

RESOLUTION NO. 10-933

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, DECLARING AS A PUBLIC RECORD WITHIN THE MEANING OF A.R.S. § 9-801 THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED “UNIFIED DEVELOPMENT ORDINANCE – AMENDMENTS DATED JULY 22, 2010”

BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, County of Yavapai, Arizona:

That certain document entitled “Unified Development Ordinance – Amendments dated July 22, 2010,” which was adopted with Ordinance No. 10-729, is hereby declared to be a public record within the meaning of A.R.S. § 9-801, three (3) copies of which are on file in the office of the Town Clerk and which are available for inspection by the public during normal business hours.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22th day of July, 2010.

Jim Bunker, Mayor

ATTEST:

APPROVED AS TO FORM:

Jami C. Lewis, Town Clerk

Musgrove Drutz & Kack, P.C.
Town Attorney

**UNIFIED DEVELOPMENT ORDINANCE –
AMENDMENTS DATED JULY 22, 2010**

THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN SHALL BE AMENDED AS FOLLOWS:

SUBSECTION 1.7 – SITE PLAN REVIEW COMMITTEE is hereby amended as follows:

SUBSECTION 1.7.3 – POWERS, DUTIES, JURISDICTION is hereby amended to add **Subdivisions and Planned Area Developments** as part of projects subject to **Site Plan review**

- C. Prior to development, construction, remodel, change or alteration of any project subject to Site Plan review, the property owner or designated agent shall secure written approval from the Development Services Director, or his/her designee. Site Plan review is required for SUBDIVISIONS, PLANNED AREA DEVELOPMENTS (PAD's), multiple-family residential developments, mobile/manufactured home parks, recreational vehicle parks, commercial buildings over 5,000 sq. ft. in size (either singularly or in combination), industrial buildings/uses, public facility, public and private utility and other uses as specifically identified in this Ordinance.

SUBSECTION 1.7.4 - ~~Commission Review~~ COMMISSION AND COUNCIL REVIEW AND APPROVAL is hereby amended to add a reference to a new Subsection, **Subsection 4.29, Design Concepts** and to combine Subsections 1.7.4 and 1.7.5 into one Subsection:

~~Subsequent to the review by the Site Plan Committee, and prior to submission to Council, all projects requiring Site Plan Review~~ IF THE SITE PLAN COMMITTEE DETERMINES THAT THE SITE PLAN DOES NOT MEET THE REQUIREMENTS OF THE TOWN'S ORDINANCES, CODES, POLICIES AND THE DESIGN CONCEPTS SET FORTH IN SUBSECTION 4.29, OR HAS BUILDINGS OVER 5,000 SQ. FT. IN SIZE (EITHER SINGULARLY OR IN COMBINATION), THEN THE DEVELOPER shall appear before and present their case to the Commission. The Commission shall forward the case (with its recommendation for approval or denial) and any suggested stipulations and/or changes to the submission to Council. COUNCIL SHALL REVIEW THE PLANS AND THE COUNCIL MAY DISAPPROVE OF, APPROVE OF, MODIFY OR ADD STIPULATIONS TO THE SITE PLAN.

~~1.7.5 Town Council Approval~~

~~Where required by the provisions of this Ordinance, or as stipulated to by a Council action on a zoning amendment or otherwise, applications for Site Plan review shall also be submitted to Council for consideration following the required review by the Site Plan Review Committee and the Commission. When Council review and approval is required of such applications, the action of the Committee and the Commission on the Site Plan shall constitute only a recommendation. Even if the Council finds that a Site~~

~~Plan does meet the intent of this Ordinance or the review criteria, Council may disapprove, or approve upon condition the Site Plan.~~

SUBSECTION 1.7.5 6 PERIOD OF APPROVAL is hereby amended to correct the numbering of the subsections due to the elimination of Subsection 1.7.5.

SUBSECTION 1.9 – REVIEW AND APPROVAL PROCESSES is hereby amended as follows:

SUBSECTION 1.9.1.3 - REVIEW is hereby amended to add a public review requirement to the Site Plan Review Process:

F. IF THE PROPOSED DEVELOPMENT IS ADJACENT TO RESIDENTIALLY ZONED PROPERTY THEN THE FOLLOWING PUBLIC NOTICES SHALL OCCUR AT LEAST 30 DAYS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. THE DEVELOPER SHALL PLACE NOTICES ON THE SITE WHICH ARE VISIBLE FROM THE PUBLIC RIGHTS-OF-WAY AND ON EACH CORNER OF THE PROPERTY STATING THE INTENT TO DEVELOP. SAID NOTICE SHALL BE A MINIMUM OF 11 X 17 INCH IN SIZE; AND
2. THE DEVELOPER SHALL SEND OUT LETTERS TO PROPERTY OWNERS WITHIN 300 FEET STATING THE INTENT TO DEVELOP THE PROPERTY.
 - a. THE ZONING ADMINISTRATOR (ZA) WILL DETERMINE IF THE BOUNDARY OF THE MAIL OUT NEEDS TO BE EXTENDED TO A MAXIMUM OF 1,000 FEET USING THE FOLLOWING CRITERIA:
 - i. THE SITE IS GREATER THAN ONE ACRE
 - ii. THE PROPOSED BUILDING SIZE IS GREATER THAN 3,000 SF EITHER SINGULAR OR COMBINATION

SECTION 2 - DEFINITIONS. The following definitions are hereby amended or deleted as follows:

ASSISTANT ZONING ADMINISTRATOR. THE ZONING ADMINISTRATOR MAY APPOINT AN ASSISTANT ZONING ADMINISTRATOR WITH THE APPROVAL OF TOWN COUNCIL. THE ASSISTANT ZONING ADMINISTRATOR SHALL HAVE THE SAME DUTIES AND POWERS OF THE ZONING ADMINISTRATOR.

BUILDING, ACCESSORY. A building or structure which is subordinate to, and the use of which is customarily incidental to that of the main building, structure, or use on the same lot or parcel. THE ACCESSORY BUILDING SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCES OR COMMERCIAL BUILDING.

DENSITY TRANSFER, ONSITE. A PORTION OF THE DENSITY FOR AREAS HAVING NATURAL RESOURCE LANDS THAT REMAIN UNDEVELOPED MAY BE TRANSFERRED TO OTHER AREAS OF THE DEVELOPMENT SITE IF CLUSTERING

CONCEPTS ARE USED AND THE PROJECT RETAINS ACCEPTABLE OPEN SPACE.

~~**FARM ANIMAL.** Any animal over 20 lbs., whether kept for personal or commercial purposes that is not normally kept as a household pet.~~

~~**FUTURE RIGHT-OF-WAY.** The right-of-way-needed for the establishment of a planned roadway as designated by Resolution No. 248 ORDINANCE NO. 08-707, SPECIFICALLY IN SUBSECTION 4.28 OF THE UDO. which includes the public use access system.~~

~~**PLANNING AND ZONING ADMINISTRATOR.** means the individual designated by the Council to be the supervisor in charge of the planning and zoning department.~~

~~**QUID PRO QUO.** SOMETHING GIVEN OR RECEIVED FOR SOMETHING ELSE; ALSO: A DEAL ARRANGING A QUID PRO QUO.~~

~~PRONUNCIATION: \,KWID-,PRŌ-'KWŌ\~~

USE, ACCESSORY. A subordinate use of a building, other structure, or use of land:

1. ACCESSORY USES SHALL NOT BE ESTABLISHED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE OR COMMERCIAL BUILDING.
2. Which is clearly incidental to the use of the main building, other structure, or use of land, and
3. Which is customarily in connection with the main building, other structure, or use of land, and
4. Which is located on the same zoned lot with the main building, other structure, or use of land.

ZONING ADMINISTRATOR. The individual hired by the Town OR APPOINTED BY THE TOWN COUNCIL to enforce this Ordinance, AND PERFORM THE FUNCTIONS DESCRIBED IN SUBSECTION 1.6.2 POWERS AND DUTIES.

SECTION 3 - ZONING DISTRICTS is hereby amended as follows:

SUBSECTION 3.4 - "OS" – OPEN SPACE RESOURCE CONSERVATION is hereby as amended to allow the Zoning Administrator to make decisions on unspecified uses:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.5.2 - PERMITTED USES is hereby amended to add information on accessory structures:

- D. Customary accessory structures such as barns, corrals, private arenas, training tracks, coops and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.5.3 - CONDITIONAL USES (CONDITIONAL USE PERMIT REQUIRED) is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.5.4 - PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

- I. Accessory building SHALL BE setback 10 feet from any SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.6.2 - PERMITTED USES is hereby amended to add information on accessory structures:

- D. Customary accessory structures such as barns, corrals, private arenas, training tracks, coops and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.6.3 - CONDITIONAL USES (CONDITIONAL USE PERMIT REQUIRED) hereby amended to allow the Zoning Administrator to make decisions on unspecified uses:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.6.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

- H. Accessory building SHALL BE setback 10 feet from any SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.7.2 - PERMITTED USES is hereby amended to add information on accessory structures:

- D. Customary accessory structures such as barns, corrals, private arenas, training tracks, coops and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.7.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.7.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

- H. Accessory building SHALL BE setback 10 feet from any SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.8.2 - PERMITTED USES is hereby amended to add information on accessory structures:

- E. Customary accessory structures such as barns, corrals, private arenas, training tracks, coops and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.8.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED

BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL
THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.8.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

H. Accessory building SHALL BE setback 10 feet from any SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.9.2 - PERMITTED USES is hereby amended to add information on accessory structures:

E. Customary accessory structures such as barns, corrals, private arenas, training tracks, coops and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.9.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.9.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

H. Accessory building SHALL BE setback 10 feet from any SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.10.2- PERMITTED USES is hereby amended to make the language consistent with the other residential designations:

F. ~~Customary residential accessory structures, private arenas and storage sheds.~~ CUSTOMARY ACCESSORY STRUCTURES SUCH AS BARNs, CORRALS, PRIVATE ARENAS, TRAINING TRACKS, COOPS AND STORAGE SHEDS FOR THE CARE AND KEEPING OF NON-HOUSEHOLD ANIMALS, FOWL, PRODUCE, FARM MACHINERY AND EQUIPMENT. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.10.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.10.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

H. Accessory building SHALL BE setback 10 feet from ~~any~~ SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.11.2- PERMITTED USES is hereby amended to make the language consistent with the other residential designations:

F. ~~Customary residential accessory structures, private arenas and storage sheds.~~ CUSTOMARY ACCESSORY STRUCTURES SUCH AS BARNs, CORRALS, PRIVATE ARENAS, TRAINING TRACKS, COOPS AND STORAGE SHEDS FOR THE CARE AND KEEPING OF NON-HOUSEHOLD ANIMALS, FOWL, PRODUCE, FARM MACHINERY AND EQUIPMENT. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.11.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.11.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

H. Accessory building SHALL BE setback 10 feet from ~~any~~ SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.12.2- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

- B. Customary accessory building provided such uses are incidental to the principal use. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.12.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.12.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to include information that the lot must be served by a water and/or sewage disposal system:

- A. Minimum lot area: 7,000 sq. feet
ALL LOTS LESS THAN ONE (1) ACRE IN SIZE MUST BE SERVED BY A WATER AND/OR SEWAGE DISPOSAL SYSTEM APPROVED BY THE TOWN OF CHINO VALLEY.

SUBSECTION 3.12.4- PROPERTY DEVELOPMENT STANDARDS is hereby amended to provide information on accessory buildings:

- H. Accessory building SHALL BE setback 5 feet from any SIDE AND REAR property LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.13 – “MR-1” MULTIPLE FAMILY RESIDENTIAL is hereby amended to remove the one (1) acre minimum lot size requirement from the title of the subsection. When the UDO was adopted in Nov. 2006, the minimum lot size requirement was removed:

- 3.13 “MR-4” – Multiple Family Residential (1-Acre Minimum)

SUBSECTION 3.13.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.13.4 – PROPERTY DEVELOPMENT STANDARDS is hereby amended to include information that the lot must be served by a water and/or sewage disposal system and to provide information on accessory buildings:

A. Minimum lot area: N/A
ALL LOTS LESS THAN ONE (1) ACRE IN SIZE MUST BE SERVED BY A WATER AND/OR SEWAGE DISPOSAL SYSTEM APPROVED BY THE TOWN OF CHINO VALLEY.

I. ACCESSORY BUILDING SHALL BE SETBACK 10 FEET FROM SIDE AND REAR PROPERTY LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.14.2 – PERMITTED USES is hereby amended to provide information on accessory buildings:

B. Customary accessory buildings provided such uses are incidental to the principal use. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY RESIDENCE.

SUBSECTION 3.14.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.14.4 – PROPERTY DEVELOPMENT STANDARDS is hereby amended to require accessory buildings to comply with the front yard and street side yard setbacks:

~~I. Minimum Accessory Building setback _____ 3 feet~~
I. ACCESSORY BUILDING SHALL BE SETBACK 3 FEET FROM SIDE AND REAR PROPERTY LINES AND MUST CONFORM TO THE FRONT YARD AND STREET SIDE YARD SETBACK.

SUBSECTION 3.15.2 – PERMITTED USES is hereby amended to provide information on accessory buildings:

W. Customary accessory buildings and structures provided they are incidental to a permitted use. This shall include a single caretaker residence in conjunction within or in the same buildings as a commercial use. ACCESSORY STRUCTURES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A COMMERCIAL BUILDING.

SUBSECTION 3.15.3 – CONDITIONAL USES is hereby amended to require screening for outdoor storage by referencing subsection 3.15.5. H, and to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

F. Contractor yards and building supplies with outside storage over six feet in height (SEE SUBSECTION 3.15.5.H).

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.15.5 – PROPERTY DEVELOPMENT STANDARDS is hereby amended to increase the minimum lot size requirement to 7,500 square feet, include information that lots must be served by a water and/or sewage disposal system, and to require screening for outdoor storage.

A. Minimum lot area: ~~2,500~~ 7,500 square feet.

ALL LOTS LESS THAN ONE (1) ACRE IN SIZE MUST BE SERVED BY A WATER AND/OR SEWAGE DISPOSAL SYSTEM APPROVED BY THE TOWN OF CHINO VALLEY

H. Outdoor storage: All outdoor storage shall be screened with a six (6) foot screening fence. ~~along residentially zoned property lines or property in residential use at the start of a new permitted or conditional use.~~

SUBSECTION 3.16.2 PERMITTED USES is hereby amended to prohibit single family and multi family dwellings in the Commercial Heavy zoning district, to require screening for outdoor storage by referencing subsection 3.16.4.I, to allow a single caretaker residence in conjunction within or in the same buildings as a commercial use and to provide information on accessory buildings:

A. All “Permitted” and “Conditional uses” allowed in the “CL” Zone. WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENCES AND APARTMENTS.

L. Contractors Yards, SUBJECT TO SCREENING AS SET FORTH IN SUBSECTION 3.16.4. (I).

N. CUSTOMARY ACCESSORY BUILDINGS AND STRUCTURES PROVIDED THEY ARE INCIDENTAL TO A PERMITTED USE. THIS SHALL INCLUDE A SINGLE CARETAKER RESIDENCE IN CONJUNCTION WITHIN OR IN THE SAME BUILDINGS AS A COMMERCIAL USE.

THE ABOVE USES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY COMMERCIAL BUILDING, WITH THE EXCEPTION OF SUBSECTION 3.16.2 (L) CONTRACTORS YARDS.

SUBSECTION 3.16.3 – CONDITIONAL USES is hereby amended to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 3.16.4 – PROPERTY DEVELOPMENT STANDARDS is hereby amended to increase the minimum lot size requirement to 7,500 square feet and to require screening for outdoor storage:

A. Minimum lot area: ~~2,500~~ 7,500 square feet. ALL LOTS LESS THAN ONE (1) ACRE IN SIZE MUST BE SERVED BY A WATER AND/OR SEWAGE DISPOSAL SYSTEM APPROVED BY THE TOWN OF CHINO VALLEY.

I. Outdoor storage: All outdoor storage shall be screened with a six (6) foot screening fence. ~~along residentially zoned property lines or property residential in use at the initiation of a new permitted use.~~

SUBSECTION 3.17.1 – PURPOSE is hereby amended to prohibit residential dwellings in the Industrial zoning district:

This district is intended to provide for and encourage industrial development within the Town, while insuring that such activities will have minimal impacts on the surrounding districts. RESIDENTIAL DWELLINGS ARE PROHIBITED IN THE “I” ZONING DISTRICT.

SUBSECTION 3.17.2 – PERMITTED USES is hereby amended to provide information on accessory buildings:

G. CUSTOMARY ACCESSORY BUILDINGS AND STRUCTURES PROVIDED THEY ARE INCIDENTAL TO A PERMITTED USE.

THE ABOVE USES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY COMMERCIAL BUILDING.

SUBSECTION 3.17.3 – CONDITIONAL USES is hereby amended to require a structure to be built before a use can occur and to allow the Zoning Administrator to make decisions on unspecified uses with appeal to the Board of Adjustments:

THE ABOVE USES SHALL NOT BE PERMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PRIMARY COMMERCIAL BUILDING.

BECAUSE NO LIST OF USES CAN BE COMPLETE, THE INTERPRETATION OF WHETHER A USE NOT SPECIFIED IS CONSISTENT WITH THE INTENT OF THIS

ZONING DISTRICT AND MAY BE ALLOWED AS A CONDITIONAL USE OR, WHERE DISCRETION IS ALLOWED, A PERMITTED USE SHALL BE RENDERED BY THE ZONING ADMINISTRATOR COMMISSION WITH APPEAL TO COUNCIL THE BOARD OF ADJUSTMENTS.

SUBSECTION 4.22.8 – DETERMINATION OF REQUIRED SPACES is hereby amended to eliminate the reference to the “landscape point’s requirement” and add a parking calculation for Mini Storage Buildings:

H. Alternative Design Standards: To provide flexibility in design and development of projects, alternative design standards are provided. The total number of parking spaces may be increased by ten (10) percent, above the maximum, for each additional two-point-five (2.5) percent increase in total landscape area, exceeding the minimum required amount. However in no case may the total number of parking spaces be increased by more than forty (40) percent above the base maximum allowed.

MINI STORAGE BUILDINGS 5% OF THE NUMBER OF UNITS

SUBSECTION 4.26.1 – INTENT is hereby amended to add a statement about preserving natural site features:

The intent of this Subsection is to create a strong and well defined framework of landscaping in public/private property, consistent with the character of the Town as defined by the Town’s General Plan protect and increase property values by requiring landscaping treatments around buildings, roadways and parking areas in residential, commercial and industrial areas; to provide buffers between residential/commercial/industrial uses; and to provide shade and variation of the landscaping, THESE STANDARDS EMPHASIZE THE RETENTION OF NATIVE TREES, SHRUBS, ROCK FORMATIONS, AND OTHER NATURAL SITE FEATURES.

SUBSECTION 4.26.2 – LANDSCAPE PLANS is hereby amended to allow the Zoning Administrator to modify the requirement of a landscape plan, to require landscaping on projects when residential structures are changed from a residential use to a commercial use and to require landscaping for expansion, remodeling, and renovation of a existing building proportionate with the degree of the improvements:

4.26.2 Landscape Plans: When Required, UNLESS MODIFIED BY THE ZONING ADMINISTRATOR.

A. ~~All development, excluding one and two family residential lots~~ NEW MULTI-FAMILY AND NONRESIDENTIAL DEVELOPMENTS ARE is subject to the requirements of this subsection.

B. CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL.

C. ~~B.~~ All new subdivisions shall provide landscaping in the public open spaces as required by this subsection.

D. EXPANSION, REMODELING, AND RENOVATION OF EXISTING BUILDINGS, OR A STAND ALONE PARKING LOT SHALL PROVIDE AN AMOUNT OF LANDSCAPING AND SCREENING PROPORTIONATE WITH THE DEGREE OF THE IMPROVEMENTS.

SUBSECTION 4.26.3 – LANDSCAPING REQUIREMENTS, GENERAL is hereby amended to allow the Zoning Administrator to modify the landscape plan requirements, eliminate the reference to the “Landscape point’s requirement” and provide information on landscaping in the rights-of-way:

A. Landscape Plan Required, UNLESS MODIFIED BY THE ZONING ADMINISTRATOR.

~~A. Point Value per plant (as defined below)~~

~~16. Location of all existing or proposed curb lines and curb cuts for streets, alleys, parking lots and parking lot islands;~~

~~17. Schedule of total required points, as defined herein, classified by trees or shrubs and cacti, and total points provided; and~~

G. APPROVAL OF THE PUBLIC WORKS DIRECTOR IS REQUIRED PRIOR TO PLACING LANDSCAPING AND OTHER IMPROVEMENTS IN THE RIGHTS-OF-WAY.

SUBSECTION 4.26.4 – LANDSCAPING CLASSIFICATIONS is hereby eliminated to remove all references to the “Landscape point’s requirement”:

4.26.4 LANDSCAPING CLASSIFICATIONS

~~The amount of all required landscaping shall be determined using the point system herein described. All landscaping requirements shall be based on formulas herein set forth. Each section requiring landscaping shall be deemed a portion of the total required landscaping. Fractional calculations of one half (0.5) or greater shall be rounded up to the nearest whole number. The following points shall apply for each unit of landscaping:~~

~~A. Tree Classification.~~

~~1. Shade trees shall constitute twenty (20) points each.~~

~~2. Evergreen trees shall constitute twenty (20) points each.~~

~~3. Intermediate trees shall constitute fifteen (15) points each.~~

~~B. Shrub Classification.~~

~~1. Evergreen shrubs shall constitute five (5) points each.~~

~~2. Deciduous shrubs shall constitute three (3) points each.~~

~~C. Frontage and Corner Lots~~

~~Landscaping for front yards shall be determined by lot frontage. In the case of corner lots, required points shall be determined by the sum of all sides having frontage.~~

SUBSECTION 4.26.5 – DETERMINATION OF REQUIREMENTS is hereby amended to account for the elimination of **SUBSECTION 4.26.4**, to allow the Zoning Administrator to modify the landscape requirements, to allow for a reduction of landscape by referencing letter D, number three (3), to provide dimension requirements for landscape area, clarify side and rear yard landscape requirement and landscape depths, to eliminate reference to the points system, provide the minimum landscape pattern requirement and parking lot landscape requirements:

4.26.5 4 Determination of Requirements, UNLESS MODIFIED BY THE ZONING ADMINISTRATOR.

B. Multiple-family, Office, Commercial and Industrial Districts

All lots improved with multi-family residential, office, commercial and industrial development shall be required to provide landscaping as set forth herein. (SEE PARAGRAPH D #3 FOR A REDUCTION TO THIS REQUIREMENT).

1. ~~Front Yard Requirements~~ LANDSCAPING. ~~The number of points that must be achieved through landscaping for front and corner side yards shall be 0.15 points per square foot. All landscaping required for front yards shall be planted within the required front yard, except as may be approved by the Alternative Compliance provisions of subsection 4.26.6 this Section. Of the total required points, fifty (50) percent of the total must be achieved by using plants from the tree classification and fifty (50) percent must be achieved by utilizing plants from the shrub classification. A TEN (10) FOOT WIDE LANDSCAPE STRIP IS REQUIRED ALONG THE PROPERTIES STREET FRONTAGE. FOR PROPERTIES ADJACENT TO SR 89, A TWENTY (20) FOOT WIDE LANDSCAPE STRIP IS REQUIRED ALONG THE PROPERTY'S STREET FRONTAGE.~~
2. SIDE AND REAR YARD LANDSCAPING: WHEN ADJACENT TO ZONING OTHER THAN MULTI – SINGLE FAMILY RESIDENTIAL ZONING, A FIVE (5) FOOT WIDE LANDSCAPE STRIP IS REQUIRED ALONG THE PROPERTY'S STREET FRONTAGE.

C. Buffer Yards (SIDE AND REAR YARD LANDSCAPING WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL “SR” ZONING).

2. Depth of Yard.

The buffer yard shall be ten (10) percent of the lot width or depth, whichever is applicable, provided that no buffer yard shall be less than ten (10) feet in width, and no buffer yard shall be required to be more than ~~thirty (30)~~ TWENTY (20) feet in width. For property located on a corner lot where both the rear lot line and the interior side lot line abut property in the single-family residential districts, the buffer yard depth for both required buffer yards may be determined by the lesser dimension of the lot width or lot depth.

~~3. Dispute of Yard.~~

~~Where there is a dispute over the location or size of the required buffer yard, the Commission shall make final determinations based on best available information.~~

~~4. Total Points Required.~~

~~Where there is a dispute over the location or size of the required buffer yard, the Commission shall make final determinations based on best available information. The number of points that must be achieved through landscaping for buffer yards shall be based on one and one-half (1.5) required points of landscaping for each one (1) foot of lot length along the buffer yard (1.5 points per linear foot). All landscaping required for buffer yards shall be planted within the required buffer yard, except as may be approved by the Alternative Compliance provisions of this Section. Of the total required points, fifty (50) percent of the total must be achieved by using plants from the tree classification and fifty (50) percent must be achieved by utilizing plants from the shrub classification. Of the total required points, fifty (50) percent must be evergreen or broadleaf evergreen plantings.~~

D. MINIMUM LANDSCAPING PATTERN. THE MINIMUM LANDSCAPING PATTERN SHALL INCLUDE THE FOLLOWING FREQUENCY:

1. ONE TREE PER TWENTY (20) LINEAR FEET.

2. FOUR SHRUBS PER 400 SQUARE FEET OF REQUIRED LANDSCAPED AREA. CLUSTERING OF TREES AND SHRUBS IS ENCOURAGED.

3. ~~5.~~ Berm. Where a semi-continuous berm measuring a minimum of three (3) feet and a maximum of four (4) feet in vertical height and not having a slope greater than 3:1 on either side is provided, required buffer yard landscaping ~~points~~ REQUIREMENTS may be reduced by twenty (20) percent. Slopes may be increased above 3:1 where retaining walls are used, subject to approval under the Alternative Compliance provisions of this subsection. No individual section of the berm may measure more than forty (40) feet in length. The berm should be integrated into the overall landscaping plan, including landscaping on the berm where practical.

4. ~~6.~~ Prohibited Use. All driveways, refuse containers, storage areas, aisle ways, vehicular maneuvering areas, mechanical equipment and structures are prohibited within the required buffer yard. A sidewalk or paved trail may be located within a buffer yard when used as a connection to other pedestrian and/or recreational corridors. A concrete PAD for emergency exits from a building shall be permitted in the buffer yard provided that the Building Code requires it.

5. ~~7.~~ Utility Areas. All on-site utility areas located within twenty-five (25) feet of a required buffer yard shall be screened by a fence, wall, berm, evergreen planting or combination thereof such that a substantially solid visual barrier of six (6) feet in height is attained. Fences or walls, when provided, must be located between the activity area and the buffer yard. Utility areas shall

include refuse containers/dumpsters; storage; display of materials or merchandise; loading or unloading goods, production assembly, processing or demolition of goods. Plantings provided to screen utility areas shall not count toward required landscaping.

E. ~~D.~~ Parking Lots LANDSCAPING PERIMETER REQUIREMENTS, UNLESS MODIFIED BY THE ZONING ADMINISTRATOR. PARKING LOTS IN ALL ZONING DISTRICTS ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THE LANDSCAPE WIDTH MAY BE REDUCED PROVIDED THE MINIMUM WIDTH REQUIREMENT, WHEN AVERAGED, IS MAINTAINED OVERALL. ONE TREE PER TWENTY (20) LINEAR FEET AND FOUR SHRUBS PER 400 SQUARE FEET OF REQUIRED LANDSCAPED AREA. CLUSTERING OF TREES AND SHRUBS IS ENCOURAGED.

1. STATE ROUTE 89 STREET FRONTAGE SHALL BE LANDSCAPED WITH A MINIMUM WIDTH OF 20 FEET.
2. ALL OTHER STREET FRONTAGES SHALL BE LANDSCAPED WITH A MINIMUM WIDTH OF 10 FEET.
3. OTHER PARKING PERIMETERS ALL OTHER LOT LINES ADJACENT TO PARKING AREAS SHALL BE LANDSCAPED WITH A FIVE (5) FOOT WIDE LANDSCAPE STRIP.

~~Parking lots in all districts are subject to the following requirements:~~

- ~~1. Points Required. The number of points that must be achieved for all parking lots through landscaping shall be equal to one and one-half (1.5) points for every one (1) parking space provided. The points may be achieved through the use of both trees and shrubs. Parking lots with fifty (50) or more spaces must provide all required landscaping in curbed islands or medians within the interior of the parking lot. Parking lots with less than fifty (50) spaces may place landscaping in interior curbed parking islands and/or within ten (10) feet of the perimeter of the parking lot.~~
- ~~2. Shade tree requirements. Fifty (50) percent of the required landscaping for parking lots must be met with shade trees. Intermediate trees and/or shrubs may fulfill the remaining fifty (50) percent of the requirements. Shade trees shall be arranged as to provide maximum pavement shading, where possible.~~
- ~~3. Islands. Where internal landscaping of the parking lot is required, there shall be a minimum of one curbed island provided for each 15 parking stalls in each row. The minimum area for planting all types of trees within parking lots shall not be less than 180 square feet. Shade trees and intermediate trees shall not be planted in any area with a width of less than ten (10) feet. Shrubs shall not be planted in an area of less than two (2) feet in width.~~

Measurements of width and area shall be from the inside edge of the curb(s). A minimum of fifty (50) percent of every landscape island shall be planted with live plant material, such as shrubs, or ground cover.

5. 4. Curb materials. Parking lot islands and medians shall be curbed with concrete or a functionally equivalent material that must be approved by the Zoning Administrator. The following materials are not considered functionally equivalent to concrete curbs and are therefore unacceptable for use as curbs: asphalt, landscape timbers, railroad ties, wood or lumber, and concrete wheel stops.

SUBSECTION 4.26.5 – ALTERNATIVE COMPLIANCE PROVISIONS is hereby amended to eliminate the reference to the points system:

4.26.6 5 Alternative Compliance Provisions

- A. Alternative compliance established. Petitioners may choose to follow the ~~point system~~ REQUIREMENTS described herein or submit a landscape plan to the Zoning Administrator under the alternative compliance provisions of this subsection. The alternative compliance provisions are intended to give flexibility where unique situations complicate the provision of required landscaping.

SUBSECTION 4.26.6 – PRESERVATION OF EXISTING LANDSCAPING is hereby amended to eliminate the reference to the points system, to eliminate the minimum size for preservation, and to eliminate subsection 4.26.8:

4.26.7 6 Preservation of Existing Landscaping

- A. Incentive. Existing landscaping that is in a vigorous growing condition and is not specifically prohibited by this Ordinance may count toward meeting the requirements of this Ordinance. ~~Plant materials, when preserved or salvaged and re-used on site, will be awarded ten (10) additional points per tree. Shrubs shall not be eligible for preservation credits.~~

- ~~B. Minimum size for preservation. Plants must meet the following minimum size criteria to receive preservation points:~~

- ~~1. Native Trees: 4 inches trunk diameter or greater;~~

- ~~2. Miscellaneous Cacti: 15 feet diameter.~~

- B. ~~C.~~ Protection during construction. Trees that are to be preserved under the provisions of this Ordinance shall be fenced around the drip line of the tree and marked to be saved during construction. Care shall be taken to prevent damage to the tree and its root structure during construction.

4.26.8 Incentive for Landscape Aesthetic Initiative

- ~~A. Incentive. It is the intent of Council to provide incentives for initiative in landscaping and providing an aesthetically pleasing environment for residents of Chino Valley. Initiative is considered going above and beyond the requirements of the landscaping regulations by providing public space, unsafe signs and attractive corridors for public use. Example of aesthetic initiative may include provision of biking trails, pedestrian paths, parking lot safety corridors, park or green space areas, etc. Incentives may be provided via various tax abatements available to developers. Council shall approve all incentives.~~
- ~~B. Conditions for incentive. Incentives will only be provided when the developer has provided all of the required landscaping for the subject property. Although required landscaping may be utilized in incentive areas, it is generally expected that incentive areas will provide more landscaping than required. All incentive applications must be reviewed under the Alternative Compliance provisions. Incentives will be reviewed based on the proposed landscaping meeting the following factors:~~
- ~~1. That the proposed landscaping is generally considered to be above and beyond the normal landscaping requirements for the proposed development;~~
 - ~~2. That the proposed landscaping is generally considered to be a major aesthetic improvement;~~
 - ~~3. That the developer is making a substantial contribution in landscaping and aesthetic initiative to the development;~~
 - ~~4. That the developer has integrated aesthetic, safety and circulation factors into the plan; and;~~
 - ~~5. That the proposed landscaping is in harmony with the intent of the Ordinance.~~
- ~~C. Cluster parking with landscaped buffers. The use of clustering for parking, with structures located to the front of a parcel, shall be eligible for incentive. Clusters should be designed to control traffic and should have a ten (10) foot landscape buffer around each cluster parking area. Each cluster should contain no more than 25% of the required parking spaces for the development and should contain appropriate interior parking lot landscaping.~~
- ~~D. Parking lot safety corridors. Landscaped medians, integrating pedestrian paths and landscaping, when providing access to a structure, may be eligible for incentive. Medians must have pedestrian paths located within the median, must eliminate unnecessary pedestrian/vehicle interactions, must provide robust landscaping and appropriate lighting for public safety. Medians should be continuous, thereby segmenting the parking lot for increased traffic control.~~

SUBSECTION 4.29 – DESIGN CONCEPTS is hereby added to the Unified Development Ordinance to provide guidance for future development that occurs within the Town of Chino Valley:

SUBSECTION 4.29 DESIGN CONCEPTS

DEVELOPMENT GOALS: PROTECT INVESTMENT IN THE COMMUNITY BY ENCOURAGING CONSISTENTLY HIGH QUALITY DEVELOPMENT AND PROMOTE PROJECTS THAT ARE SUITABLE IN THE CONTEXT OF A SOUTHWEST ENVIRONMENT.

APPLICABILITY: TO ACHIEVE THESE GOALS, THE DESIGN CONCEPTS APPLY TO ALL NEW COMMERCIAL AND OFFICE DEVELOPMENTS AS WELL AS ALL DEVELOPMENTS REQUIRING SITE PLAN REVIEW.

SITE PLANNING

A. THE RELATIONSHIP TO EXISTING RESIDENTIAL DEVELOPMENT:

1. POSITION TRASH ENCLOSURES, COMPACTORS, TRUCK LOADING AREAS AND OUTDOOR STORAGE AWAY FROM RESIDENTIAL USES TO THE EXTENT PRACTICAL.
2. LOCATE DRIVE-THROUGH LANES AWAY FROM ADJOINING SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS. LOCATE SPEAKERS AND MENU BOARDS SO THAT NOISE IS NOT DIRECTED TOWARD RESIDENTIAL USES AND INCORPORATE A SCREEN WALL AND LANDSCAPING TO LESSEN NOISE.
3. CONSTRUCT A MASONRY WALL TO SEPARATE A RESIDENTIAL DEVELOPMENT FROM A PROPOSED COMMERCIAL DEVELOPMENT AND PLANT LARGE EVERGREEN TREES IN THE REQUIRED LANDSCAPE AREA TO BUFFER THE RESIDENTIAL USE.
4. STRIVE TO MINIMIZE DRIVEWAY CUTS ON STATE ROUTE 89 AND ARTERIAL STREETS BY PROVIDING VEHICULAR CROSS-ACCESS EASEMENTS AND SHARED ACCESS DRIVEWAYS BETWEEN ADJACENT COMMERCIAL PROJECTS.

B. SIGNAGE:

1. SCREEN RESTAURANT MENU BOARDS FROM ADJACENT PUBLIC RIGHTS-OF-WAY AND ADJACENT PROPERTIES.

C. LANDSCAPING: PROVIDE LANDSCAPING THAT IS 10% ABOVE THE REQUIREMENTS OF THE MINIMUM LANDSCAPING PATTERN REQUIREMENTS.

D. LIGHTING:

1. LOCATE LIGHT POLES IN LANDSCAPED AREAS. PAINT CONCRETE LIGHT POLE BASES TO MATCH THE PRIMARY COLOR OF THE BUILDING OR FINISH THE BASES TO MATCH PARKING SCREEN WALLS.

2. HIGHLIGHTING OF UNIQUE OR SPECIAL FEATURES OF THE SITE, SUCH AS ARCHITECTURAL FEATURES, SPECIMEN TREES AND ARTWORK WITH ACCENT LIGHTING SHOULD BE CONSIDERED.
3. USE DECORATIVE WALL-MOUNTED SCONCES OR LIGHT FIXTURES WHEN BUILDING LIGHTING IS PROPOSED ON ELEVATIONS AWAY FROM RESIDENTIAL USES.

BUILDING DESIGN:

A. MASSING: THE VISUAL IMPACT OF A BUILDING DEPENDS NOT ONLY ON ITS SIZE, BUT ALSO ON THE RELATIONSHIP BETWEEN ITS LENGTH, WIDTH AND HEIGHT.

1. BUILDING MASS SHOULD BE BROKEN INTO SMALLER ELEMENTS, CONSISTENT WITH THE PROPORTIONS OF THE ARCHITECTURAL STYLE SELECTED AND SURROUNDING USES.
2. IN LARGE MULTI-BUILDING PROJECTS, VARY THE SIZE, MASSING AND HEIGHT OF THE BUILDINGS IN RELATION TO EACH OTHER.
3. REDUCTION OF BUILDING MASS MAY BE ACHIEVED BY USING A COMBINATION OF THE FOLLOWING TECHNIQUES:
 - a. VARIATION IN THE ROOFLINES AND FORM.
 - b. USE OF GROUND LEVEL ARCADES AND COVERED AREAS.
 - c. USE OF PROTECTED AND RECESSED ENTRIES.
 - d. USE OF VERTICAL ELEMENTS ON OR IN FRONT OF EXPANSIVE BLANK WALLS.
 - e. ADDITION OF WINDOWS ON ELEVATIONS FACING STREETS.

B. DESIGN:

1. PROVIDE WEATHER AND SUN PROTECTION, SUCH AS OVERHANGS, AWNINGS AND CANOPIES
2. PREDOMINANT EXTERIOR BUILDING MATERIALS SHOULD BE OF HIGH QUALITY AND DURABLE. THESE INCLUDE, BUT ARE NOT LIMITED TO:
 - a. BRICK, ADOBE, MORTAR WASHED SLUMP BLOCK
 - b. STONE, NATURAL OR FAUX.
 - c. INTEGRAL COLOR, SAND BLASTED OR STAINED TEXTURED MASONRY.
 - d. SPLIT-FACE OR SCORED CONCRETE MASONRY UNITS.
 - e. TEXTURED TILT-UP CONCRETE PANELS.
 - f. STUCCO.
 - g. METAL ROOFS.
 - h. CONCRETE AND CLAY TILE ROOFS.
 - i. CLEAR AND TINTED GLASS.
 - j. ARCHITECTURAL METAL.
3. PREDOMINANT EXTERIOR BUILDING MATERIALS SHOULD NOT INCLUDE THE FOLLOWING:
 - a. UN-TEXTURED TILT-UP CONCRETE PANELS.

- b. PRE-FABRICATED STEEL PANELS.
 - c. CORRUGATED METAL.
 - d. HIGHLY REFLECTIVE GLASS.
 - e. GROOVED PLYWOOD.
4. THE FRONT ELEVATION COLORS SHOULD POSSES LOW REFLECTIVITY CHARACTERISTICS, AND RESPECT THE DIVERSITY OF COLOR IN THE SOUTHWEST.