections by landscape areas. Each section shall contain a maximum of two hundred (200) parking spaces.



- ii. Parking bays shall extend no more than nine (9) parking spaces without an intervening tree landscape island or landscaped peninsula. The provisions of Section [27.6](#), Landscape Conservation, shall apply.

- iii. No more than fifty percent (50%) of the off-street parking area be located in the front yard (see definition of front yard, Chapter [31](#)).

~~k~~ N. Truck Traffic: All development that generates truck traffic that may adversely affect a neighborhood by creating noise, dust, or odor problems shall avoid or mitigate those impacts either through physical design or operational procedures and Section [27.8](#), Off-Street Loading.

O. REFUSE: ALL PARKING LOTS SHALL INCLUDE SUFFICIENT REFUSE COLLECTION AREAS TO SERVE THE INTENDED USES, SUBJECT TO THE FOLLOWING:

I. ALL ASPECTS OF REFUSE COLLECTION, INCLUDING GREASE COLLECTION CONTAINERS, MUST BE FULLY ENCLOSED IN ACCORDANCE WITH SECTION 27.6.C.5.XII,

II. REFUSE LOCATIONS ARE SUBJECT TO THE BUILDING SETBACK OF THE ZONING DISTRICT WHEN ADJACENT TO ANY PROPERTY USED, ZONED, OR DESIGNATED BY THE GENERAL PLAN FOR RESIDENTIAL PURPOSES.

III. REFUSE PICK-UP ONLY PERMITTED FROM 6:00 A.M. TO 7:00 P.M..

2. Improvement Standards

All public and private parking areas except for residential uses permitted in the R-1 and R-4 Districts shall be improved and maintained to the following standards:

- a. Slope and Grading: The finished grade of the parking lot shall be in accordance with the Town's grading standards. Grading of a site shall benefit landscaped areas IN ACCORDANCE WITH SECTION 27.6.C.4 and conform to the requirements of the Town's Grading Ordinance, Section [27.9](#). Below-grade or recessed parking lots are encouraged and may be required by the Planning and Zoning Administrator or the Town Engineer to provide additional screening from major thoroughfares or residential areas.
- b. Drainage: In addition to the Town's drainage requirements, drainage flow shall be considered a resource and be designed to benefit landscaped areas on the development site IN ACCORDANCE WITH SECTION 27.6.C.4. Erosion control measures shall be designed and implemented to control drainage flow from impervious areas onto abutting soil surfaces.
- c. Surfacing: All non-landscaped parking areas shall be paved with a durable asphalt, concrete, stone, tile, or brick surface, consistent with pavement design principles and engineered according to soil conditions and wheel-loads. Pedestrian use areas and crossings within parking areas shall be paved with tile, brick, concrete pavers, colored asphalt, patterned and colored concrete, or asphalt.
- d. Barriers: Parking areas and spaces shall be provided with bumper barriers, wheel stops or wheel stop curbing designed to prevent parked vehicles from extending beyond the property lines, damaging adjacent landscaping, walls or buildings, or overhanging sidewalk areas. Wheel stops or wheel stop curbing shall be located three (3) feet from the front of the parking space. No barriers shall be required for head-to-head parking.
- e. Pavement Marking: Parking spaces in paved parking areas shall be permanently marked with striping. Space lines shall be a minimum of four (4) inches wide, white paint or plastic, and extend for a minimum of ten (10) feet for interior lines. End lines shall extend the full length of the space.
- f. Lighting: All parking areas shall comply with the Town of Oro Valley Outdoor Lighting Code, Section 27.5, Outdoor Lighting.

Section 27.8 Off-Street Loading

A. *Applicability*

The provisions of this section apply to:

1. New development.
2. New uses locating in an existing development, as required in Section [27.7.B.2](#).
3. Any expansion of an existing use or any addition of a new use to an existing development, as required in Section [27.7.B.3](#).

B. *General Regulations*

All buildings hereafter erected or established shall have and maintain loading spaces as determined by the Town Engineer subject to conditions herein.

1. No part of an alley or street, including public walkway'S easements and fire lanes, shall be used for loading or maneuvering unless so ~~designated by the Town~~ APPROVED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINSTRATOR.
2. No loading space that is provided in an approved development shall hereafter be eliminated, reduced or converted unless equivalent facilities are provided elsewhere.
3. All required loading spaces shall be located on the same lot OR WITHIN THE SAME CENTER as the use served.
4. Use of Loading Space: A loading space shall not be used for the repair, storage, or dismantling of vehicles or to satisfy the area requirements for off-street parking and no general storage.
5. Mixed Uses: If there are mixed uses, the total requirements for off-street loading spaces are the sum of the individual requirements of the various uses.
6. Modification of Requirements: The Town Engineer AND PLANNING AND ZONING ADMINISTRATOR may reduce the number and location of required loading spaces where ~~he or she determines that an unusual situation exists~~ MULTIPLE USES EXIST WITHIN A CENTER AND A SHARED OFF-STREET LOADING SPACE(S) CAN SERVE MORE THAN ONE.

C. *Design Standards*

1. ~~Location of Loading Space:~~ Required off-street loading spaces shall be located:
 - a. ~~On-site~~ ON THE SAME LOT OR WITHIN THE SAME CENTER and no further than 100 feet from the building served.
 - b. No closer than 30 feet to any property used, zoned, or designated by the General Plan, for residential purposes.
2. Dimensions:
 - a. A required loading space for commercial, institutional, or office use shall be at least 12 feet wide by 35 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of 15 feet.
 - b. A required loading space for an industrial use shall be a minimum of 12 feet by 45 feet in length with a minimum height clearance of 15 feet.
3. Access: Each loading space shall be accessible from a street or from an aisle or drive connecting with a street. Such access may be combined with access to a parking lot if designed in a manner that will not disrupt normal traffic flow. Access to loading spaces shall not be blocked by other loading spaces, stacked goods, permanent or movable structures of any type including trash receptacles or compactors, nor shall any loading space interfere with any fire exit or emergency access or fire lanes.
4. Prohibited Location: No loading space shall be located within the right-of-way of any street, ACCESS OR PERIMETER DRIVE, PARKING AREA ACCESS LANE (PAAL), roadway, or public alley, or in any designated off-street parking area. At no time shall any part of a truck or van be allowed into a public thoroughfare or right-of-way while the truck or van is being loaded or unloaded.
5. Maneuvering: Adequate off-street maneuvering area shall be provided on-site and not within any public street right-of-way.
6. Accessibility: All loading spaces shall be accessible at all times from a street, alley, or driveway intended to serve such off-street loading areas. Access to loading areas may be provided by way of designated off-street parking areas using only marked aisles for such access. If access to loading spaces involves the utilization of off-street parking areas, no interference of any type shall be permitted in terms of the normal use and function of said off-street parking lot, and no designated off-street parking area or space shall be infringed upon at any time for the movement of any vehicle waiting to gain access to said loading space.
7. Enclosure of Loading Space: Required off-street loading space may be partially or entirely enclosed within a building, provided the building meets all the requirements pertaining to required setbacks.
8. Screening: The Oro Valley Landscaping Standards shall apply.

9. Lighting: Lighting in a loading area, if installed, shall be in accordance with Oro Valley Zoning Code Revised, Section [27.5](#).

10. Surfacing: An outdoor loading space shall be surfaced in such a manner as to make it weatherproof and dust-proof in accordance with the provisions of Section 27.7.F.5.b.iii, Surfacing.

D. *Off-Street Loading Required*

1. Retail establishments, Restaurants, Industrial, manufacturing, Warehouse, Wholesale Uses, Freight Terminals or Hospitals having an aggregate gross floor area of 5,000 square feet or more.

Table 27-17. Off-Street Loading

Gross Floor Area	Number of Spaces
Square feet	
5,000 - 24,999	1
25,000 - 49,999	2
50,000 - 99,999	3
100,000 - 174,999	4
175,000 - 249,999	5

For each additional 75,000 square feet (or fraction thereof) of gross floor area, one (1) additional loading space shall be provided.

2. Public Assembly uses, such as auditoriums, and hotels.

Table 27-18. Off-Street Loading

Gross Floor Area	Number of Spaces
Square feet	
5,000 - 24,999	1
30,000 - 129,999	2
130,000 - 229,999	3

For each additional 100,000 square feet (or fraction thereof) of gross floor area, one (1) additional loading space shall be provided.

3. Office uses shall provide one (1) loading space for the first 5,000 to 100,000 square feet with one (1) additional loading space for each additional 100,000 square feet of floor area or fraction thereof.

4. Office uses may, in-lieu of providing loading spaces as per the above, ~~may~~ provide loading space for ~~UPS, FedEx, Office Supply delivers~~ DELIVERIES within the passenger drop-off area, provided that the drive aisle is a minimum of 30 feet in width or a loading zone may be designated and marked within the parking lot.

SECTION 27.9 – 27.10 NO CHANGES

SECTIONS 27.10.A – 27.10.E – NO CHANGES

CHAPTER 31 DEFINITIONS

RAINWATER HARVESTING

THE INTERCEPTING, CATCHING, STORING, DIVERTING, OR DIRECTING STORM WATER RUNOFF FROM ROOFS, PARKING AREAS, ETC., DURING RAIN EVENTS AND PUTTING IT TO BENEFICIAL USE.

RAINWATER HARVESTING INFILTRATION AREA

PERVIOUS AREAS OF A SITE WHERE HARVESTED WATER COLLECTS AND SOAKS INTO THE SUBSURFACE TO SUPPORT LANDSCAPE PLANTS.

RAINWATER HARVESTING PASSIVE SYSTEM

A SYSTEM THAT DIVERTS OR DIRECTS RAINWATER RUNOFF TO APPROPRIATE LOCATIONS WHERE IT IS COLLECTED AND ALLOWED TO INFILTRATE THE SOIL NATURALLY. THIS SYSTEM CONTAINS NO LONG-TERM STORAGE CAPABILITIES.

RAINWATER HARVESTING ACTIVE SYSTEM

A SYSTEM THAT EMPLOYS A RESERVOIR OR OTHER WATER STORING APPARATUS TO CATCH AND STORE RAINWATER FOR LATER USE WITH CONVENTIONAL LANDSCAPE IRRIGATION SYSTEMS. IT TYPICALLY INVOLVES ELECTRIC PUMPS, VALVES AND WILL BE CROSS-CONNECTED TO THE SITE IRRIGATION SYSTEM.

Vehicle

~~A device in, on or by which a person or property is or may be transported or drawn.~~ A DEVICE IN, UPON, OR BY WHICH A PERSON OR PROPERTY IS OR MAY BE TRANSPORTED OR DRAWN/PULLED INCLUDING SELF-PROPELLED AUTONOMOUS VEHICLES.

VEHICLE, ABANDONED OR JUNK

A VEHICLE OR ANY MAJOR PORTION THEREOF THAT IS INCAPABLE OF MOVEMENT UNDER ITS OWN POWER AND WILL REMAIN SO WITHOUT MAJOR REPAIR OR RECONSTRUCTION. MAJOR PORTION MEANS, BUT IS NOT LIMITED TO, THE REMOVAL OF THE DIFFERENTIAL, TRANSMISSION, HEAD, ENGINE BLOCK OR OIL PAN.

Vehicle Dealer

An agency selling new or used motor vehicles and providing services commonly associated with motor vehicle sales.

VEHICLE, GROSS VEHICLE WEIGHT RATING

THE VALUE SPECIFIED BY THE MANUFACTURER AS THE LOADED WEIGHT OF THE VEHICLE

VEHICLE, MAJOR REPAIRS

THE REMOVAL FROM ANY VEHICLE OF A MAJOR PORTION THEREOF INCLUDING, BUT NOT LIMITED TO, THE DIFFERENTIAL, TRANSMISSION, HEAD, ENGINE BLOCK OR OIL PAN.

VEHICLE, RECREATIONAL

A VEHICLE OR VEHICLE COMBINATION THAT IS MORE THAN TWENTY-SIX THOUSAND (26,000) POUNDS GROSS VEHICLE WEIGHT RATING AND THAT IS DESIGNED AND EXCLUSIVELY USED FOR PRIVATE PLEASURE, INCLUDING, BUT NOT LIMITED TO, VEHICLES COMMONLY REFERED TO AS MOTORHOMES, PICK-UP TRUCKS WITH CAMPERS, TRAVEL TRAILERS, TOY HAULERS, BOAT TRAILERS AND HORSE TRAILERS USED EXCLUSIVELY TO TRANSPORT PERSONAL POSSESIONS OR PERSONS FOR NONCOMMERCIAL PURPOSES

Vehicle Repair

All aspects of motor vehicle repair including, but not limited to, lubrication, tune-up, and preventive maintenance.

Vehicle Repair Facility

A facility that provides for the repair or maintenance of motor vehicles.

Vehicle Storage Facility

A facility whose primary purpose is the temporary storage of motor vehicles, including parking garages.

Vehicle Wash

A convenience use for the cleaning and washing of motor vehicles including interior cleaning and vacuuming and waxing.

Veterinary Services

An establishment where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment.

PLANNED AREA DEVELOPMENT (PAD)

AMENDMENTS

Additions shown in CAPS, deletions shown in ~~strike through~~. Unchanged sections of PADs are not referenced.

El Conquistador Country Club Planned Area Development

Section 1.6 Development Areas and Uses

Development of the various areas as shown on Exhibit B will be in accordance with the policies and intent stated herein. The project will provide for a planned mixed-use development that is in harmony with the General Plan of the Town of Oro Valley. The uses and development within each area, together with the limitations on such, shall be as follows:

A. Development Area A

1. Uses Permitted - Residential dwelling units together with all accessory structures including recreation and social center buildings provided however, that common wall units are permitted; golf course, clubhouse and related golf course facilities, equestrian and stable facilities. Equestrian and stable facilities are subject to the following conditions:

- a. The stable property shall contain a buffer strip 20 feet wide, maintained as a solid landscape screen, adjacent to all surrounding residential property.
- b. All pasture and animal storage areas shall be enclosed with fences or walls of a minimum of 4'6" height.
- c. All laws applicable to the public health must be complied with for the entire period of operation of the stable.
- d. All stable, activity, and pasture areas that are not grassed shall be treated for dust control as approved by the Town Council
- e. Adequate parking shall be shown on the site plan. (Ord. 79)

2. Building Setback Requirements:

- a. 25 feet adjacent to the Plan boundary or development areas of lesser density.
- b. An average of 20 feet where abutting any public streets.
- c. Whenever the plan boundary abuts any single-family residential district (R-1) or an alley abutting such district, a setback of 25 feet shall be provided for single-story structures and an additional depth of 10 feet shall be provided for each additional story. (Ord. 79)

3. Average Minimum Useable Open Space Per Residential Dwelling Unit - 500 square feet.

4. Maximum Height - Three stories or 38 feet except when a structure is within 25 feet of the boundary of the Plan Area, in which case the height shall not exceed two stories.

~~5. Required Parking - Shall be in accordance with the required parking schedule as described in Section VII of this Plan.~~

B. Development Area B

1. Uses Permitted - Residential dwelling units together with all accessory structures including recreation and social center buildings, provided however, that common wall units are permitted; golf course, clubhouse and related golf course facilities.

2. Building Setback Requirements:

- a. 25 feet adjacent to the Plan boundary or development areas of lesser density.
- b. An average of 20 feet where abutting any public streets.
- c. Whenever the plan boundary abuts any single-family residential district (R-1) or an alley abutting such district, a setback of 25 feet shall be provided for single-story structures and an additional depth of 10 feet shall be provided for each additional story. (Ord. 79)

3. Average Minimum Useable Open Space Per Residential Dwelling Unit - 500 square feet.

4. Maximum Height - Three stories or 38 feet except when a structure is within 25 feet of the boundary of the Plan Area, in which case the height shall not exceed two stories. For the portion of Development Area B west of and adjacent to the segment of Development Area D located at the northwest corner of Lambert Lane and La Canada Drive, no structure over two stories shall be built. No structure shall be built over 18 feet in height above the existing natural ridgeline elevation as shown on the designated Planned Area ridgeline map dated 11-16-83 and attached as Exhibit F. (Ord. 79)

~~5. Required Parking - Shall be in accordance with the required parking schedule as described in Section VII of this Plan.~~

C. Development Area C

1. Uses Permitted - Residential dwelling units, commercial and public offices, service retail uses, restaurants, recreational facilities, provided however, that common wall units are permitted; golf course, clubhouse and related golf course facilities. Office and retail uses may include, with the exception of hotels, those uses permitted in the C-2 Commercial District of the OVZCR. Conditional uses shall require a use permit. (Ord. 79)

2. Building Setback Requirements:

- a. 25 feet adjacent to the Plan boundary or development areas of lesser density.
- b. An average of 20 feet where abutting any public streets, and, additionally, with regard to parcel H only the following shall apply.
 - (1) Front yard setbacks may be reduced to a minimum of 15 feet for homes which incorporate a side entry garage.
 - (2) Landscaping within the driveway site visibility triangle of all homes be limited to 30 inch maximum height for all shrubs and groundcover and that any trees planted within the sight visibility triangle maintain the entire canopy 6 feet above ground level.
 - (3) All streets within the proposed subdivision shall maintain a minimum right-of-way width of 32 feet. In addition, a 6.5 foot roadway maintenance, pedestrian refuge, signage and utility easement shall be provided on both sides of all rights-of-way. (Ord. 92-21)
- c. Whenever the plan boundary abuts any single-family residential district (R-1) or an alley abutting such district, a setback of 25 feet shall be provided for single-story structures and an additional depth of 10 feet shall be provided for each additional story. (Ord. 79)

3. Average Minimum Useable Open Space Per Residential Dwelling Unit - 300 square feet.

4. Maximum Height - Three stories or 38 feet except when a structure is within 25 feet of the boundary of the Plan Area, in which case the height shall not exceed two stories.

~~5. Required Parking - Shall be in accordance with the required parking schedule as described in Section VII of this Plan.~~

D. Development Area D

1. Uses Permitted - Residential dwelling units, commercial and public offices, service retail uses, restaurants, recreational facilities, provided however, that common wall units are permitted; hotel; golf course, clubhouse and related golf course facilities. Office and retail uses may include, with the exception of hotels, those uses permitted in the C-2 Commercial District of the OVZCR. Conditional uses shall require a use permit. (Ord. 79)

Resort hotels and Western Town with equestrian activities are permitted. Permitted appurtenant uses include small retail shops, restaurants, cocktail lounges with live music and/or patron dancing, day nursery, game center, health studio or fitness center, satellite receiving earth station, and stable and equestrian facilities an exhibition arena. (Ord. 79)

Equestrian and stable facilities are subject to the following conditions:

- a. The stable property shall contain a buffer strip 20 feet wide, maintained as a solid landscape screen, adjacent to all surrounding residential property.
- b. All pasture and animal storage areas shall be enclosed with fences or walls of a minimum of 4'6" height.
- c. All laws applicable to the public health must be complied with for the entire period of operation of the stable.
- d. All stable, activity, and pasture areas that are not grassed shall be treated for dust control as approved by the Town Council.
- e. Adequate parking shall be shown on the site plan. (Ord. 79)

2. Building Setback Requirements:

- a. 25 feet adjacent to the Plan boundary or development areas of lesser density.
- b. An average of 20 feet where abutting any public streets. And, additionally, with regard to Village 16 only, the following shall apply:
 - (1) Front yard setbacks may be reduced to a minimum of 12 feet for homes which incorporate a side entry garage only.
 - (2) Corner lots shall not be eligible for the setback modification.
 - (3) Any lot which incorporates the reduced setbacks shall be abutted on both its right and left sides by a minimum of two consecutive lots which utilize 20 foot setbacks.
 - (4) No two lots directly opposite each other on the same street may incorporate the reduced setbacks.
 - (5) Any two-story segment of a given dwelling unit must be set back at least 20 feet from the front property line.

(6) Landscaping within the driveway site visibility triangle of side entry garage homes shall be limited to 30 inch maximum height.

(7) This pad amendment shall apply only to Village 16 of Canada Hills.

(8) That a garage of a house with a side entry garage may not abut the driveway on an adjoining lot. (Ord. 90-7)

c. Whenever the plan boundary abuts any single-family residential district (R-1) or an alley abutting such district, a setback of 25 feet shall be provided for single-story structures and an additional depth of 10 feet shall be provided for each additional story. (Ord 79)

3. Maximum Total Building Coverage - 80% of lot area.

4. Average Minimum Useable Open Space Per Residential Dwelling Unit Excluding Hotel Rooms - 300 square feet.

5. Maximum Building Height - Three stories or 38 feet except when a structure is within 25 feet of the boundary of the Plan Area, in which case the height shall not exceed two stories.

~~6. Required Parking - Shall be in accordance with the required parking schedule as described in Section VII of this Plan.~~

Section 1.7 Traffic Plan

The traffic plan for the El Conquistador Country Club Plan Area consists of the dedication of the necessary right-of-way for public streets, private streets, AND pedestrian systems, ~~parking and off-street loading requirements~~. Roads and streets within the Plan shall be constructed by the Developer and shall be subject to the Town of Oro Valley review during the development plan process, and shall be subject to either the Town of Oro Valley requirements or, in the case of arterial streets, the standard Pima County Highway Department requirements.

A. Dedicated Streets – Dedicated collector streets within the Plan shall have a maximum right-of way of 80 feet and be constructed in accordance with the Town of Oro Valley standards. The major arterial roadways; Naranja, Lambert Lane, La Cholla and La Canada, shall have right-of-way widths as required by the Pima County Highway Department and shall be constructed in accordance with the requirements of Pima County.

B. Private Streets - All other streets shall be privately owned and maintained and shall have not less than 24 feet of pavement, and shall meet the Town of Oro Valley requirements for private streets.

C. Traffic Study - A detailed Traffic Study shall be prepared and submitted for review to the Town of Oro Valley upon completion of the first phase of residential development. The Study shall be updated as each increment of 250 units of residential development is completed. The Study shall project estimated traffic volumes and patterns and provide for the necessary traffic signals and pedestrian linkages. The installation of traffic signals, subject to review and approval of the Town Engineer, shall be the responsibility of the Developer. Maximum separation and protection of pedestrian access routes from vehicular traffic arteries shall be provided along with the provision for pedestrian circulation routes within the Plan.

~~D. Parking Area Requirements~~

~~1. Single family detached units - 2.0 spaces per unit.~~

~~2. Townhomes, condominiums and multi family units:~~

~~Studio and one bedroom units = 1.5 spaces per unit.~~

~~Two, three and four bedroom units = 2.0 spaces per unit.~~

~~3. Non residential uses:~~

~~Office—One space for each 300 square feet of floor area.~~

~~Retail—One space for each 250 square feet of floor area.~~

~~Restaurant—One space for each 200 square feet of floor area.~~

~~Lodge/Hotel—One space for each room or rental unit.~~

~~E. Parking Spaces—Perpendicular parking spaces shall provide a minimum width of 8.5 feet and have a stall depth of 17.5 feet from the traffic aisle to the wheel stop. An additional 2 1/2 feet clear shall be provided beyond the wheel stop for vehicle overhang.~~

~~FD. Landscaping - All streets and parking areas shall be landscaped as provided in Section IX, Landscaping Requirements.~~

El Corredor Planned Area Development

II. PAD Proposal

C. Development Standards

The PAD seeks to conform to the plan goals and policies established in the Town of Oro Valley General Plan. In order to achieve those goals, the PAD will provide appropriate transitioning to surrounding development through the use of development standards. The entire site will meet the PAD criteria by the completion of the last new building.

The PAD shall be considered as a single parcel. for the purpose of building setback, buffer requirements and other similar development standards that would otherwise apply to separately owned lots or parcels under the Oro Valley Zoning Code. All new development within the PAD shall conform to applicable building, fire and other life safety standards.

These standards will supersede the standards in the Town of Oro Valley Zoning Code Chapter 23 Zoning Districts and Chapter 25 Use Regulations, except where specific references to such standards are provided in this section of the document. WHERE SILENT, ORO VALLEY ZONING CODE REVISED (OVZCR) STANDARDS SHALL APPLY

1. Site Development

	Non-Residential Development	Residential Development
Minimum Site Area	None	
Minimum Area Per Dwelling Unit	n/a	17 RAC
Maximum FAR	.30	n/a
Maximum Building Height	28 feet (18 feet or 1-story within 100-feet of Oracle Road)	27.5 feet
Minimum Building Setback	<ul style="list-style-type: none">• 20 feet adjacent to Oracle Road right-of-way line (Average of 80 feet)• 20 feet to the north property line• 20 feet to the Linda Vista Boulevard right-of-way line.• 100 feet to the east property line	
Minimum Building Separation	Per Zoning Code	
Open Space	20% of the gross area of the PAD District (See Section II.H for details)	
Landscape Bufferyards	See Section II.D: Landscape Program	

2. Vehicular Parking

To accommodate for a thriving mixed-use community, the El Corredor PAD vehicular parking spaces shall be a minimum of 9 feet wide by 19 feet long for onsite

~~spaces. Off site trailhead parking spaces shall be a minimum of 9 feet wide by 20 feet long.~~

~~ADA accessible parking will be provided in accordance with ADA requirements from the 2010 ADA Standards for Accessible Design and ICC/ANSI 117.1, 2003 Edition. Accessible spaces and "Van Accessible" spaces will connect to the accessible route as required by the 2010 ADA Standards for accessible design and ICC/ANSI 117.1, 2003 Edition. Newly constructed sidewalks and curb ramps will comply with accessibility requirements as required. The entire circulation system will meet these requirements by the issuance of the last Certificate of Occupancy for the last new building to be built on site.~~

In accordance with agreements made with the adjoining neighbors:

- A minimum of 8 parking spaces located within the PAD district shall be designated for Pusch Ridge Wilderness Trail users. This parking area shall be dedicated to and maintained by the Coronado National Forest, and
- Limited recreational vehicle parking restrictions shall be included in the Covenants, Conditions and Restrictions.

La Reserve Planned Area Development

Section 1.8 Development Area and Uses

Development of the various areas as shown on Exhibit N and defined by legal descriptions will be in accordance with the policies and intent stated herein. The project will provide for a planned mixed use development that is in harmony with the General Plan of the Town of Oro Valley. The uses and development within each area, together with the limitations on such shall be as follows:

A. Development Area A – Wilderness Area. Uses Permitted - This is the area adjacent to the Coronado National Forest as shown on the Concept Plan. Its purpose is to provide protection from development and human encroachment upon the big horn sheep habitat in Pusch Ridge. All development is restricted from these areas and the activity of humans and domestic animals will be controlled, except for the existing roadway, over a portion of the Wilderness Area which may be improved by the developer and utilized as a construction access road during the construction of improvements in the area known as "Fingers". Upon completion of said construction, the roadway will be abandoned and completely revegetated utilizing material from Appendix A.

B. Development Area B - Single Family Lots.

1. Uses Permitted. Single family detached units, accessory buildings, private swimming pools, private tennis courts, (if approved by the Architectural Control Committee), guest houses and model homes.
2. Maximum Residential Density - 36 units
3. Property Development Standards.
 - a. Minimum lot area - 36,000 square feet
 - b. Minimum lot width - 100 feet average
 - c. Density - one principal dwelling unit per lot.
 - d. Landscaping Requirements - All onsite landscaping, including perimeter landscaping, shall be in conformance with La Reserve Design Guidelines.
 - e. Walls, fences and required screening to be constructed per Owners specifications as shown in Exhibit O, P, and Q.
4. Maximum Building Height - 30 feet
5. Yard Setbacks 20 foot - front yard 10 foot - side yards 10 foot - rear yard
6. Detached Accessory Buildings
 - a. Permitted Coverage - 15% of total area of rear and side yards.
 - b. Minimum distance to main building - 10 feet
 - c. Building height - not to exceed main structure
- ~~7. Required Parking - Shall be in accordance with the required parking schedule as described in Section XII of this Plan.~~

C. Development Area C - Cluster Housing.

1. Uses Permitted - Single family attached and detached units, single family dwellings having either party walls or walled courtyards, condominiums, model homes, temporary real estate office, accessory

buildings and uses customarily incidental to the permitted uses, including garages, home occupations, swimming pools, and recreation buildings.

*The only exception to the uses permitted in Development Area C (cluster housing) is, that the owner reserves the right to convert the existing information center into a restaurant, office, conference center, activity center, museum, or other similar use.

2. Maximum Residential Density-1500 units total.

3. Property Development Standards .

- a. Minimum property size - 43,560 square feet
- b. Minimum lot area - none
- c. Gross acreage: 632 acres (approximate)
- d. Net (buildable) acreage: 404 acres (approximate)
- e. Building Height - 30 feet
- f. Distance between buildings - not less than 10 feet
- g. Landscaping requirements - All onsite landscaping, including perimeter landscaping, shall be in conformance with La Reserve Design Guidelines
- h. Minimum building setback requirements for attached units - None.
- i. Minimum building setback requirements for detached units:
 - 15 foot - front yard
 - 5 foot - side yard
 - 15 foot - rear yard
- j. Site setbacks - Where Area C abuts Area B, a yard of 25' for one story units and 35' for two story units. Where Area C abuts any other area, a yard of 10' is required.
- k. Walls, Fences and Required Screening - To be constructed per owners specifications as shown in Exhibits O, P and Q.
- l. Access - As shown on tentative and final plats.
- m. Signs - As covered by Section XVI of the Plan.

~~4. Required Parking - Shall be in accordance with the required parking schedule as described in Section XII of this Plan.~~

D. Development Area D - Multi-family, Office, Retail, Commercial.

1. Uses Permitted - Multi-family residential, resort hotel, medical facilities, retail business, commercial, professional offices, restaurants, banks and financial institutions, post office, pre-school, theater and health care, together with all accessory structures including recreational and social center buildings, model homes and temporary real estate sales offices.

2. Maximum Residential Density - 1,000 Units Total

3. Property Development Standards .

- a. Minimum property size – None.
- b. Gross acreage: 75 acres
- c. Density - maximum of 30 units per acre.
- d. Building Height - 35 feet
- e. Distance Between Buildings - There shall be not less than ten (10) feet between an accessory building and a main building or between two main buildings.
- f. Landscaping Requirements - A minimum of 25 percent of the total development area shall be left as open space. This open space shall be either: a design element of the development used as an amenity for the direct benefit of its residents; or, an area of land unimproved and not occupied by structures or man-made impervious surfaces. All disturbed areas shall be revegetated using plant from the approved list and shall be in conformance with La Reserve Design Guidelines.
- g. Minimum Setback Requirements:
 - 20 foot building setback from any road
 - 40 feet building setback from any residential development in developed areas A, B, C and E.
- h. Minimum Yard Requirements:
 - Front Yard - None.
 - Side Yard – None.
 - Rear Yard – None.
- i. Walls, fences and screening requirements - To be constructed per owners specifications as shown in Exhibits O, P and Q.
- ~~j. Required Parking - Shall be in accordance with the required parking schedule as described in Section XII of this Plan.~~
- k. Signs - The provisions of Chapter XVI of the Plan shall apply.

E. Development Area E - Campus Park Industrial.

- 1. Uses Permitted.
 - a. Technological park uses in accordance with the OVZCR T-P district.
 - b. 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;
- 8) Ink mixing and packaging and inked ribbons;
- 9) Laboratories: Medical, dental, research, experimental and testing;
- 10) Printing, newspaper publishing and binding: Including engraving and photo-engraving;
- 11) Soap and detergents: Packaging only;
- 12) Warehousing;
- 13) Wholesale business storage;
- 14) Any other manufacturing uses that are similar to those listed above.

c. 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. 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 Foothills 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 11-1, 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~~F) 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~~G) "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, Gases 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:

- i) Theoretical analysis, exploration or experimentation, or
- ii) 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.

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

- a. 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
- b. The Zoning Administrator has determined that the use complies with this section.

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

- a. 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;
- b. Evidence is provided of a need related to a primary use;

- c. Such a use shall be intended primarily for the personal convenience of employees;
- d. The floor area for secondary uses shall not exceed 10 percent of the total enclosed floor area on the site;
- e. No sign or window display shall be visible from any public way;
- f. 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 - 50%.
- c. Building Height - 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.

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.

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

- 1) 50 foot minimum building setback from the outer edge of the right-of-way of 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 owner's 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.~~

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

Section 1.12 Parking Area Requirements

~~A. Wilderness lots and single family detached units—2.0 spaces per unit.~~

~~B. Townhomes—2.0 spaces per unit.~~

~~C. Condominiums and multi-family units:~~

~~1. Studio and one bedroom units—1.5 spaces per unit.~~

~~2. Two, three and four bedroom units—2.0 spaces per unit.~~

~~D. Non-residential Uses:~~

~~1. Office—One space for each 300 square feet of floor area.~~

~~2. Retail—One space for each 250 square feet of floor area.~~

~~3. Restaurant, cafe, bar, cocktail lounge and similar uses—One parking space for each 50 square feet of indoor public floor area, and one parking space for each 200 square feet of outdoor patio area.~~

~~4. Lodge/Hotel/Destination Resort—One space for each room or rental unit.~~

~~5. Manufacturing/Industrial—One space for each 500 square feet of floor area.~~

~~6. Warehouse/Wholesale—One space for each 800 square feet of floor area or one space per employee, whichever is greater.~~

~~E. Parking Spaces. Perpendicular parking spaces shall provide a minimum width of 8.5 feet and have a stall depth of 17.5 feet from the traffic aisle to the wheel stop. An additional 2 1/2 feet clear shall be provided beyond the wheel stop for vehicle overhang.~~

Melcor / River's Edge Planned Area Development

TABLE 2

RIVER'S EDGE PAD

PREVAILING DEVELOPMENT STANDARDS

ORO VALLEY STANDARD

PREVAILING PIMA COUNTY
STANDARD

18.01 General Provisions

Zoning Article 2 Definitions

18.03 General Definitions

Article 13 General Provisions

18.07 General Regulations and
Exceptions

Article 6-1 Common Regulations
of R-1 Districts

18.09 General Residential and
Rural Zoning Provisions

Articles 6-2 through 8-7 District
Regulations

18.17, 18.23, 18.29, 18.31, 18.43 and
18.45 District Regulations (see App.A)

Article 10-1 Hillside District
Regulations

18.61 Hillside Development Overlay
Zone

Article 4-11 & 4-12 Preliminary
and Final Landscape Plan

18.73 Landscaping, Buffering and
Screening Standards

Article 11 Parking and Loading
Requirements

18.75 Off-street Parking & Loading
Standards

Article 12 Signs

18.79 Sign Standards

Town Article 14 Grading Ordinance

18.81 Grading Standards

Ordinance 93-19 Recreational
Facilities

No requirement

TABLE 2 RIVERS EDGE PAD PREVAILING DEVELOPMENT STANDARDS	
ORO VALLEY STANDARD	PREVAILING PIMA COUNTY STANDARD
CHAPTER 20 GENERAL PROVISIONS	18.01 General Provisions
OVZCR CHAPTER 31 DEFINITIONS	18.03 General Definitions
OVZCR CHAPTER 23 ZONING DISTRICTS	18.07 General Regulations and Exceptions
OVZCR CHAPTER 23 ZONING DISTRICTS	18.09 General Residential and Rural Zoning Provisions
OVZCR CHAPTER 23 ZONING DISTRICTS	18.17, 18.23, 18.29, 18.31, 18.43, AND 18.45 District Regulations (see App.A)
OVZCR ADDENDUM I HILLSIDE DEVELOPMENT ZONE	18.61 Hillside Development Overlay Zone
OVZCR SECTION 27.6 LANDSCAPE CONSERVATION	18.73 Landscaping, Buffering, and Screening Standards
Article 11 Parking and Loading Requirements	18.75 Off-street Parking & Loading Standards
OVZCR CHAPTER 28 SIGNS	18.79 Sign Standards
OVZCR SECTION 27.9 GRADING	18.81 Grading Standards
OVZCR SECTION 26.5 PROVISION OF RECREATIONAL AREA	No Requirement

18.73.080 Maintenance provisions.

A. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants and the repair and replacement of irrigation systems and architectural features.

B. Maintenance assurances: The final approval of any subdivision plat or development plan that includes an approved final landscaping plan shall require covenants or assurances which:

1. Ensure the continued maintenance of required landscaping, buffering and associated irrigation systems; and

2. Assign the responsibility of maintenance to the property owner or agent, a homeowners' association or other liable entity.

C. Compliance: Planning and development services department personnel, qualified in landscape architectural review will periodically spot-inspect landscape installations for compliance with this chapter and approved landscape plans. (Ord. 1985-171 § 1 (part), 1985)

3. Provide for the parking of vehicles at appropriate locations, other than on streets;

4. Permit safe passage of pedestrians to and from parked vehicles and their destinations; and

5. Expedite the safe passage of moving traffic.

B. In addition, the criteria of this chapter are intended to promote the enhancement of:

1. Medians, parking areas and property line edges for pedestrian safety and convenience;

2. Streetscape plantings in order to provide shade, screening, sound attenuation and other environmental benefits; and

3. The community identity and the appearance of county roadways and development areas. (Ord. 1985-112 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

Chapter 18.75**OFF-STREET PARKING AND LOADING STANDARDS****Sections:**

18.75.010 Purpose.

18.75.020 Definitions.

18.75.030 Off-street parking requirements.

18.75.040 Development standards.

18.75.050 Modification of requirements.

18.75.060 Off-street loading requirements.

18.75.010 Purpose.

A. This chapter provides standards for the development of parking and loading facilities, in order to:

1. Enhance public safety;

2. Minimize traffic congestion;

18.75.020 Definitions.

A. Certain terms in this chapter shall be defined, for purposes of this chapter only, as follows:

1. Bicycle rack: A device for the secured temporary storage of one or more bicycles, which permits convenient locking of the bicycle frame and both front and rear wheels.

2. Entrance drive: The area between the street right-of-way and the first parking space of a parking area.

3. Gross parking area: The total square footage of the development within property lines, minus the total square footage first floor area within any buildings and storage yards.

4. High-intensity parking area:

a. A parking area with average vehicular turnover of less than two hours;

b. Examples include fast food restaurant and grocery store parking lots.

5. Low-intensity parking area:

a. A parking area with average vehicle turnover of more than four hours;

b. Examples include employee parking lots and airport long-term parking lots.

6. Medium-density parking area: A parking area with average usage for time periods of two to four hours.

7. MUTCD: Manual on Uniform Traffic Control Devices (Federal Highway Administration)	12. Parking lot: An improved off-street ground-level area, usually surfaced and improved, for the temporary storage of vehicles.
8. Parking area: Any public or private land area designed and used for off-street parking.	13. Parking space: A space for the parking of a vehicle within a public or private parking area.
9. Parking area, private:	14. Parking structure: A building designed for temporary storage of motor vehicles.
a. A parking area for the private use of the owners or occupants of the lot on which the parking area is located; this does not include parking on sidewalks or streets;	15. Turnover: The number of different vehicles that park in a given space during an average day. (Ord. 1985-112 § 1 (part), 1985; Ord. 1985-82 (part), 1985)
b. This includes "reserved" designations.	
10. Parking area, public: A parking area available to the public, with or without compensation, or used to accommodate clients, customers, employees, guests or visitors.	
11. Parking bay: The parking module consisting of one or two rows of parking spaces and the aisle from which vehicles enter and leave the spaces.	
	18.75.030 Off-street parking requirements.
	A. General Provisions.
	1. For uses not specifically mentioned, the requirements are based on a listed use which is similar in type and intensity. Such determination

shall be made by the subdivision and development review committee.

2. Where a fractional space is computed, the requirement will be based on the nearest whole number.

3. Where the number of employee parking spaces is unknown at the time of application, the applicant shall provide the number of required employee spaces based on typical employee floor area needs for similar uses.

B. Minimum Dimensions for Parking Space Types.

1. Compact car space: Eight feet by sixteen feet equals one hundred twenty-eight square feet.

2. Standard car space: Nine feet by twenty feet equals one hundred eighty square feet.

3. Handicapped space: Twelve feet by twenty feet equals two hundred forty square feet.

4. Motorcycle space: Six feet by nine feet equals fifty-four square feet.

5. Bicycle space: Three feet by eight feet equals twenty-four feet.

C. Parking Area Requirements.

1. The parking area requirements for any given land use shall be based on the type of land use and

lot intensity factor, as provided for in Table 18.75-1.

2. The mix ratio of parking space types for a parking area is as follows: (See Table 18.75.030)

D. Handicapped Parking. Handicapped spaces shall be functionally located as near as possible to the main entrances of the establishments served with a barrier-free path, and shall be posted with permanent signs in accordance with the Manual on Uniform Traffic Control Devices (Federal Highway Administration).

E. Compact Car Parking. Parking for compact cars shall be separated from large or standard car parking areas and shall be clearly signed or marked for this purpose.

F. Bicycle Parking. Bicycle parking shall be located to promote security for parked bicycles and convenient use. Locations adjacent to pedestrian walks, in view of building occupants, and located away from motor vehicle driveways provide best security.

G. Site Access. Proper siting of parking areas and access points in relationship to streets and nearby land uses shall be required.

H. Review. The subdivision and development review committee shall be responsible for the review of off-street parking proposals and may allow modification of specific requirements in

Table 18.75-1

PARKING SPACES REQUIRED				
Type of Uses	Employee or Resident Parking	Visitor or User Parking	Parking Lot Intensity	Loading Bay Intensity
1. Residential:				
a. Dwelling units, including houses, mobile homes, mobile home parks, and manufactured housing	One for each 1 bedroom or smaller dwelling unit, 1.5 for each 1 bedroom unit, 2.0 for each 2 bedroom unit, 2.5 for each 3 or more bedroom unit	One for each four dwelling units	Low	Low, if used
b. Group Quarters: Rooming houses, residence halls, dormitories, membership lodges, religious quarters	One per bedroom or bed	One for each 4 bedrooms or beds	Low	Low, if used
c. Group care retirement quarters, convalescent homes, in-patient hospitals	One for each two persons employed	One for each 4 beds	Low	Low
d. Motels and hotels	One for each two persons employed	One per unit	High	Medium
e. Resorts	One for each two persons employed	One per guest room	Low	Medium
2. Manufacture:				
Including processing and assembly	Two for each three employees	One for each 1,000 sq. ft. floor area	Low	Medium
3. Wholesale and business services:				
Storage warehouse, mail-order house	One for each ten employees plus one for each company vehicle	One for each 2,000 sq. ft. of gross area	Low	High
Laundry and dry cleaning plants, auto and truck rentals, medical and dental labs, lumber yards (including hardware), building supplies, machine shops, welding shops, plumbing shops, ice sales	One for each two employees plus one for each company vehicle	One for each 1,000 sq. ft. of gross floor area	Medium	Medium

4. Offices:

Medical and dental offices	one for each employee or physician	One for each 200 sq. ft. of gross floor area	High	Low
Insurance, real estate, general offices, accountants, architects, utility companies, charitable organizations	One for each two persons employed	One for each 300 sq. ft. of gross floor area	Medium	Low
General and home offices and charitable organizations not providing face-to-face customer services	One for each two persons employed	One for each 400 sq. ft. of gross floor area	Low	Low

5. Commercial, retail:

Groceries, drugs, sundries, liquor	One for each two persons employed	One for each 150 sq. ft. of gross floor area	High	Medium
Department stores	One for each three persons employed	One for each 200 sq. ft. of gross floor area	Medium	Medium
Book stores, dry goods, hardware, secondhand sales, stationery, varieties and notions, hobby stores, clothes, sporting goods, auto parts and other general merchandise	One for each two persons employed	One for each 200 sq. ft. of gross floor area	Medium	Low
TV and radio repair, appliance repair, toys, jewelry, pet shops, tailors and cleaners, art galleries and studios	One for each two persons employed	One for each 300 sq. ft. of gross floor area	Medium	Low
Furniture and appliances, photo studios	One for each two persons employed	One for each 400 sq. ft. of gross floor area	Medium	Medium
Banks	One for each two persons employed	Three for each teller's window plus one for each service desk; or if no teller windows, two for each service desk	High	Low

6. Commercial eating and drinking:				
Cafes, restaurants, cafeterias, bars	One for each two persons employed	One per table plus one for each two bar or eating stools	High	Medium
Drive-ins, food bars, ice cream and other outside establishments	One for each two persons employed	Four for each service window or serving aisle	High	Low
7. Commercial automotive:				
Service station (fuel dispensing)	One for each company vehicle	Two for each service bay	Medium	Low
Auto repair	One for each two persons employed	Two per service island	High	Low
	One for each company vehicle, one for each two persons employed	One for each 100 sq. ft. auto service area	Low	Low
Auto agencies—new/used	One for each two persons employed	One for each 500 sq. ft. of showroom area plus one for each 10 vehicles displayed (or stored)	Medium	Low
Auto and truck rental	One for each two persons employed, one for each company vehicle	One for each 10 vehicles stored on premises		
RV, mobile home and motorcycle sales and repair	One for each two persons employed	One for each 10 vehicles displayed (or stored) plus 2 for each repair bay		
8. Commercial outdoor uses:				
Wrecking yards, junk yards	One for each two persons employed, one for each company vehicle	One for each 1,000 sq. ft. of gross use area for the first 10,000 sq. ft., one for each 3,000 sq. ft. of gross area exterior thereafter	Medium	Low
Equipment rental	One for each two persons employed One for each company vehicle	One for each 400 sq. ft. of floor area and one for each 1,000 sq. ft. of exterior area for the first 10,000 sq. ft. and one for each 1,000 sq. ft. of exterior area thereafter	Medium	Low

Swimming pools	One for each 2 employees	One for each 300 sq. ft. of deck area plus one for each 100 sq. ft. of pool area	Medium	Low
Swap meets	One for each 2 employees or retail space	One for each 100 sq. ft. of use area	High	Low
10. Educational:				
Colleges, jr. colleges	One for each 2 employees	One for each 2 students	High	Low
Sr. high school	Two for each 3 employees	One for each 4 students	High	Low
Elementary and jr. high school	Two for each 3 employees	One for each 4 auditorium seats	Medium	Low
Nursery and preschool	Two for each 3 employees	One for each 8 students	Medium	Low
11. Miscellaneous:				
Funeral and crematory services	One for each company vehicle, one for each 2 employees	One for each 4 seats in all assembly rooms	Medium	Medium
Air passenger terminals	One for each 2 persons employed	One for each 3 departing passengers based on each travel day	Medium	Low
Bus and railroad terminals	One for each 2 persons employed	One for each 10 departing passenger cars based on average travel day	Medium	Low
Beauty and barber shops	One for each 2 persons employed	2 spaces per chair	Medium	Low
12. Public:				
Government agencies	One for each 2 persons employed, one for each company vehicle	One for each 400 sq. ft. of gross floor area	Medium	Low
Post office	One for each 2 persons employed; one for each company vehicle	One for each 100 sq. ft. of customer service area	High	High
Libraries	One for each 2 persons employed	One for each 4 seats including assembly and reading rooms	High	Low

Table 18.75.030

PARKING AREA RATIO REQUIREMENTS		
PARKING SPACE TYPE	REQUIRED NUMBER OF PARKING SPACES	
	1-19 Spaces	20 or More Spaces
Standard car	100%	Minimum 60%
Compact car	None	Maximum 40%
Handicapped	(A)	One plus one per 50 spaces (B)
Bicycle rack	Two	One per 15 spaces
(A) All lots of ten spaces or more shall require, additionally, one handicapped space located as close as practical to the building entrance and with a barrier-free path.		
(B) May be included in standard car percentage.		

certain site specific instances consistent with the purpose of this chapter (Ord. 1985-153 § 1 (part), 1985; Ord. 1985-112 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

control drainage flow from hard-surfaced areas onto abutting soil surfaces.

3. Landscaping. In accordance with the requirements of Chapter 18.73 (Landscaping Standards):

18.75.040 Development standards.

A. Scope. This section provides general criteria and requirements for the development of off-street parking areas with a capacity of ten or more vehicles. Specific design standards are provided to ensure sound engineering and aesthetic design for the development of off-street parking.

a. A minimum of ten percent of the gross parking area shall be devoted to amenity landscaping (refer to Chapter 18.73, Landscaping Standards);

B. Site Improvement Standards.

b. Each parking row of ten spaces shall be separated with a raised landscaped planter, curbed strip or depressed island at least forty-eight inches in width, containing a tree canopy and appropriate groundcover. A design in context with the natural setting is desired (see Diagram 18.75.040);

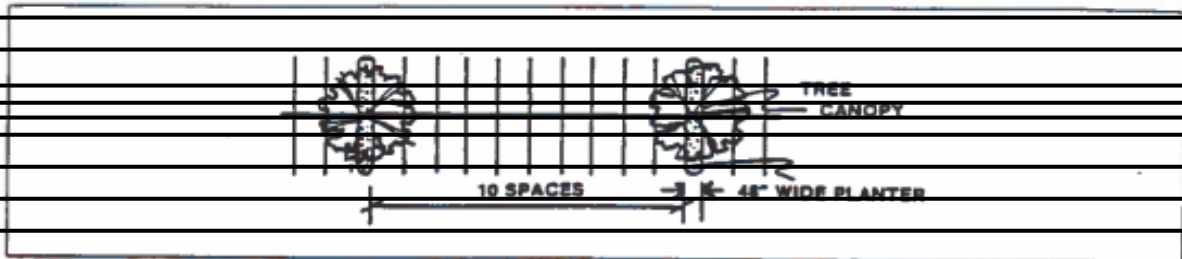
1. Slope and Grading. The finished grade of the parking lot shall be in accordance with county standards. Grading of a site shall benefit landscaped areas and conform to the requirements of Chapter 18.81 (Grading).

c. Signage, landscaping and screening materials shall not obstruct sight distances or vehicle turning movements.

2. Drainage. In addition to county drainage requirements, drainage flow shall be considered a resource and be designed to benefit landscaped areas on the development site. Erosion control measures shall be designed and implemented to

4. Screening. Screening (refer to Chapter 18.73, Landscaping Standards) shall buffer parking areas from the following general land uses:

Diagram 18.75.040



a. Residential Areas. Parking facilities adjacent to property zoned, planned or used for residential purposes shall be separated from such property by a minimum five-foot wide landscaped buffer, which shall consist of either a minimum six-foot high decorative masonry wall or fence, permanently maintained vegetation, earth berms, or a combination of these elements. An opaque screen is required to provide noise, light, and access barriers between the dissimilar uses. If a wall or fence is used, at least fifty percent of the required vegetation shall be maintained on the external side of the wall or fence to provide visual relief when viewed from the residential side. Refer to Chapter 18.73 (Landscaping Standards) for specific requirements.

b. Streets. Parking facilities containing ten or more spaces, any of which abut a public right-of-way, shall be separated from the street right-of-way by a minimum five-foot wide landscaped buffer, as listed above, consisting of a minimum three and one-half foot high wall, earth berms, plant material or combination thereof. Refer to Chapter 18.73, Landscaping Standards, for specific requirements. The objective of this screening is visual relief; a fifty percent visual screen is acceptable. Landscaping within public rights-of-way requires a use permit and license agreement from the department of transportation and flood control district prior to installation.

5. Any lights used to illuminate parking spaces and drives shall be of a design and shall be arranged to shield and reflect the light away from adjoining residential lots and zones.

6. Emergency and Service Vehicle Access. All

parking areas shall be designed to permit free access by emergency and service vehicles commonly in use by public and private emergency and service operators.

C. Entrance Drives.

1. Drives shall have minimum widths as follows:

a. One-way drives, sixteen feet;

b. Two-way drives, twenty-four feet.

2. Drives are to be located and designed as follows to permit adequate ingress and egress:

a. Entrance and exit drives crossing the street property line are limited to two per three hundred feet of frontage along any single street, with their nearest pavement edges spaced at least eighty feet apart. The distance may be increased by the subdivision and development review committee to provide safe circulation on any specific site;

b. The point of curvature for drive returns must be at least ten feet from the nearest side property line.

c. A minimum of one hundred fifty feet, measured at the curbline, shall separate the nearest pavement edge of any entrance or exit driveway and the curbline of the nearest intersecting street.

d. Curbs, walls, berms, landscaping, or other barriers shall be provided to prevent ingress or egress at any point other than at designated entrance or exit drives.

e. Signage shall be allowed at entrance or exit drives in accordance with Chapter 18.79 (Sign Standards).

f. Parking areas shall not be designed to require or encourage vehicles to back into a

street, pedestrian access way, or alley in order to leave the lot or maneuver out of a parking space.

g. Entrance and exit drives shall be designed to provide adequate cross-over sight distance as required by Pima County department of transportation.

D. Parking Lot Design.

1. Dimensions of Parking and Access Areas. In accordance with Section 18.75.030 and:

a. Open and garage parking spaces shall not be less than nine feet wide and twenty feet long, except that spaces designated for compact cars only, where permitted by this section, shall not be less than eight feet wide and sixteen feet long;

b. Aisles between parking rows shall not be less than:

1) Twelve feet wide for thirty-degree parking,

2) Thirteen feet wide for forty-five-degree parking,

3) Eighteen feet wide for sixty-degree parking,

4) Twenty-four feet wide for ninety-degree parking, except that if and to the extent that the only spaces along the aisle are designated for small cars only, where permitted by this chapter, the minimum width of the aisle is twenty-two feet;

c. Refer to Table 18.75-2 for parking area dimensions and guidelines.

2. Compact Cars. For parking facilities with twenty or more spaces, parking areas for compact cars may be provided in accordance with Section 18.75.030E. Such spaces shall be adequately marked or posted with signs, subject to planning and development services department review and approval, and the signage and use of spaces for compact cars only shall be maintained by covenants, conditions and restrictions running with the land.

3. Passenger Drop-off Points. Drop-off points separated from street traffic and readily accessible without hazardous maneuvering, shall be provided in conjunction with the following uses: Hotels, motels, hospitals and clinics, educational

facilities with fifty or more pupils, day care centers, religious facilities with one hundred or more seats, transit terminals, major recreational facilities, commercial airports, public buildings, and offices and financial services greater than five thousand square feet of gross floor area.

4. Car Pools. Off street parking provided for commercial office and industrial facilities requiring eighty or more spaces shall provide at least ten percent of the total parking area as designated for use by car pools, and be clearly signed and managed to that end.

5. Emergency and Service Vehicle Access. All parking lots shall provide unrestricted access by emergency and service vehicles. The designer shall utilize geometric characteristics of the SU-30 design vehicle with forty-two-foot turning radius to accommodate these vehicles.

E. Parking Lot Improvements Standards.

1. Pavement Marking. Parking spaces in paved parking areas shall be permanently marked with striping in accordance with the Manual on Uniform Traffic Control Devices. Space lines shall be a minimum of three inches wide, white paint or plastic, and extend for a minimum of ten feet for interior lines. End lines shall extend the full length of the space.

2. Barriers.

a. Parking areas and spaces shall be provided with bumper barriers, wheel stops or wheel stop curbing, designed to prevent parked vehicles from extending beyond the property lines, damaging adjacent landscaping, walls or buildings, or overhanging sidewalk areas. Wheel stops or wheel stop curbing shall be located three feet from the front of the parking space.

3. Paving. All open parking areas shall be paved with a durable asphalt, concrete, stone, tile or brick surface, consistent with pavement design principles and engineered according to soil conditions and wheel loads. (Ord. 1986-187 § 1 (part), 1986; Ord. 1985-112 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

PARKING AREA DIMENSIONS AND GUIDELINES

Traffic Engineering Division
Pima County, Arizona

Elements

- A. Parking Angle
- B. Space Width
- C. Space Depth
- D. Aisle Width
- E. Curb Length
- F. Curb to Curb Bay Width
- G. Space Center to Center Width

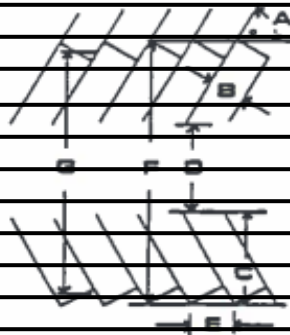


TABLE 18.75-2
PARKING AREA DIMENSIONS

ELEMENTS

ELEMENTS

A	B	C	D	E	F	G		A	B	C	D	E	F	G
0	8.0	8.0	12.0	18.0	28.0	--		0	8.0	18.7	18.0	9.8	55.4	--
	9.0	9.0	12.0	23.0	30.0	--		60	9.0	21.9	18.0	10.4	61.8	57.5
	9.5	9.5	12.0	23.0	30.0	--			9.8	22.1	18.0	11.0	62.2	57.7
	10.0	10.0	12.0	23.0	32.0	--			10.0	22.5	18.0	11.5	63.0	58.0
20	8.0	13.3	12.0	25.0	38.8	--		20	8.0	18.7	18.0	9.8	55.4	--
	9.0	15.3	12.0	26.4	42.6	34.1		70	9.0	22.0	19.0	9.5	63.0	60.3
	9.5	15.7	12.0	28.0	43.4	34.6			9.8	22.2	19.0	10.1	63.4	60.3
	10.0	16.3	12.0	29.6	44.6	35.2			10.1	22.3	19.0	10.5	63.6	60.3
30	8.0	15.8	12.0	17.0	43.5	--		30	8.0	18.1	22.0	9.0	58.2	--
	9.0	17.8	12.0	18.0	47.6	39.8		80	9.0	21.5	24.0	9.6	67.0	--
	9.5	18.2	12.0	19.0	48.4	40.2			9.5	21.8	24.4	10.1	67.0	--
	10.0	18.6	12.0	20.0	49.2	40.5			10.0	21.5	24.0	10.6	67.0	--
45	8.0	17.7	13.0	12.0	48.3	--		45	8.0	18.0	22.0	8.0	54.0	--
	9.0	20.4	13.0	12.7	53.8	48.0		90	9.0	20.0	24.0	8.5	64.0	--
	9.5	20.6	13.0	13.4	54.2	48.0			9.5	20.0	24.0	9.0	64.0	--
	10.0	21.2	13.0	14.1	55.4	48.3			10.0	20.0	24.0	10.0	64.0	--

*Minimum parking space size 8'x16' (compact car spaces only)

Minimum parking space size 9'x20'

Handicapped space - 12'x20'

Minimum 2 - way traffic aisle 24'

Minimum 1 - way traffic aisle 12'

18.75.050 Modification or waiver of requirements.

A. Administrative Modifications. Requirements for off-street parking may be modified; provided, that the modifications are noted on tentative and final subdivision plats or development plans, in the following cases:

1. Motorcycle Parking. Motorcycle spaces may be provided in place of required car spaces in parking lots of thirty or more spaces, at a maximum of one motorcycle space for every 30 required car spaces.

2. Shared On-site Parking. If more than one commercial use is located on a site, the combined number of parking spaces required may be reduced by one percent for each separate commercial use, up to a maximum of twenty percent of such combined uses.

3. Tandem Parking. Required parking spaces within a parking area or garage shall be individually accessible, except that vehicles may be parked in tandem in the following instances:

a. In a public parking area that provides attendants to park vehicles who are present at all times the area is open for use;

b. In a garage or carport serving a duplex dwelling, multiple dwelling or mobile home park or subdivision; provided, that both spaces are for the same dwelling unit, that required aisle widths are maintained and the tandem parking is not more than two cars in depth; or

c. For all-day restricted employee parking located on the same site as a commercial or office establishment; provided, that required aisle widths are maintained and no more than twenty percent of the required spaces are so utilized.

B. Subdivision and Development Review Committee Modifications. The subdivision and development review committee may grant the following modifications of off-street parking requirements:

1. Quantifiable standards of this chapter may be modified up to a maximum of ten percent, when it is demonstrated that an unusual site or use condition exists and when such adjustment

will not result in a danger to persons or property or in increased traffic.

2. Shared Peak-hour Parking. The number of parking spaces required for two or more uses having distinct and differing peak-hour usage, as determined by the subdivision and development review committee, and located within a three-hundred-foot radius from the most remote commonly shared parking space, may be reduced up to a maximum of twenty percent of the total spaces required; provided, that an agreement, to run with the land, is recorded between the separate owners for the shared parking.

3. Entrance drive location standards may be reduced up to ten percent of the required distance, where such change will not result in increased congestion or danger to persons or property.

4. Parking aisles may be reduced up to ten percent of the required widths, where topography or natural site conditions would make the installation of the required dimension nonfunctional or result in excessive grading. (Ord. 1985-112 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.75.060 Off-street loading requirements.

A. Scope: This section provides general criteria and requirements for the development of off-street loading areas. Refer to Table 18.75-3.

B. Applicability: The following criteria shall be used in determining the need for and number of loading spaces:

1. Intensity of the use; and
2. Development floor area.

C. Siting: Loading spaces shall be located:

1. Not more than one hundred feet from the facility they are designed to serve;
2. No closer than thirty feet to any property used or zoned, or officially planned by Pima County, for residential purposes.

D. Minimum dimensions (exclusive of aisles and maneuvering area):

1. Length: Forty-five feet;
2. Width: Twelve feet;
3. Overhead clearance: Fourteen feet.

Monterra Hills Planned Area Development

SECTION 1.3 UNDERLYING ZONING DISTRICTS

C. TZ-TR MULTI-FAMILY RESIDENCE ZONE

Sec. 301 Permitted uses.

1. Uses permitted:

- a. Single dwelling;
- b. Duplex dwelling;
- c. Multiple dwelling;
- d. Recreational facilities;
- e. Temporary manufactured or mobile housing;
- f. Private school;
- g. Temporary real estate office;
- h. College or governmental structure;
- i. Community service agency;
- j. Library;
- k. Playground or athletic field;
- l. Museum.
- m. Hospital or sanatorium;
- n. Clinic or dispensary;
- o. Professional or semi-professional office;
- p. Motel or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than one hundred feet to a public street:
 - (1) Retail shops,
 - (2) Personal services,
 - (3) Recreational facilities,
 - (4) Restaurant,
 - (5) Beverage service;
- q. Administrative, engineering, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided:
 - (1) All such operations be completely housed within buildings located on a site of no less than ten thousand square feet,

(2) All such buildings shall set back not less than twenty-five feet from any property line abutting a residential zone,

~~(3) A dust proofed off street parking area be provided for all such vehicles incidental to said operation,~~

~~(4) One additional such parking space be provided for each three persons regularly employed on said premises,~~

Nakoma Sky Planned Area Development

PART II: LAND USE PROPOSAL

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II-R. Parking

~~The parking standards in the Design Standards for the Town of Oro Valley (Addendum A, Adopted by Ordinance #11-20 on July 6, 2011) shall apply to this project.~~

The following are the specific minimum parking requirements for this project:

- Commercial/Retail: Minimum 1 space per 500 square feet of building area.
 - Professional office: Minimum 1 space per 500 square feet of building area.
 - Detached residential unit: Minimum of 1 space per unit to be contained within garage or on driveway. Minimum 1 space per every four units for guest parking (guest parking is permitted on driveways).
 - Attached residential unit: Minimum of 1 space per unit to be contained within garage or on driveway. Minimum 1 space per every four units for guest parking (guest parking is permitted on driveways).
 - Apartment unit: Minimum of 1 space per unit.
 - Long term care facility and assisted living facility: Minimum 0.25 per bed or unit and 2 spaces per every three employees.
 - Community park: Minimum 5 spaces per acre.
- Shared parking shall be permitted as per the Oro Valley Zoning Code.

Rancho Vistoso Planned Area Development

Section 1.2 The Rancho Vistoso PAD Policies

C. Neighborhood Policies.

NEIGHBORHOOD #3.

1. This plan shall adhere to all Rancho Vistoso PAD General policies.
2. Floodplain Encroachment.
 - a. Proposed maximum floodplain encroachment subject to review and approval in the subdivision platting process.
 - b. Encroachment along Big Wash shall not increase the flow velocity so as to adversely affect downstream property, as determined in the subdivision platting process.
3. Open Space.
 - a. Open space shall be dedicated to, and maintained by, the applicable property owner's association.
 - b. The regulatory floodplain of Big Wash shall be dedicated to the Pima County Flood Control District.
4. Circulation.
 - a. All public streets, with the exception of Rancho Vistoso Boulevard shall have adjoining sidewalks on one side.
 - b. Paths and trails within a planning unit shall be constructed by the developer and maintained by the applicable homeowner's association.
 - c. A separate pedestrian path shall be constructed by the developer along Rancho Vistoso Boulevard. Bike lanes shall be striped on collectors and as shown on the Rancho Vistoso PAD Plan.
 - d. The equestrian trail through Big Wash shall be dedicated to Pima County.
5. Planning Unit Boundary. Planning unit boundaries are shown adjacent to R.O.W.s for graphic purposes. The actual boundary shall be the centerline of the R.O.W.
6. Recreation Areas. The recreation area as shown on the PAD plan shall be built by the developer and dedicated to and maintained by the applicable Property owner's association.
7. Transportation. The ultimate cross-section of the entire roadway network shall be the responsibility of the owner/developer or its assigns.
8. Flood Control District. All washes with a 100-year peak discharge which equals or exceeds 2,000 CFS must be dedicated to Pima County in fee simple. Other washes shall be evaluated in the subdivision platting process for dedication to Pima County.
9. Tangerine Road. Access from Tangerine Road will be solely from the interchange designated between Big Wash Bridge and Oracle Road (Tucson-Florence Highway, U.S.89)

10. Land Use.

- a. The following land uses shall be prohibited within C-1 designated areas along Oracle Road: Automobile mechanical repair, Automobile parking lot, Automobile lubrication and oil change operation, Billiard or pool hall, Convenience store per OVZCR Sec. 31.86(d), Gasoline service station, Mechanical and electronic games arcade, Self-service car wash, Tire store, Recreational vehicle storage, funeral chapel or mortuary, and sexually-oriented businesses.
- b. Retail development within C-1 designated areas along Oracle Road shall not be “strip center” style (i.e. arranged as an open air center configured in a linear form, where stores sit side-by-side in a long and narrow row of stores).
- c. No more than 75,000 square feet of gross floor area permitted per individual retail business within C-1 designated areas along Oracle Road. Expansions beyond 75,000 square feet of gross floor area per individual retail business may only be allowed with a Conditional Use Permit.
- ~~d. On-site parking for medical offices shall be provided at the ratio of no more than 5.75 spaces per 1,000 square feet of gross floor area.~~
- eD. Assisted living/skilled nursing/continuum of care facilities shall be permitted on Parcels 3-BB, 3-CC, and within the Innovation Corporate Center.

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Neighborhood #5

NEIGHBORHOOD #10.

14. Additional building setback requirements related to the development of Parcel N: With regard to building setback: Where the front yard setback is twenty feet, the building setback may be reduced to five feet. Where the side and rear yard setback is five feet, the building setback may be reduced to zero feet, with the following additional conditions:

- a. No more than ten percent of the units shall be closer than twenty feet to the back of the curb. The remaining units shall have no less than a twenty foot garage setback from the curb.
- ~~b. An adequate number of off street and off lot parking spaces shall be provided for visitors as required by the OVZCR, one per four dwelling units.~~
- eB. Signage shall be provided limiting on-street parking to one side of the street with no overnight on-street parking allowed.
- ~~dC. Additional open space shall be provided equal to the amount of reduced front yard setbacks.~~
- eD. The distance between buildings shall be no less than ten feet.

(Ord. 97-32)

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Section 1.3 Land Use/Additional Material

B. Residential Development Standards.

The residential development standards of height, density, permitted use and yard setbacks for Rancho Vistoso are listed on the following pages. Illustrative sections follow the standards and graphically portray the conditions that the modified standards will produce.

~~7. Parking Requirements for Residential Uses~~

- ~~a. Dwelling Units. A minimum of two on-site parking spaces for each dwelling unit shall be provided.~~
-

D. Types of Commercial Uses/Commercial Development Standards.

The locations of all the C-1 and C-2 districts are shown on the PAD Development Plan. The allowable uses for each of these districts are contained on the following pages under “Uses”. The standards of height, setbacks, open space and required yards for the C-1 and C-2 districts are contained on the following pages. Commercial illustrative sections follow and graphically portray the conditions that the modified standards will produce.

1. COMMUNITY COMMERCIAL (C-1).

b. Permitted Uses

- 4) Administrative, engineering, scientific research and development, design or experimentation facility, and such treatment, processing, and fabrication as may be necessary thereto; provided that:

a) All such operations be completely housed within buildings located on a site of not less than ten thousand square feet;

b) All such buildings shall be set back not less than twenty-five feet from any property line abutting a residential zone;

~~e) A dust proofed, off-street parking area be provided for all vehicles incidental to said operation;~~

~~d) One additional parking space be provided for each three persons regularly employed on said premises;~~

eC) A masonry wall or a screened planting, not less than five feet high, shall be erected and maintained on any property line directly abutting any residential zones;

~~f~~D) Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise discernible beyond the property line;

~~g~~E) The architecture of all structures shall be compatible with the surrounding area; and

~~h~~F) All open areas of an improved lot shall be maintained in a dust-free condition by landscaping with trees, shrubs, suitable ground cover, undisturbed natural growth, or by covering with material that will provide an all-weather surface.

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H. *Office Park Development Standards.* The Office Park development standards of height, setbacks, open space and yards are listed in the following pages.

An illustrative section follows the standards and graphically portrays the conditions that the modified standards will produce.

1. Office/Research Park (CPI)

~~d. Parking for office uses: On-site parking is to be provided at the ratio of a minimum of one space per 250 square feet.~~

Rooney Ranch Planned Area Development

Rooney Ranch Oro Valley Center Planned Area Development District #6

Area A

Sub-Area 1

Commercial 25.18 acres

Primary Uses

Business and professional services (Article 8.7, Section 8.703, A 1., pp. 8-29, including Medical Institutions), neighborhood commercial (Oro Valley Zoning Code C-N) with one “Convenience Use,” limited to “grocery store convenience use with ancillary gas sales,” excluding fast food, will be permitted in the area south and east of the intersection of North First Avenue and (the new) Lambert Lane, provided it is attached to other C-N uses and complies with the Oro Valley Convenience Use Ordinance except for locational requirements

Uses shall be restricted to commercial offices, multifamily residential, and other permitted uses per the PAD. Any ancillary retail uses shall be limited to 25% of the gross floor area per structure.

Alternate Uses

Churches and retail uses ancillary to office use such as print shops, travel, financial services, and small food retail as long as ancillary uses are contained within office structures (excluding fast foods).

Development Criteria

A. Setback - Landscaped building setback of 20 feet from North First Avenue.

B. Building Height - Maximum of 25 feet.

C. Maximum Density - Floor Area Ratio of .40.

D. Minimum Landscape Requirement - 15% (subject to “I” of Landscaping Policy). No bufferyards will be required between like uses. (Ord. 97-17)

~~E. Parking Requirement - Per Chapter ii of Oro Valley Zoning revised, note that mixed use development optimizes the use parking infrastructure with its “combination of uses” (See H, P. H-3).~~

~~FE.~~ Revegetation of graded areas is to proceed as delineated in the “Revegetation Concept for Oro Valley Center Grading Plan” and shall include the transplanting of native specimen trees from within the site to the right-of-way along both North First Avenue and the intersection of Lambert Lane.

~~GF.~~ That area formerly designated as a potential site for Town Hall may be developed with the same uses, commercial or office, as the balance of that area historically known as sub-area A-1. Commercial uses are limited to 25 % of the gross floor area per structure. Multi-family

residential development shall not be permitted. The FAR for this area is limited to .40. (Ord. 97-17)

Sub-Area 2

Neighborhood Recreation 2.83 acres

Primary Uses

Recreation, Small sporting courts

Alternate Uses

Ancillary retail such as food concession if located within main structure and not fast food, temporary real estate sales and marketing. Uses shall be restricted to those directly supporting recreational activities.

Development Criteria

- A. Setback - 25 feet from loop road.
- B. Building Height - 26 feet maximum.
- C. Maximum Density - Floor Area Ratio of .25.
- D. Minimum Landscaping Requirement – 15% (subject to “I” of Landscaping Policy).
- ~~E. Parking Requirement – Per Chapter 11 of the Oro Valley Zoning Code Revised.~~
- ~~F~~E. Improved recreational facilities shall be a minimum of one acre for direct use by the multifamily dwellings of Sub-Area 3.
- ~~G~~F. No slope in excess of 15% may be graded or disturbed except for construction of the main east/west access road and drainage, and then only to the extent necessary for such construction. If this restriction makes this sub-area undevelopable, then Sub-Area 2 shall be included in Sub-Area 3 and the recreation facility shall be relocated elsewhere in Sub Area 3.

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Sub-Area 4

Single Family Residential 29.61 acres

Primary Uses

Uses shall be restricted to single family residential.

Alternate Uses

Homeowners’ association facilities, model homes, and temporary real estate sales and marketing facilities.

Development Criteria

A. Setback - For the single family area (Area A, Sub-Area 4), the PAD proposes that because of the nature of the enclave, the urban design theme, and the panorama of views critical to the effective marketing of the project, various setback requirements be eliminated in favor of performance standards which meet the intents of setbacks while allowing for flexibility in a comprehensively planned subdivision. They are as follows (see also the figure which follows):

1. No buildings may be positioned to encroach on any right-of-way or property other than the primary lot on which the building sits.

2. No buildings may be positioned to impede proper driving site angles or other driving safety requirements.

~~3. Each dwelling shall, in addition to any garages, have at least two full off street parking spaces having dimensions of no less than 9 feet by 20 feet and not encroaching on any part of the right of way.~~

43. All buildings not attached must be at least ten feet apart.

54. Zero side lot lines are permitted.

65. Rear lot setbacks shall provide 25 feet between structures.

76. Building setbacks from lot lines abutting multifamily areas shall be 20 feet.

87. Front yard setback shall be a minimum of 20 feet from curb line to provide an open, non-congested street scene.

98. The minimum lot size shall be 8,000 square feet.

B. Building Height – 26 feet maximum.

C. Maximum Density – Shall not exceed 3 RAC overall.

D. Minimum Landscape Requirement – 15% (subject to “I” of Landscaping Policy).

~~E. Parking Requirement – Per Chapter 11 of the Oro Valley Zoning Code Revised.~~

~~FE.~~ A minimum of two acres of improved recreational facilities shall be provided for the use of single family residents in Sub-Area 4.

~~GF.~~ Filled areas adjacent to the CDO Wash shall be bank stabilized as approved by the Town Engineer and subject to the Pima County Flood Control District.

Area B

Area B

Business Hotel, Business and Professional Office, Multifamily Residential, Retail/Financial Offices, Retail Center and Retail/Convenience Use 19.8 acres

Primary Uses

Hotel/Motel (C-2), General office with ancillary uses within office structures, congregate care facility (C-2), restaurants, restaurants with lounges, financial institutions, small office cluster, small retail area, retail center (C-2), and one retail/convenience use gasoline sales, located in the area formerly known as sub-area 6.

Alternate Uses

Retail, business and professional offices. Uses shall be restricted to general offices or restaurant and other permitted uses as determined from those provided in the C-1 District of the Oro Valley Zoning Code Revised, and multifamily.

Development Criteria

A. Setbacks - 2:1 ratio with building height, Setback for C-2 uses - 60 feet from Oracle Road and North First Avenue. It is the intent to preclude C-2 uses closer than 60 feet from roadways to create alternating setbacks along Oracle Road which can easily be accommodated in this large parcel. Otherwise, setback should be a 2:1 ratio with building height. (Ord. 97-17) Rear Setback: 30 feet. (Ord. 98-47)

B. Building Heights - Maximum 25 feet for all buildings within 100 feet of Oracle Road. All of others 33 feet to top of parapet. campaniles and clock towers and other significant vertical architectural statements of the mission vernacular shall have a maximum height of 45 feet.2 (Ord. 98-47)

C. Maximum Density - Floor Area Ratio of 40% (Ord. 97-17)

D. Minimum Landscape Requirements - 15% (subject to "I" of the Landscaping Policy). No bufferyards will be required between like uses. " A minimum 10' Buffer Yard A shall be located along the rear property line. A 3' high wall shall be constructed the full length of the rear property next to the wash, with landscaping provided on the wash side of the wall. (Ord. 98-47)

~~E. Parking Requirements — 1 space per 300 square feet of commercial floor area, otherwise in accordance with Chapter 11 of the Oro Valley Zoning Code Revised with particular note of the "combination of uses" provision. (Ord. 98-47)~~

~~FE.~~ Auto service bays shall not face Oracle Road.

~~GF.~~ Any proposed changes to Area B access shall be subject to approval by the Town Engineer and ADOT. A significant PAD amendment for Area B access modifications may be required by the Town Engineer, as deemed necessary, depending upon the impacts to traffic circulation in and around the First Avenue/Oracle Road intersection. (Ord. 97-17)

~~HG.~~ A detailed traffic impact analysis, in accordance with the revisions to Sec. 9-102 approved by the Planning Commission on August 1, 1989, shall be submitted with the final development plan for this project. That traffic impact analysis must be approved by the Town Engineer and the Arizona Department of Transportation prior to development plan approval.

HH. The limited exceptions for the Rooney Ranch PAD from the ORSCOD shall not be eliminated by this amendment, but these exceptions shall remain in effect. (Ord. 97-17)

II. Outdoor Displays- permitted with the following conditions:

1. Outdoor displays shall only occur in those areas so indicated on the development plan for Area B.
2. The outdoor display area shall be clearly delineated by architectural features, and shall be screened by significant architectural elements such as arcading, columns etc. A minimum 6' wide sidewalk area shall remain clear for pedestrian circulation. Outdoor displays shall not be permitted within 6' of the entry doors.
3. No items in the outdoor display area shall exceed six feet. Plants, shrubs, trees, landscape display presentations, and items with significant vertical elements, such as patio furniture umbrellas, shall be exempt.
4. No outdoor display items shall be left out overnight. Plants, shrubs, trees, and landscape display presentations are exempt from this requirement.
5. One large movable planter, containing a tree (6' minimum height) or shrub (4' minimum height), shall be required per every 20 linear feet of outdoor display area to provide additional landscaping and screening elements. The placement of the planters shall not interfere with the operations of the loading zone, nor shall the planters occupy the minimum 6' wide sidewalk area reserved for pedestrian circulation.
6. Products or product displays shall not be mounted on exterior structural walls.
7. Outdoor storage of items is prohibited. Delivery items shall be placed within the store by the end of the business day.
8. Seasonal outdoor sales events, such as Christmas tree sales, outside of the designated outdoor display area shall be subject to a Special Use Permit under the OVZCR.
9. Permitted Outdoor Display Items - Permitted items for outdoor display are listed in Appendix A. Items allowed for display are to be restricted to items of a seasonal nature, and are not to include construction materials or construction equipment. Items may be added to Appendix A upon administrative review and approval of the Planning and Zoning Administrator of the Town of Oro Valley.
10. Outdoor display signage shall not include fluorescent or iridescent colors, and shall be limited to four square feet in size per display.

11. Permitted Outdoor Display Items - Area B, Rooney Ranch PAD, shall be as follows:

- A. Plants, shrubs, and trees
- B. Outdoor patio furniture
- C. Picnic tables
- D. Gardening tools
- E. Power tools

- F. Consumer electrical appliances, not to include heavy equipment.
- G. Lawn and gardening equipment
- H. Paving stones, and other hard landscaping materials, as incorporated into a landscape display presentation only.
- I. Gas ranges, BBQ's, etc.
- J. Seasonal items
- K. Rugs
- L. Other analogous items.

11. Review and Regulation of Outdoor Displays - Outdoor displays shall be subject to the review and regulation of the Planning and Zoning Administrator of the Town of Oro Valley. A violation of the above outdoor display criteria shall result in a written violation notification addressed to the store manager.

Upon a violation of the outdoor display criteria, the offending party will be given a written notice of violation, and a copy of the notice shall be posted on the offending item(s). If the violation is not corrected within 72 hours, the offending party shall be issued a citation, and a copy of the citation shall be posted on the offending item(s).

Upon five citations within a one year period the Planning and Zoning Administrator shall review the outdoor display privileges of the offending party, and the party will be notified in writing of the review. The Planning and Zoning Administrator may suspend or revoke the outdoor display privileges of any or all items of the offending party. The Planning and Zoning Administrator will notify the party in writing of his or her decision within two weeks of the notice of review of outdoor display privileges. The decision of the Planning and Zoning Administrator may be appealed to the Board of Adjustment. (Ord. 98-47)

KJ. Signs

Signs are allowed in accordance with the following table, "Area B Sign Guidelines." The following requirements shall also apply:

1. The Home Depot logo illustrated on the side elevation of the Home Depot store shall have a maximum height of 6', as the maximum logo size permitted by the proposed Area B Sign Guidelines.
2. As per the proposed Area B Sign Guidelines, the Home Depot logo illustrated on the side elevation of the Home Depot store shall only emit muted orange, internal illumination from the characters, not the full face internal illumination as illustrated.
3. The Area B Sign Guidelines shall be amended as follows:
 - Halo illumination shall be of white color only
 - Monument Sign Size: max height 8' on Oracle Road, and 6' on N. First Avenue
 - Monument Sign Illumination: Halo-illuminated text, internally illuminated logos, characters only emitting light
 - Monument Sign Max Logo Size: replace " 10' 6" " with " 8' ".

((Ord. 98-50)

Area D

39.6 acres

Primary Uses

Uses shall be derived from those permitted under C-1, of the Oro Valley Zoning Code Revised, except that a hotel/motel shall be permitted, and convenience uses,, including clustering. Restaurant convenience uses, as defined in the OVZCR, shall be limited to four in number, with or without “drive-in or drive-through” features, and shall be integrated one with another structurally and/or with a unified traffic plan. Service stations shall be limited to a maximum of two. The other uses will be complementary auto uses exclusive of automobile sales or rental. (Ord. 97-17)

Development Criteria

A. Setbacks - 2:1 ratio with building height,

B. Building Heights - The maximum building height in area D shall be 30'. Building heights within 100' of First Avenue or 200' of Oracle Road will be limited to 25' unless approved for 30' by the Council after Development Review Board review..

C. Maximum Density - Floor Area Ratio .40

D. Minimum Landscape Requirements - 15% (subject to "I" of the Landscaping Policy). No bufferyard will be required for like uses.

~~E. Parking Requirements - Per Chapter 11 of the Oro Valley Zoning Code Revised with 'particular note of the "combination of uses" provision~~

~~F~~E. Convenience uses shall not exceed four drive-in or drive-through facilities provided that a safe traffic plan be submitted for outside window pick-up.

~~G~~F. The Oro Valley Convenience Use ordinance shall apply, except for locational requirements.

~~H~~G. Auto service bays shall not face Oracle Road.

~~I~~H. The limited exceptions for the Rooney Ranch PAD from the ORSCOD shall not be eliminated by this amendment, but these exceptions shall remain in effect. (Ord. 97-17)

~~J~~I. Signs Signs are permitted in accordance with the table “Parcel D Sign Guidlelines.” (Ord. 99-59)

Area E

Map CC-E

The area contains 6.06 acres southwest of the intersection of the two major arterials (New Lambert Lane and North First Avenue). The road fills for the new CDO bridge approach caused the parcel to lay as much as 20 feet below the street grades. This will require some filling (as discussed in the grading plan) to the extent that buildings will be able to meet street grade with a single level of covered parking or office space “below grade.” Whether office or parking, the subgrade area is an opportunity to maintain buildings which appear to be only 25 feet while screening large parking areas from development and residences to the north of the site.

Primary Uses

Business and professional offices and other permitted uses as stated within this sub-area.

Alternate Uses

Churches and retail uses ancillary to office use such as print shops, travel, financial services, office services, and snack bars or small cafeterias which must be contained within the office structures (excluding fast foods).

Development Criteria

A. Setback – Landscaped building setback of 20 feet from North First Avenue and Lambert Lane.

B. Building Height – 30 feet above the grade of the intersection of North First Avenue and Lambert Lane.

C. Maximum Density – Floor Area Ratio of .55.

~~D. Parking Requirement – Per Chapter 11 of the Oro Valley Zoning Code Revised with particular note of the “combination of uses” provision.~~

~~E~~D. Below grade development shall be restricted to parking facilities.

Area F

Map CC-F

This 2.21-acre tract is located northwest of the intersection of two major arterial streets (new Lambert Lane and North First Avenue). The CDO bridge approach fill work has resulted in the tract being below the surrounding street grades by 8 to 10 feet. The area now appears as an unsightly scraped pit which needs to be filled to grade to be rendered useful. Its position on a well-defined parcel surrounded by streets on all four sides and at a busy intersection of two arterials makes it particularly suitable for retail use with an emphasis on neighborhood convenience.

Primary Uses

Uses shall be restricted to business or professional offices as permitted from the uses delineated under C-1 of the Oro Valley Zoning Code Revised.

Development Criteria

A. Setback - Minimum landscaped building setback of 20 feet from North First Avenue and Lambert Lane.

B. Building Height - Building height shall not exceed one story and not exceed 15 feet.

C. Maximum Density - Floor Area Ratio shall not exceed .25.

D. Minimum Landscaping Requirement - 15% (subject to "I" of Landscaping Policy).

~~E. Parking Requirement - Per Chapter 11 of the Oro Valley Zoning Code Revised.~~

~~F.~~ E. Other Requirements - The western edge of the subject property shall be provided with a landscape strip a minimum of 10 feet in width. Plantings shall include a minimum of 8 canopy trees and 30 shrubs per every 100 linear feet of frontage.

Area G

Map CC-G

Area G is a 3.22-acre triangular tract fronting for 725 feet along Oracle Road and for 550 feet along Old Lambert Lane. It is the "gateway" parcel when traveling north on Oracle Road toward the proposed Town Center. Its excellent exposure and medial cut make it suitable for intensive commercial development. Retail and convenience uses were kept in the main areas of Tracts B and D to the northwest in deference to Oro Valley's desire to concentrate the retail in a comprehensive block near the North First Avenue intersection. Campus Office (business and professional office) is now planned for this entry parcel.

Primary Uses

Uses shall be restricted to business and professional offices as provided under C-1 of the Oro Valley Zoning Code Revised and other permitted uses of the PAD and ancillary retail shall not exceed 25% of the gross floor area per structure.

Development Criteria

A. Setback - Landscaped building setback of 25 feet.

B. Building Height - Maximum building height not exceed 30 feet.

C. Maximum Density - Floor Area Ratio shall not exceed .25.

D. Minimum Landscape Requirement - 15% (subject to "I" of Landscaping Policy).

~~E. Parking Requirement - Per Chapter 11 of the Oro Valley Zoning Code Revised.~~

Area H

Map CC-H

This 27.74-acre tract will be masterplanned as previously noted. Areas H and I shall be excluded from the rezoning conditions approved as per this PAD. Proposals for the use of Areas H and I shall be forwarded as per the provisions of Article 3 of the Oro Valley Zoning Code Revised.

Primary Uses

Full service resort hotel, Office, and Office/hotel ancillary uses.

Development Criteria

A. Setback – Not less than 50% of the building height from Oracle Road.

B. Building Height – Offices: not more than 40 feet; Hotel: not more than 50 feet.

C. Maximum Floor Area Coverage – Office: 1.0; Hotel: 1.0.

D. Minimum Landscape Requirement – 15% of the gross land area including appropriate portions of surrounding rights-of-way.

~~E. Parking Requirements – Per Chapter 11 of the Oro Valley Zoning Code Revised with particular note of the “combination of uses” provision.~~

Area I

Map CC-I

As in the case of Area H, this area is also being masterplanned. Areas H and I shall be excluded from the rezoning conditions approved as per this PAD. Proposals for the use of Areas H and I shall be forwarded as per the provisions of Article 3 of the Oro Valley Zoning Code Revised. Area I Residential/Recreation 113.4 acres

Primary Uses

Recreational facilities, Multifamily residential, and Single family residential.

Alternate Uses

General office, Churches, Private schools in lower flat areas only.

Development Criteria

A. Setback – None.

B. Building Height – Recreational structures – 36 feet: Office – 36 feet: Multifamily residential – 36 feet; Single family residential – 26 feet.

C. Maximum Density/Floor Area Coverage – Recreational - .35; Office - .35; Multifamily residential – 17 units/acre; Single family residential – 5 units/acre.

D. Minimum Landscape Requirement – 15% of gross land area including right-of-way of Rooney Wash.

~~E. Parking Requirement – Per Chapter 11 of the Oro Valley Zoning Code Revised with particular note of the “combination of uses” provision.~~

Steam Pump Village Planned Area Development

Section 1.3 PLANNED AREA DEVELOPMENT STANDARDS

A. Development Performance Standards

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5. The parking provision and design requirements of the OVZCR shall apply, with the following exceptions:

~~• A 1 space per 300 square feet parking ratio shall apply to all uses except for self storage use and associated administrative office, which shall require one (1) motor vehicle parking space per fifty (50) self storage units.~~

• The location of parking spaces are to be distributed across the site, with a goal of 75% maximum of the parking occurring in front of the buildings, with 25% minimum of the spaces located to the sides and rear of the structures. (Ord. 99-52)

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B. Design Guidelines

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4. Site Development

a. Setbacks

- Avoid long linear vistas and building edges within the variations in setbacks.
- Random setbacks of buildings and landscaping are encouraged.

b. ~~Parking~~

~~-Parking shall be provided in accordance with Oro Valley Zoning Code Chapter 11 in place at the time of PAD approval, unless modified herein. Parking areas shall be designed to facilitate both vehicular and pedestrian movements.~~

~~-Parking areas shall incorporate both landscaping and screening to make them visually compatible with their surroundings~~

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C. Plan Administration

1. Implementation

Development will be implemented in conformance with the regulations and guidance contained within the Steam Pump Village PAD. This section contains the procedures for administration of the provisions contained herein.

Adoption - The Steam Pump Village PAD Plan will be processed in and may be amended from time to time in accordance with such provisions.

Administration and Enforcement - The PAD shall be administered and enforced by the Town Planning Manager and Director/ Building Official. Input from the Steam Pump Village Design Review Committee is encouraged.

Minor Changes - The Planning and Zoning Director may allow minor changes to the criteria set forth in the Steam Pump Village PAD Plan, provided said changes are not in conflict with the overall intent as expressed in the Plan. Minor changes do not include anything which alters allowable uses, building heights, floor area ratios, and landscape coverages ~~or parking requirements~~. Any changes must conform to the Town of Oro Valley Zoning Code or as modified herein. Significant changes to the PAD will be governed by the Planning and Zoning Department's significant change policy.

Amendments - The approved Steam Pump Village PAD Plan may be amended from time to time by the Town of Oro Valley. Proposed amendments shall be submitted by the Owner to the Planning and Zoning Director for review along with a report describing the proposed amendments and recommendations. All amendments shall conform to the procedures outlined under Section 22.3 of the Oro Valley Zoning Code.

Severability - If any provision, sentence, clause, section or subsection or phrase of this Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Plan.