

Amend Chapter 2, Section 202 (Definitions) to add the following definitions alphabetically within the section:

ALLEY, BUFFER: AN ALLEY THAT IS ADJACENT TO A SINGLE FAMILY RESIDENTIAL USE AS IDENTIFIED ON MAP **1202.F** AND IN SECTIONS **1207.N** AND, **1207.O**. NEW DEVELOPMENT ADJACENT TO BUFFER ALLEYS MUST MITIGATE IMPACTS.

APPLIANCE REPAIR SERVICES: AN ESTABLISHMENT PROVIDING APPLIANCE REPAIR, OFFICE MACHINE REPAIR, OR BUILDING MAINTENANCE SERVICES. THIS USE DOES NOT INCLUDE THE MAINTENANCE AND REPAIR OF VEHICLES.

ASSEMBLY, GENERAL: A BUILDING OR, PORTION THEREOF USED FOR GROUPS OF PEOPLE TO GATHER FOR AN EVENT OR REGULARLY SCHEDULED PROGRAM. GENERAL ASSEMBLY USES INCLUDE, BUT ARE NOT LIMITED TO, ARENAS, AUDITORIUMS, BANQUET FACILITIES, CONFERENCE AND RECEPTION CENTERS, CONCERT HALLS AND THEATRES.

ASSISTED LIVING CENTER: A RESIDENTIAL CARE INSTITUTION THAT PROVIDES RESIDENT ROOMS OR RESIDENTIAL UNITS TO ELEVEN OR MORE HANDICAPPED OR HANDICAPPED ELDERLY PERSONS. THE FACILITY PROVIDES OR, CONTRACTS TO PROVIDE SUPERVISORY CARE SERVICES, PERSONAL CARE SERVICES OR DIRECTED CARE SERVICES ON A CONTINUOUS BASIS. AN ASSISTED LIVING CENTER SHALL BE LICENSED BY THE APPROPRIATE GOVERNMENT AGENCY.

ASSISTED LIVING HOME: A DWELLING UNIT SHARED AS THEIR PRIMARY RESIDENCE BY ONE **(1)** TO TEN **(10)** HANDICAPPED OR HANDICAPPED ELDERLY PERSONS LIVING TOGETHER AS A SINGLE HOUSEKEEPING UNIT, WHERE STAFF PERSONS PROVIDE ON-SITE CARE, TRAINING OR, SUPPORT FOR THE RESIDENTS. THE FACILITY PROVIDES OR, CONTRACTS TO PROVIDE SUPERVISORY CARE SERVICES, PERSONAL CARE SERVICES OR, DIRECTED CARE SERVICES ON A CONTINUOUS BASIS. AN ASSISTED LIVING HOME SHALL BE LICENSED BY THE APPROPRIATE GOVERNMENT AGENCY.

AUTOMOBILE RENTAL: RENTAL OF AUTOMOBILES, INCLUDING STORAGE AND, INCIDENTAL MAINTENANCE.

AUTOMOBILE SALES (NEW) AND LEASING: SALES OR, LEASING OF NEW AUTOMOBILES, MOTORCYCLES, TRUCKS, INCLUDING STORAGE AND, INCIDENTAL MAINTENANCE.

AUTOMOBILE SERVICE AND REPAIR (MINOR): AN ESTABLISHMENT ENGAGED IN THE RETAIL SALE OF GAS OR DIESEL FUEL, LUBRICANTS, PARTS AND/OR ACCESSORIES, INCLUDING QUICK-SERVICE OIL, TUNE-UP, BRAKE AND MUFFLER SHOPS; AND TIRE SALES AND INSTALLATION, WHERE REPAIRS ARE MADE OR SERVICE PROVIDED IN ENCLOSED BAYS AND VEHICLES ARE NOT TYPICALLY STORED OVERNIGHT. THIS CLASSIFICATION EXCLUDES ESTABLISHMENTS PROVIDING ENGINE REPAIR, BODY AND FENDER WORK, VEHICLE PAINTING, TOWING, OR, REPAIR OF HEAVY TRUCKS OR, CONSTRUCTION VEHICLES.

AUTOMOBILE WASHING: WASHING, WAXING OR, CLEANING OF AUTOMOBILES OR, SIMILAR LIGHT VEHICLES.

BAKERY: AN ESTABLISHMENT USED FOR THE SALE OF BAKED GOODS ON THE LOT AND BAKING WHEN INCIDENTAL TO RETAIL SALES FROM THE PROPERTY. THE COMBINING, BAKING AND PACKAGING OF INGREDIENTS IS ALLOWED AS AN ACCESSORY TO A RETAIL ESTABLISHMENT.

BREW PUB OR MICRO-DISTILLERY: A FACILITY THAT PRODUCES ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A RESTAURANT, RETAIL SALES, OR, TASTING ROOM. THE LIQUOR MAY BE DISTRIBUTED TO OTHER LOCATIONS AND/OR BE SOLD ON-SITE. A BREW PUB OR MICRO-DISTILLERY SHALL BE LICENSED BY THE STATE AS A PRODUCER, DOMESTIC MICROBREWERY OR DOMESTIC FARM WINERY.

BUILDING MATERIALS: AN ESTABLISHMENT WHICH SELLS GOODS RELATING TO CONSTRUCTION THAT REQUIRE A LARGE FLOOR AREA SUCH AS LUMBER, APPLIANCES, ELECTRICAL SUPPLIES AND, PLUMBING SUPPLIES.

Build-To-Line: ~~A given~~ THE ~~Distance~~ THAT A BUILDING MUST BE CONSTRUCTED ~~from a~~ THE ~~property line~~ ~~or reference point~~ ~~within which the facade of the building is~~ ~~measured.~~ WHERE THERE ARE EXISTING OR PROPOSED PUBLIC UTILITY EASEMENTS THAT ARE GREATER THAN THE BUILD-TO DISTANCE, THE MEASUREMENT MAY BE FROM THE DEDICATED PUBLIC UTILITY EASEMENT LINE.

CONTRACTOR'S YARDS: AN ESTABLISHMENT USED FOR THE OUTDOOR REPAIR, MAINTENANCE, OR, STORAGE OF A CONTRACTORS VEHICLE, EQUIPMENT OR, MATERIALS.

DENSITY BONUS: ADDITIONAL DENSITY ABOVE ALLOWANCE IN A ZONING DISTRICT OR CHARACTER AREA, GRANTED BY PROVIDING SITE ENHANCEMENTS FROM A SPECIFIED LIST. REFER TO SECTIONS **608** AND **1223**.

GENERAL OFFICE: AN ESTABLISHMENT WHERE COMMERCIAL ACTIVITIES TAKE PLACE BUT WHERE GOODS ARE NOT PRODUCED, SOLD OR REPAIRED. THESE INCLUDE: GENERAL AND PROFESSIONAL OFFICES; GOVERNMENTAL OFFICES; INSURANCE OFFICES; REAL ESTATE OFFICES; TAXI-CAB OFFICES, BUT NOT TAXI STANDS; TRAVEL AGENCY OR TRANSPORTATION TICKET OFFICES; TELEPHONE EXCHANGE; UTILITY OFFICES; RADIO BROADCASTING AND, SIMILAR USES.

HOME PRODUCE STAND: A TEMPORARY OPEN AIR STAND OR PLACE FOR THE SELLING OF AGRICULTURAL PRODUCE GROWN ON SITE.

LABORATORY; MEDICAL, DENTAL OR CLINICAL: A FACILITY FOR SCIENTIFIC ANALYSIS OF BLOOD, TISSUE OR, OTHER HUMAN AND, ANIMAL COMPONENTS.

LABORATORY, RESEARCH: A FACILITY FOR SCIENTIFIC RESEARCH, INVESTIGATION, TESTING OR EXPERIMENTATION; BUT NOT MANUFACTURING OR SALES OF PRODUCTS.

LIQUOR, RETAIL SALES: A RETAIL ESTABLISHMENT WHERE THE PRIMARY PURPOSE IS THE SALE OF PACKAGED LIQUOR, INCLUDING SPIRITUOUS LIQUOR, BEER AND WINE.

MANUFACTURING AND ASSEMBLY: MANUFACTURING AND ASSEMBLY OF PRODUCTS PRIMARILY FOR SALE TO OTHER BUSINESSES.

MANUFACTURING, ARTISAN: SMALL-SCALE PRODUCTION OF GOODS BY HAND MANUFACTURING OR, ASSEMBLY, INVOLVING THE USE OF HAND TOOLS AND, SMALL-SCALE EQUIPMENT.

MANUFACTURING, LIGHT: MANUFACTURING; PROCESSING; ASSEMBLY; PACKAGING; TREATMENT; FABRICATION, AND, STORAGE OF FINISHED OR, SEMI-FINISHED PARTS OR, PRODUCTS. LIGHT MANUFACTURING AND, ASSEMBLY USES ARE CONDUCTED WITHIN AN ENCLOSED BUILDING WITH INCIDENTAL OUTDOOR STORAGE.

MANUFACTURING, GENERAL: MANUFACTURING; PROCESSING; COMPOUNDING; ASSEMBLY; PACKAGING; TREATMENT OR, FABRICATION PARTS OR, PRODUCTS; MASS PRODUCED FROM EXTRACTED OR, RAW MATERIALS OR, RECYCLED OR, SECONDARY MATERIALS; BULK STORAGE AND, HANDLING OF SUCH PRODUCTS OR, MATERIALS. GENERAL MANUFACTURING AND, ASSEMBLY USES ARE CONDUCTED EITHER FULLY OR PARTIALLY WITHIN AN ENCLOSED BUILDING WITH LIMITED OFF-SITE IMPACTS. PRODUCTS MAY REQUIRE SHIPPING BY LARGE TRUCKS.

MANUFACTURING, HEAVY: MANUFACTURING; PROCESSING; COMPOUNDING; ASSEMBLY; PACKAGING; TREATMENT OR, FABRICATION OF FINISHED PARTS OR, PRODUCTS; MASS PRODUCED FROM EXTRACTED, OR, RAW MATERIALS, OR, RECYCLED, OR, SECONDARY MATERIALS; BULK STORAGE AND HANDLING OF SUCH PRODUCTS AND MATERIALS. HEAVY MANUFACTURING AND, ASSEMBLY USES MAY BE CONDUCTED ENTIRELY OUTDOORS AND, HAVE MODERATE TO SIGNIFICANT OFF-SITE IMPACTS, INCLUDING VISUAL IMPACTS. USES INVOLVING RADIOACTIVE OR, HIGHLY TOXIC MATERIALS OR, CHEMICALS, HIGHLY COMBUSTIBLE OR, EXPLOSIVE MATERIALS, OR, OTHER MATERIALS AND, SUBSTANCES OF NOXIOUS NATURE IN THE MANUFACTURING PROCESS ARE INCLUDED IN THIS CLASSIFICATION.

Nursing Home: A health care institution other than a hospital or **AN ASSISTED LIVING HOME OR CENTER** ~~personal care home~~ which PROVIDES ~~is licensed by the Arizona State Department of Health Services as a~~ INPATIENT BEDS OR RESIDENT BEDS AND NURSING SERVICES TO PERSONS WHO NEED CONTINUOUS NURSING SERVICES BUT WHO DO NOT REQUIRE HOSPITAL CARE OR DIRECT DAILY CARE FROM A PHYSICIAN ~~facility for two (2) or more unrelated persons~~. A NURSING HOME SHALL BE LICENSED BY THE APPROPRIATE GOVERNMENT AGENCY.

OCCUPIABLE SPACE: AN INDOOR OR OUTDOOR ENCLOSED SPACE DESIGNED FOR HUMAN INTERACTIONS, SUCH AS BUT NOT LIMITED TO: LOBBIES, PATIOS, ROOFTOP DECKS AND GARDENS, OR, AREAS FOR ASSEMBLY OR, OTHER SIMILAR PURPOSES.

OUTDOOR DISPLAY/SALES: AN OUTDOOR ARRANGEMENT OF PRODUCTS TYPICALLY NOT FIXED, DESIGNATED AND, USED FOR THE PURPOSE OF ADVERTISING A BUSINESS.

OUTDOOR STORAGE: AN EXTERIOR SPACE USED FOR THE STOCKPILING OR, HOLDING OF MATERIALS OR, GOODS FOR MORE THAN FORTY-EIGHT (48) CONSECUTIVE HOURS.

PARKING, TEMPORARY: A PARKING AREA OR, LOT LOCATED AT GRADE LEVEL THAT MAY BE IN SOME MANNER COVERED TO PROVIDE TEMPORARY PARKING SPACES FOR THE GENERAL PUBLIC TO PARK PASSENGER VEHICLES.

PAWN SHOP: THE LOCATION OR PREMISES AT WHICH A PAWNBROKER IS LICENSED TO REGULARLY CONDUCT THE PAWNBROKER'S BUSINESS. THIS INCLUDES ADVANCING OF MONEY ON THE SECURITY OF PLEDGED GOODS OR, ENGAGING IN THE BUSINESS OF PURCHASING TANGIBLE PERSONAL PROPERTY ON THE CONDITION THAT IT MAY BE REDEEMED OR, REPURCHASED BY THE SELLER FOR A FIXED OR, VARIABLE PRICE WITHIN A FIXED OR, VARIABLE PERIOD OF TIME.

PERSONAL SERVICES: BUSINESSES OFFERING SERVICES SUCH AS BARBER SHOPS; BEAUTY SHOPS; TANNING SALONS; DAY SPAS; WEIGHT LOSS CLINICS; MASSAGE THERAPY; YOGA/PILATES STUDIO; PERSONAL TRAINING STUDIO; LAUNDROMATS; LAUNDRY AND, DRY CLEANING PICK-UP AND; DELIVERY STATIONS (BUT EXCLUDING ACTUAL LAUNDRY OPERATIONS), AND, SIMILAR USES.

POCKET SHELTER: A CLASS OF RESIDENTIAL FACILITY ONLY ALLOWED AS AN ACCESSORY USE TO A PLACE OF RELIGIOUS ASSEMBLY OR, SIMILAR PLACE OF WORSHIP, WHICH PROVIDES RESIDENCE FOR ONE **(1)** TO TWELVE **(12)** UNRELATED PERSONS. MINORS (AGE **18** AND YOUNGER) ACCOMPANIED BY A PARENT OR GUARDIAN SHALL NOT BE COUNTED IN THE NUMBER OF UNRELATED PERSONS. A POCKET SHELTER PRIMARILY OFFERS FOOD AND, SHELTER TO INDIVIDUALS AND, FAMILIES. DRUG, ALCOHOL, OTHER SUBSTANCE ABUSE, OR, MENTAL HEALTH REHABILITATION PROGRAMS SHALL NOT BE ALLOWED AS PART OF THE SHELTER SERVICES.

RELIGIOUS ASSEMBLY: A BUILDING WHERE PERSONS REGULARLY ASSEMBLE FOR RELIGIOUS PURPOSES AND, RELATED SOCIAL EVENTS WITH RELATED FACILITIES SUCH AS THE FOLLOWING IN ANY COMBINATION: RECTORY OR, CONVENT; DORMITORY; PRIVATE SCHOOL; MEETING HALL; ADMINISTRATIVE OFFICES; LICENSED DAY CARE (ADULT OR CHILD); PLAYGROUND; ATHLETIC FIELDS AND POCKET SHELTER.

SECOND HAND/USED MERCHANDISE SALES: SALES OF SECOND HAND AND, USED MERCHANDISE.

SELF SERVICE STORAGE FACILITY (MINI-WAREHOUSE): A BUILDING OR, GROUP OF BUILDINGS IN A CONTROLLED ACCESS AND, FENCED OR, SCREENED COMPOUND THAT CONTAINS RELATIVELY SMALL STORAGE SPACES OF VARYING SIZES, HAVING INDIVIDUAL, COMPARTMENTALIZED AND, CONTROLLED ACCESS FOR THE DEAD STORAGE OF EXCESS PERSONAL PROPERTY OF AN INDIVIDUAL OR FAMILY.

STORAGE/WAREHOUSING INDOORS: AN ENCLOSED BUILDING DESIGNED AND, USED PRIMARILY FOR THE STORAGE OF FROZEN FOODS, ASSORTED GOODS AND MATERIALS.

STREET, PEDESTRIAN: STREETS ON WHICH PEDESTRIAN USES SHOULD BE PRIORITIZED; VEHICULAR USES AND, CONFLICTS MINIMIZED; AND, THE DEVELOPMENT SHOULD BE ORIENTED TOWARD. REFER TO MAP **1202.E** AND, INDIVIDUAL CHARACTER AREAS IN CHAPTER **12**.

STREETSCAPE ZONE: THE AREA TYPICALLY LOCATED BEHIND THE RIGHT-OF-WAY CURB THAT HAS EITHER LANDSCAPING PER SECTION **1207** OR, PUBLIC AMENITIES (SUCH AS SEATING, ART WORK). THE LOCATION MAY BE SHIFTED AWAY FROM THE CURB AS LONG AS THE SIDEWALK IS SETBACK A MINIMUM OF FIVE FEET FROM THE CURB AND, THE TOTAL WIDTH IS PROVIDED. REFERENCED IN THE STREETSCAPE MATRIX FOR EACH CHARACTER AREA IN CHAPTER 12.

TATTOO / BODY PIERCING STUDIO: AN ESTABLISHMENT WHOSE PRINCIPLE BUSINESS ACTIVITY IS PLACING DESIGNS; LETTERS; FIGURES; SYMBOLS OR, OTHER MARKS UPON OR, UNDER THE SKIN OF ANY PERSON; USING INK OR, OTHER SUBSTANCES THAT RESULT IN THE PERMANENT COLORATION OF SKIN BY MEANS OF THE USE OF NEEDLES OR OTHER INSTRUMENT DESIGNED TO CONTACT OR, PUNCTURE SKIN; OR, CREATING AN OPENING IN THE BODY OF A PERSON FOR THE PURPOSE OF INSERTING JEWELRY OR, OTHER DECORATION.

Amend Chapter 5, Section 507 (Development Review Approval) to read as follows:

- B. Applicability.
 - 2. Exterior structural remodeling or new facade treatment to buildings without additional square footage are subject to development review approval as follows: +8
 - a. For properties located within the boundary of the Downtown Code, the following shall apply: +8
 - (1) Compliance with the development standards, design standards and design guidelines of Chapter 12 only for that exterior portion of the building being modified. +8
 - (2) Provision of street trees in accordance with adopted streetscape designs. +8 **IF THERE ARE NO CONFLICTS WITH EXISTING PUBLIC UTILITIES.**
- G. Design Alternatives and Sustainability Bonus Appeals. A Design Alternative or Sustainability Bonus Appeal is a deviation from the prescribed standards and design guidelines, only for properties within the boundary of the Downtown Code, which would result in a furtherance of the goals and policies of the Downtown Phoenix Plan and the specific intent of the subject Character Area as approved by the DRC. +8 *9

~~9. The City Council may adopt the DRG's determination without holding a public hearing, unless a member of the public, or a member of the Planning Commission or City Council, within seven calendar days after the DRG's determination is announced, objects in writing to adoption of the determination. Upon the filing of a written objection, a public hearing will be held by the City Council. +8~~

K. Effect of development review approval.

6. Validity.

a. Preliminary approval. Approval of the preliminary development review documents shall be valid for a period of twenty-four months. In a phased project, if preliminary development review documents are filed over the total site and final development review approval is achieved on a portion of the site within the twenty-four-month period, the preliminary development review documents will remain valid for an additional twelve months. Additional time beyond the thirty-six months shall require approval by the City Manager's representative in accordance with subsection GH above.

Chapter 12 DOWNTOWN CODE

1201 Code Administration.

C. **Approval Requirements.** Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:

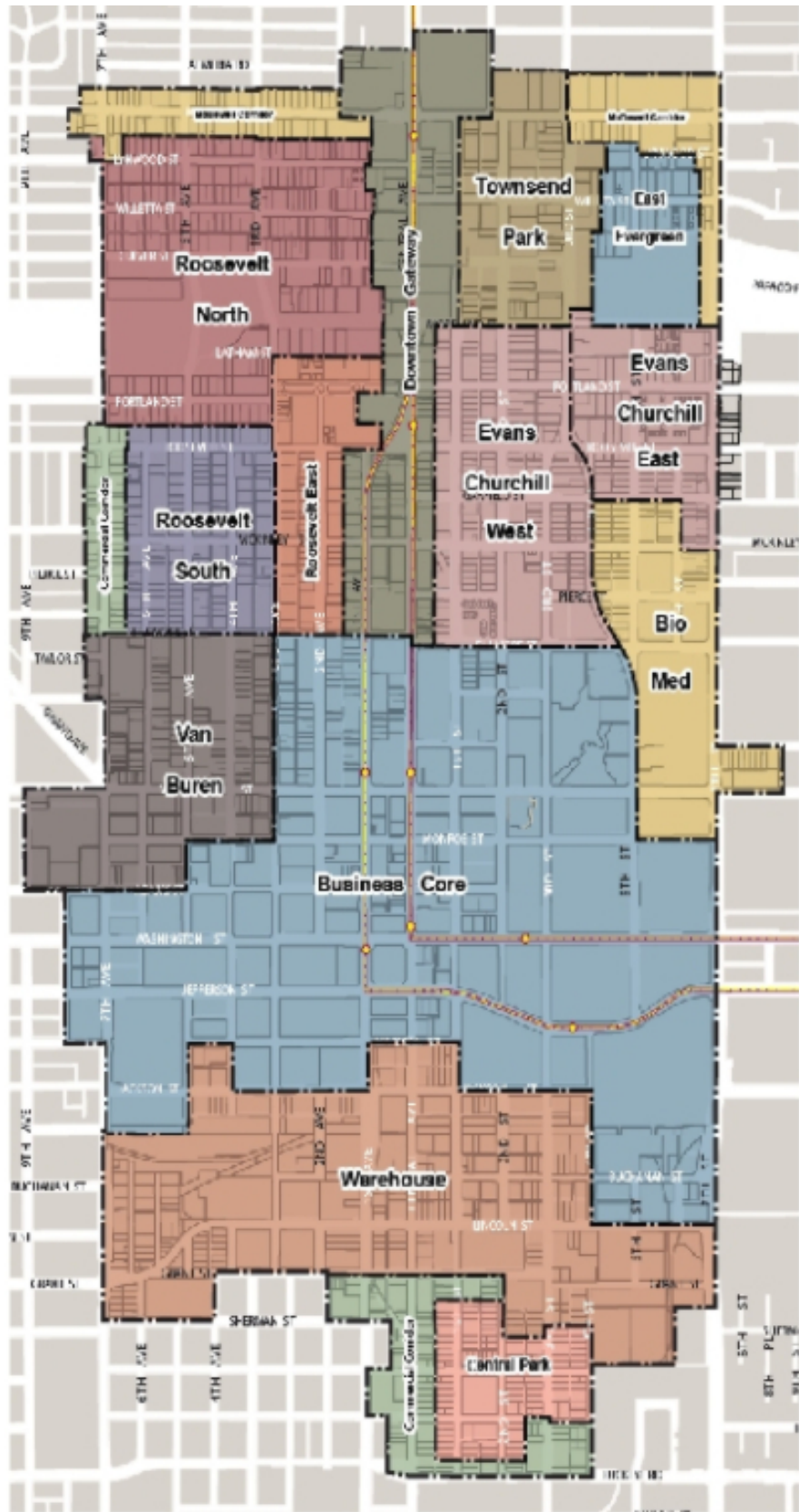
1. The land use or function must be allowed by the Use Matrix in the Character Area where the site is located.
2. Development review approval must be obtained in accordance with Section 507 of the Phoenix Zoning Ordinance demonstrating compliance with the development standards and guidelines of the Downtown Code with the exception that building additions of more than 500 square feet shall be required to meet the shading requirements in Section 1207.D. Development standards are requirements and development guidelines are equivalent to design presumptions.
3. Existing structures and land use **USES** established legally at the time of adoption of this Code shall be subject to the provisions of Chapter 9, Nonconformities, of the Phoenix Zoning Ordinance.

4. Properties with Historic Preservation (HP) zoning are subject to the provisions of Chapter 8, Historic Preservation, of the Phoenix Zoning Ordinance in addition to the provisions of Chapter 12, Downtown Code. In the event **OF** a conflict between the provisions of Chapter 8 and Chapter 12, the provisions of Chapter 8 shall prevail.

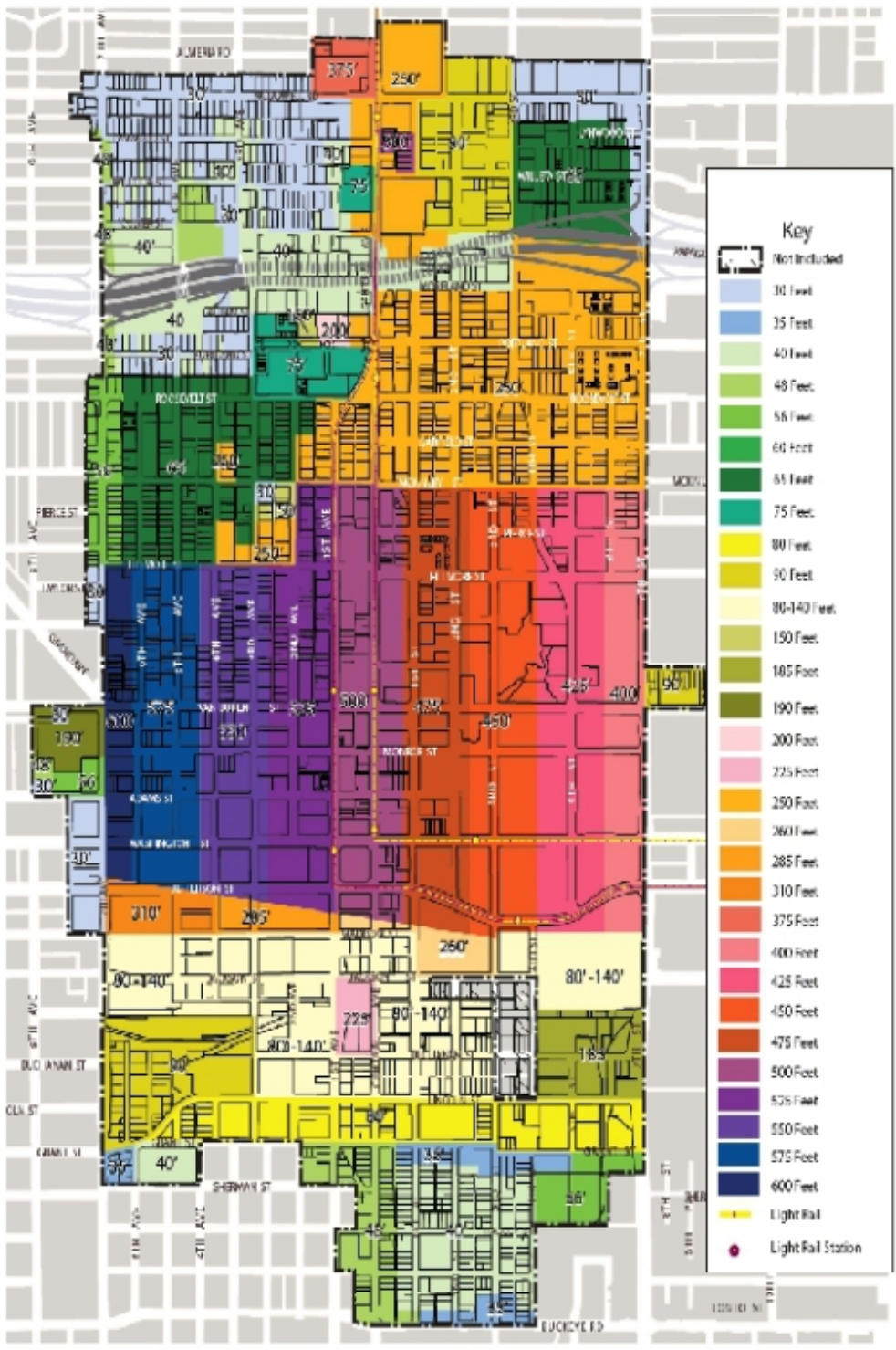
1202 Regulating Maps.

- A. This section includes the Regulating Maps for development within Downtown. These maps define the following:
 1. **Character ~~a~~Areas.**
 2. **Maximum building height.**
 - a. The height shown is allowed by right and does not include any applicable bonuses.
 - b. Any approved height bonuses shall not exceed the Airport Height Zoning.
 3. **Maximum density.** This density is allowed by right and does not include any applicable bonuses.
 4. **~~Front~~PEDESTRIAN &AND ~~s~~Side ~~s~~Streets.**
 - ~~5.~~ **~~Pedestrian streets.~~**
 - ~~6~~5. **ResidentialBUFFER ~~a~~Alleys.**
 - ~~7~~6. **ARTS, CULTURE AND SMALL BUSINESS AREA.**

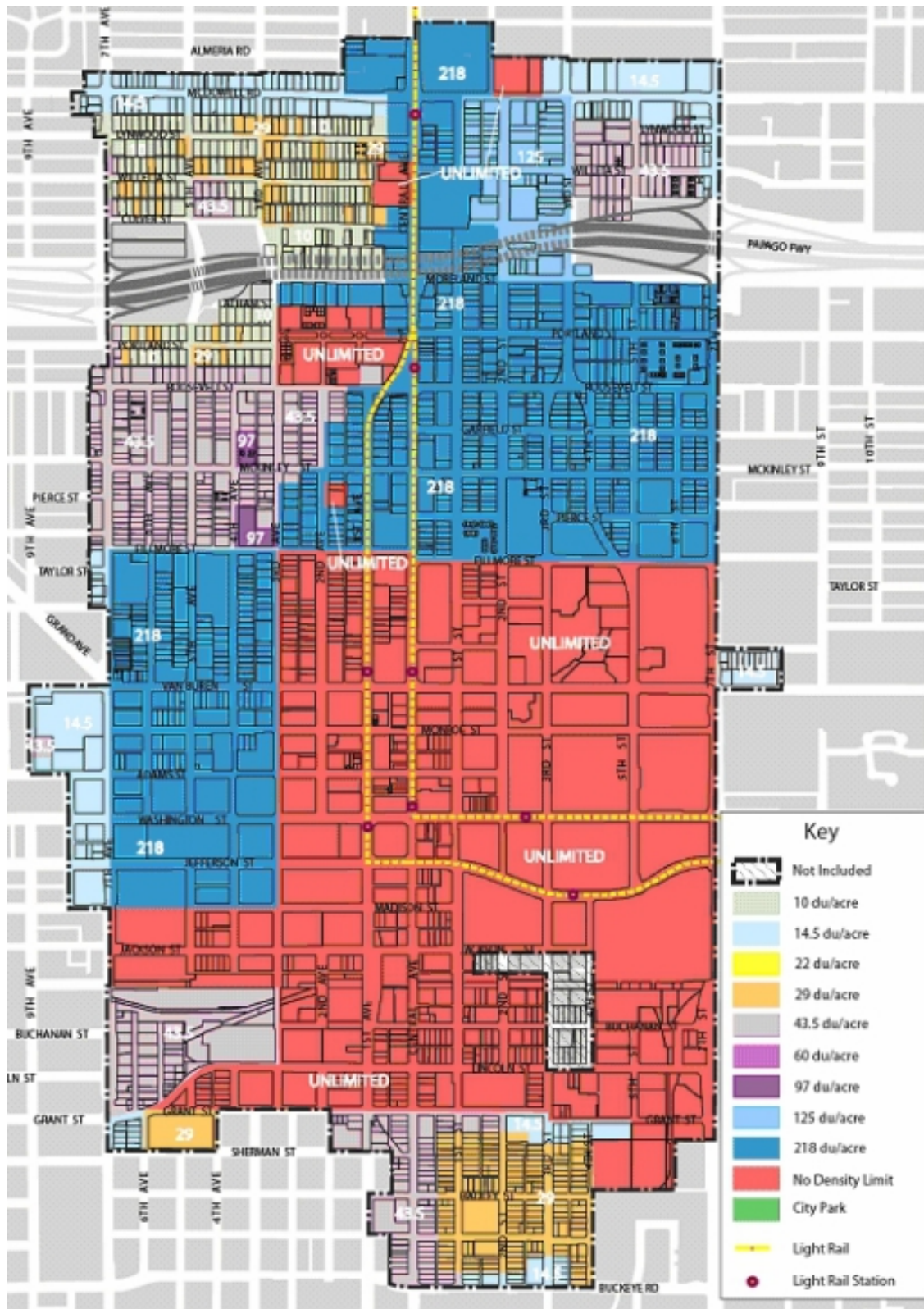
- B. This map designates the Character Area boundaries for ~~the~~ Downtown. *NOTE: IMPROVED MAP THAT IS EASIER TO READ WILL REPLACE EXISTING MAP IMAGE.*



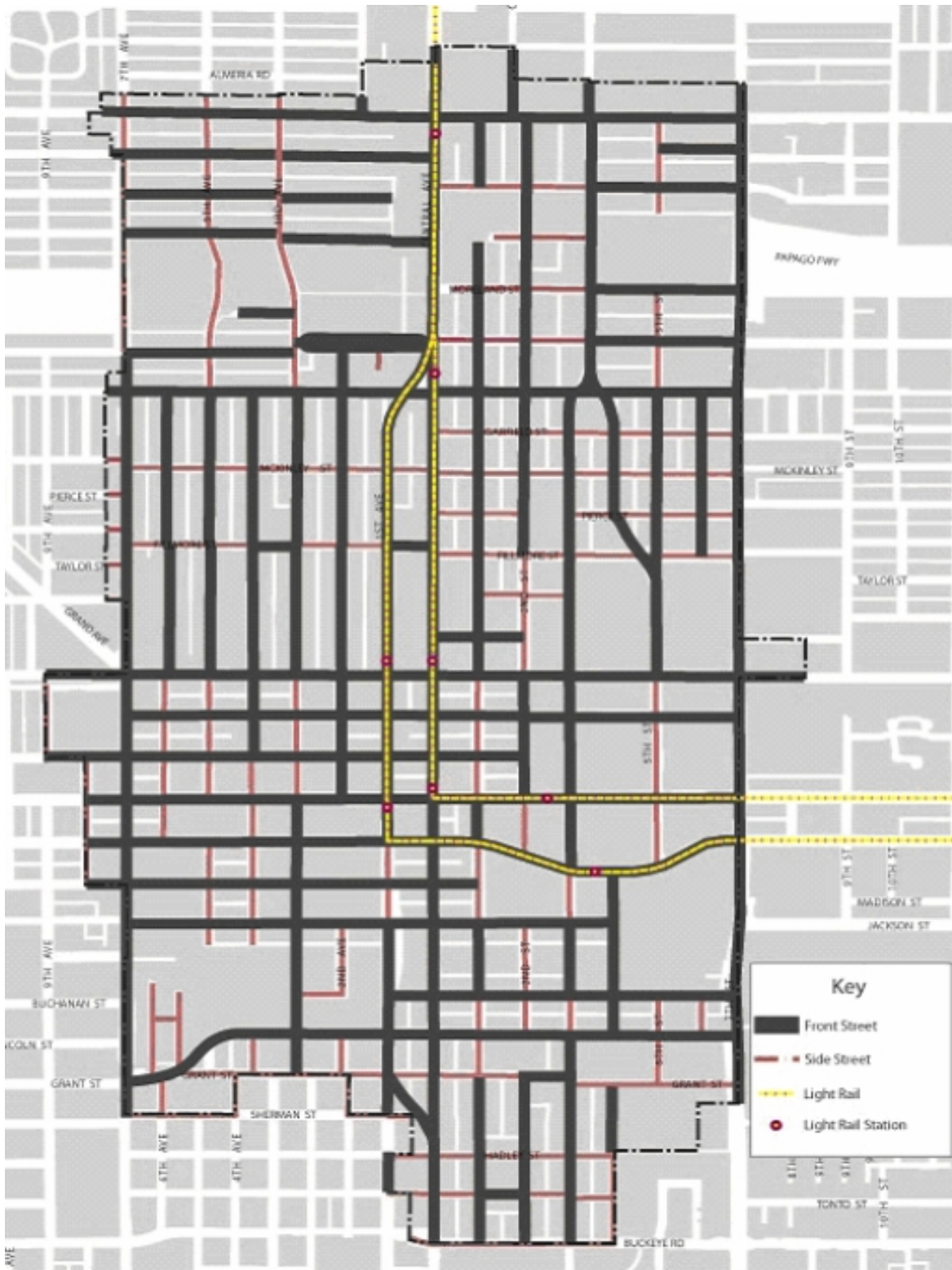
- C. The height for any property in the Downtown **CODE** area shall not exceed the following unless a height bonus is allowed by the Character Area and approved by **PLANNING AND DEVELOPMENT DEPARTMENT STAFF OR, AN APPEAL IS APPROVED BY** the Design Review Committee (DRC): ***NOTE: IMPROVED MAP THAT IS EASIER TO READ WILL REPLACE EXISTING MAP IMAGE.***



- D. The density for any parcel in the Downtown **CODE** area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the **PLANNING AND DEVELOPMENT DEPARTMENT STAFF OR, AN APPEAL IS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC): NOTE: IMPROVED MAP THAT IS EASIER TO READ WILL REPLACE EXISTING MAP IMAGE.**

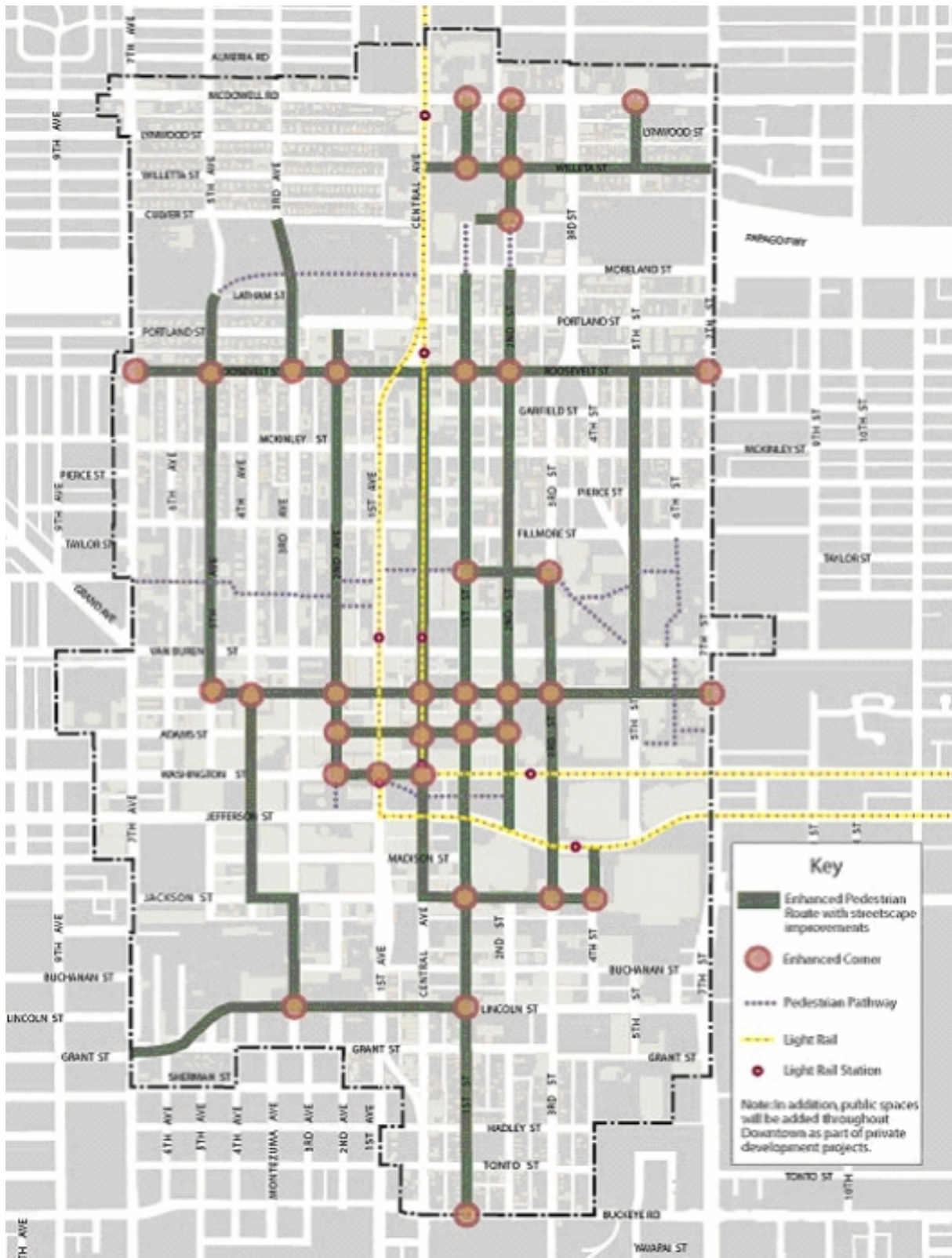


- E. This map designates which streets in the Downtown **CODE AREA** are **Front PEDESTRIAN** and Side streets as referenced on the **street scape STREETScape** matrix for each Character Area **AND SECTION 1205.G. ENHANCED CORNER LOCATIONS SHOWN ON THE MAP AS REFERENCED IN SECTION 1207.L.:** *NOTE: IMPROVED MAP THAT IS EASIER TO READ WILL REPLACE EXISTING MAP IMAGE.*

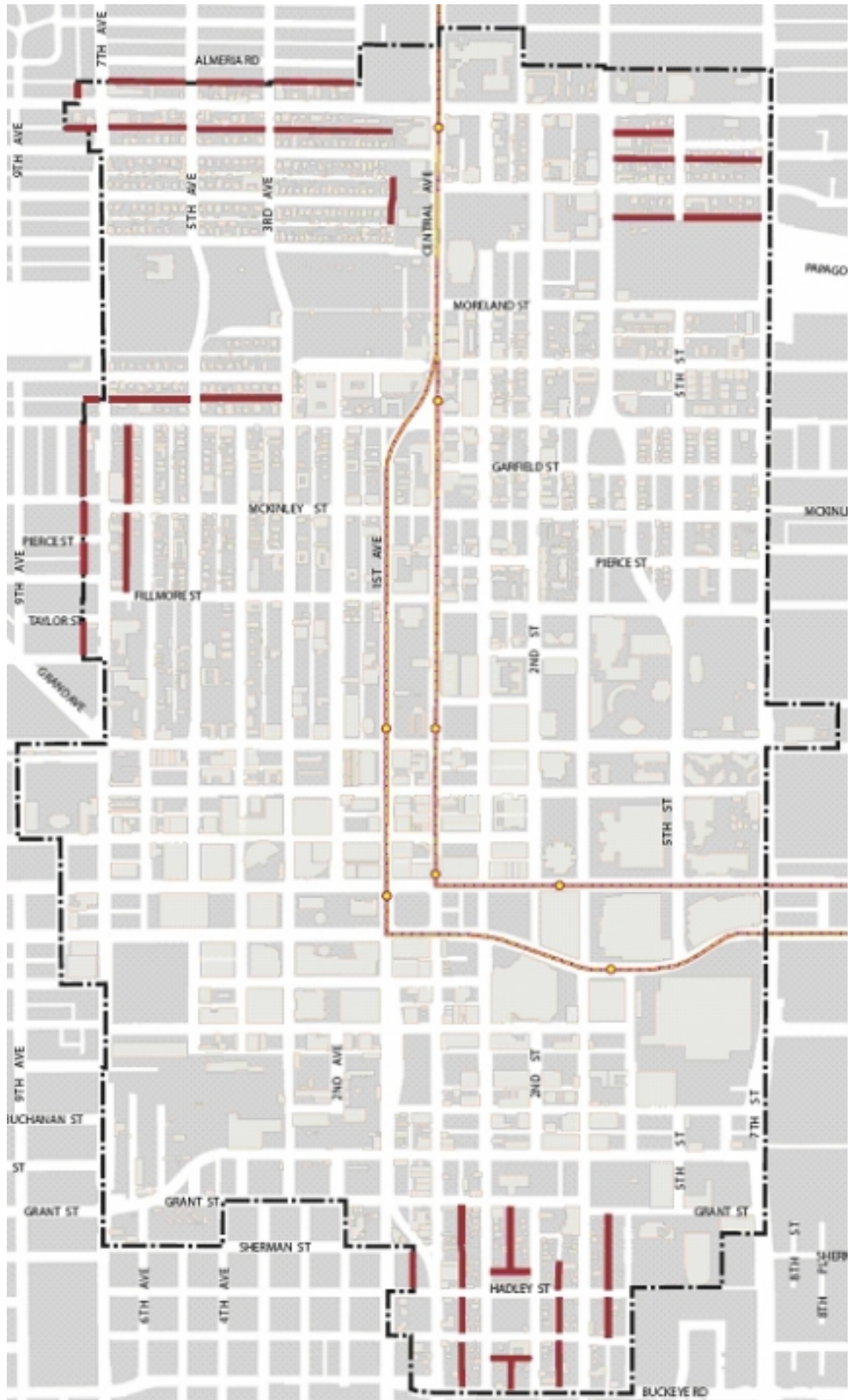


F. The following streets are Pedestrian Streets. Please refer to Sections 1207.K and

~~1207.L for specific standards and guidelines~~ REMOVE THE PEDESTRIAN STREET MAP. SHOW ENHANCED CORNERS ON THE PEDESTRIAN AND, SIDE STREET MAP AS REFERENCED IN SECTION 1207.L.



GE. This map designates **BUFFER a**Alleys for which abutting properties must conform to the standards and guidelines outlined in Section 1207.N-O: **NOTE: IMPROVED MAP THAT IS EASIER TO READ WILL REPLACE EXISTING MAP IMAGE.**



HG. After the alley map, insert the Arts, Culture, Small Business Map. The character

~~areas will be visible on the map. THIS MAP DESIGNATES THE ARTS, CULTURE, SMALL BUSINESS AREA THAT MUST CONFORM WITH THE STANDARDS AND GUIDELINES OUTLINED IN SECTION 1207.V: NOTE: NEW MAP THAT IS EASY TO READ WILL BE INSERTED.~~

~~1203 Downtown Land Use Definitions.~~

~~1203 RESERVED DOWNTOWN CODE DEFINITIONS (REFER TO DEFINITIONS IN SECTION 202 OF THE ZONING ORDINANCE)~~

~~RESIDENTIAL~~

~~Dwelling Unit, Single-Family Detached—A structure designed to house a single dwelling unit from lowest level to roof with a private outside entrance for use exclusively for residential purposes by a single family or housekeeping unit, separated from other dwellings by open space, and located on a common lot or individual parcels.~~

~~Dwelling Unit, Single-Family & Duplex Attached—A structure designed to house a single dwelling unit from lowest level to roof with a private outside entrance for use exclusively for residential purposes by a single family or housekeeping unit, not separated from other dwellings by open space, and located on a common lot or individual parcels.~~

~~Dwelling Unit, Multi-Family—A structure designed to house more than one dwelling unit with either separate or joint entrances for use exclusively for residential purposes by a single family or housekeeping unit living independently of each other.~~

~~Group Home—A residential facility for six (6) or more unrelated persons providing living facilities, sleeping rooms, and meals and which shall have a permit issued by the appropriate government agency.~~

~~Live-Work—A building, individual unit or space(s) within a building used jointly for residential and commercial purposes where the commercial use may exceed the limitations of a home occupation.~~

~~Residential Care Home (max. 10 persons)—Dwelling unit shared as the primary residence by no more than ten (10) disabled or elderly disabled persons living together as a single housekeeping unit, in which staff persons provide on-site care, training or support for the residents. Such home or service provided therein shall be licensed by, certified by, approved by, registered with, and funded by or through, or under contract with the State.~~

~~ASSEMBLY~~

~~Assembly, General—A building or portion thereof used for groups of people to gather for an event or regularly scheduled program. General assembly uses include, but are not limited to, arenas, auditoriums, banquet facilities, conference and reception centers, concert halls and theatres.~~

~~Day Care—Any facility operated for the purpose of providing care, protection and guidance to five (5) or more individuals during only part of a 24-hour day. This term includes nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and private education facilities or any facility offering care to individuals for a full 24-hour period.~~

~~Religious Assembly—A building where persons regularly assemble for religious purposes and related social events with related facilities such as the following in any combination: rectory or convent, dormitory, private school, meeting hall, administrative offices, licensed day care (adult or child), playground, athletic fields and pocket shelter.~~

~~School—A place of general instruction operating under a valid contract issued by the state or a state sponsored organization, institutions of higher education and private educational institutions offering a curriculum of general instruction comparable to public schools, but not including business schools, day care schools, dancing schools, riding academies, or specialized trade, technical or vocational schools.~~

~~School, Commercial—A school established to provide for the teaching of industrial, clerical, business, managerial, technical, specialized trade, vocational or artistic skills. This definition applies to schools that are owned and operated privately for profit.~~

GENERAL RETAIL SALES AND RELATED SERVICES

~~Artist Studio—A commercial work space within an enclosed structure for artists and artisans, including individuals practicing one of the fine arts or performing arts, MEDIA, or skilled in an applied art or craft. Incidental retail sales of items produced on the premises is allowed.~~

~~Bakery—An establishment used for the sale of baked goods on the lot and baking when incidental to retail sales from the property. The combining, baking and packaging of ingredients is allowed as an accessory to a retail establishment.~~

~~Bar/Lounge/Night Club—A commercial enterprise whose primary activity is the sale of alcoholic beverages to be consumed on the. Bars include taverns, night clubs, and similar facilities serving alcoholic liquor or beer.~~

~~Bed and Breakfast Establishment—An establishment which provides breakfast and rooms for rent to guests on an overnight basis.~~

~~Commercial Recreation—A commercial recreational land use conducted entirely within a~~

~~building, including arcade, arena, art center, athletic and health club, bowling alley, exhibit hall, family game center, gymnasium, skating rink, swimming pool, tennis court and similar uses.~~

~~Dance Hall—A building, or portion thereof, open to the general public for the purpose of providing a place for dancing and where an admission is charged for the purpose of making a profit.~~

~~Farmers' Markets—A market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and food and beverages (but not to include second-hand goods) dispensed from booths located on site.~~

~~Garden Center—An enterprise that conducts the retail and/or wholesale of plants grown on the premises, as well as accessory items (but not power equipment, such as gas or electric lawn mowers and farm implements) directly related to their care and maintenance.~~

~~Home Occupation—Home occupation is n occupation, profession, activity, or use which makes up a maximum of 50 percent of a residential dwelling unit by a resident and which does not alter the exterior of the property or affect the residential character of the neighborhood. Such uses include but are not limited to, accountant office, real estate office, architect studio, law office, artist studio, and telemarketing sales. *1~~

~~Hotel—An establishment designed for occupancy by transients or as a residence for periods of less than one year. A hotel shall contain rooming units and shall customarily provide housekeeping, bellhop, laundry, and on site recreation services. Where appropriately zoned, restaurant, bar, personal and retail services, and entertainment may also be available.~~

~~Liquor, Retail Sales—An establishment selling general alcoholic beverages, also known as the sale of distilled spirits or hard liquor, beer and wine, for consumption off-premises.~~

~~Outdoor Crafting Of Art, subject to the following: +1~~

- ~~a. Must be associated with the business inside the building when the subject parcel abuts an arterial or collector street. +1~~
- ~~b. Storage of materials associated with the crafting area shall not exceed eight (8) feet in height and be limited to the rear or side yard. +1~~
- ~~c. Storage area shall be fully screened with a solid wall or landscaping. +1~~
- ~~d. Storage of materials associated with the crafting area exceeding eight (8) feet in height shall be subject to obtaining a use permit in accordance with the provisions of the Zoning Administrator Section of the Zoning Ordinance. +1~~

~~Outdoor Entertainment—Outdoor events or performances that are open to the public and that feature visual art, music, dance, theater, performance art, science, design or cultural~~

~~heritage subject to the following: +1~~

- ~~a. The outdoor event or performance must be presented by an existing business on the property and must comply with all applicable codes and ordinances. +1~~
- ~~b. The business' regularly stocked items may be displayed outdoors and be available for purchase during the event or performance but payment for all items shall occur indoors. No other items may be displayed for sale outdoors during the event or performance. +1~~

~~Pawn Shop—Businesses engaged in the buying and selling of new or secondhand merchandise and offering loans in exchange for personal property.~~

~~Pet Care Facilities—An establishment in which household pets are kept regularly and for overnight or extended periods of time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals.~~

~~Pet Day Care Facilities—An establishment in which household pets are kept for a limited time during the day and not overnight for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals.~~

~~Pet Grooming—An establishment providing services for household pets that may include bathing, grooming and clipping.~~

~~Restaurant/Brew Pub—An establishment where food and beverages are prepared, served and consumed primarily on site. A brewery may be an accessory to a restaurant/brew pub provided it does not occupy more than 20% of the gross floor area. Does not include liquor sales and service, outdoor entertainment, cooking or dining and patron dancing unless specifically allowed in Section 1204—Land Use Matrix.~~

~~Retail, including Art Gallery—An establishment in which goods and merchandise are sold to the general public for personal or household consumption and where incidental services, such as repair are offered.~~

~~Veterinary Office—An office maintained by a licensed doctor of veterinary medicine for the treatment and care of small animals, other animals of a similar size and nature but not livestock.~~

~~HEALTH AND SUPPORT SERVICES~~

~~Clinic, Medical or Dental—A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, including emergency treatment, diagnostic services, training, administration, and services to out-patients, employees and visitors.~~

~~Hospital—An institution which is licensed by the State of Arizona to provide in-patient and out-patient medical care, diagnosis, treatment or major surgical services for persons suffering from illness, injury or deformity or for the rendering of obstetrical or other professional medical care. A hospital may include such related facilities as laboratories, medical testing services, central service facilities, staff offices and volunteer community blood centers (non-profit only).~~

~~Laboratory; Medical, Dental or Clinical—A facility for scientific analysis of blood, tissue or other human and animal components.~~

~~Laboratory, Research—A facility for scientific research, investigation, testing or experimentation; but not manufacturing or sales of products.~~

~~Medical or Dental Offices—A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates licensed primary practitioners (for example, chiropractors, dentists, medical doctors, optometrists, prescription opticians, psychologists, etc.) within a single office suite.~~

~~Nursing, Assisted Living Facility—A facility offering a combination of housing support services, personalized assistance and health care with a central or private kitchen, dining area, recreation and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential.~~

~~INDUSTRIAL AND MANUFACTURING~~

~~Building Materials—An establishment which sells goods relating to construction which require a large floor area such as lumber, appliances, electrical supplies and plumbing supplies.~~

~~Contractor's Yards—An establishment used for the outdoor repair, maintenance, or storage of a contractor's vehicle, equipment or materials.~~

~~Manufacturing and Assembly—Manufacturing and assembly of products primarily for sale to other businesses.~~

~~Manufacturing, Artisan—Small-scale production of goods by hand manufacturing or assembly, involving the use of hand tools and small-scale equipment.~~

~~Manufacturing, Light—Manufacturing, processing, assembly, packaging, treatment, fabrication, and storage of finished or semi-finished parts or products. Light manufacturing and assembly uses are conducted within an enclosed building with incidental outdoor storage.~~

~~Manufacturing, General—Manufacturing, processing, compounding, assembly, packaging, treatment or fabrication parts or products, mass produced from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products or materials. General manufacturing and assembly uses are conducted either fully or partially within an enclosed building with limited off-site impacts. Products may require shipping by large trucks.~~

~~Manufacturing, Heavy—Manufacturing, processing, compounding, assembly, packaging, treatment or fabrication of finished parts or products, mass produced from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials. Heavy manufacturing and assembly uses may be conducted entirely outdoors and have moderate to significant off-site impacts, including visual impacts. Uses involving radioactive or highly toxic materials or chemicals, highly combustible or explosive materials, or other materials and substances of noxious nature in the manufacturing process are included in this classification.~~

~~OFFICE AND PROFESSIONAL~~

~~Financial Institutions—A State or Federally chartered bank, credit union, mortgage lender, savings and loan association, or automated teller machine.~~

~~General Office—An establishment where commercial activities take place but where goods are not produced, sold, or repaired. These include: general and professional offices; governmental offices; insurance offices; real estate offices; taxi-cab offices, but not taxi stands; travel agency or transportation ticket offices; telephone exchange; utility offices; radio broadcasting and similar uses.~~

~~Professional Office—An establishment where the rendering of service of a professional nature is conducted by:~~

- ~~1. Architects, engineers, and surveyor.~~
- ~~2. Doctors of medicine, osteopathy, dentistry, and optometry.~~
- ~~3. Lawyers.~~
- ~~4. Accountants.~~
- ~~5. Consultants and practitioners who are recognized by the appropriate above licensed professions.~~
- ~~6. Chiropractors, chiropodists, and naturopaths.~~
- ~~7. Dispensing opticians.~~

~~SERVICES~~

~~Appliance Repair Services—An establishment providing appliance repair, office machine repair, or building maintenance services. This use does not include the maintenance and repair of vehicles.~~

~~Business Services—Establishments that render services, rather than provide goods, primarily to other businesses including delivery/messenger services, package/mail service and similar uses.~~

~~Personal Services—Businesses offering services such as barber shops, beauty shops, tanning salons, day spas, weight loss clinics, massage therapy, yoga/pilates studio, personal training studio, laundromats, laundry and dry cleaning pickup and delivery stations (but excluding actual laundry operations), and similar uses.~~

~~Tattoo/Body Piercing Studio—An establishment whose principal business activity is placing designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of skin by means of the use of needles or other instrument designed to contact or puncture the skin; and/or creating an opening in the body of a person for the purpose of inserting jewelry or other decoration.~~

STORAGE AND WHOLESALING

~~Self-Service Storage Facility (Mini-Warehouse)—A building or group of buildings in a controlled access and fenced or screened compound that contains relatively small storage spaces of varying sizes, having individual, compartmentalized and controlled access for the dead storage of excess personal property of an individual or family generally stored in residential accessory structures, when such building or group of buildings are not located on the lot of the residence.~~

~~Storage/Warehousing Indoors—An enclosed building designed and used primarily for the storage of frozen foods and goods and materials.~~

~~Wholesale Sales—A non-retail use which exclusively provides goods or commodities for resale or business use, including accessory storage. It shall not include a non-accessory storage warehouse.~~

TRANSPORTATION

~~Automobile Rental—Rental of automobiles, including storage and incidental maintenance.~~

~~Automobile Sales (new) and Leasing—Sales or leasing of new automobiles, motorcycles, trucks, including storage and incidental maintenance.~~

~~Automobile Service and Repair (minor)—An establishment engaged in the retail sale of gas or diesel fuel, lubricants, parts and/or accessories, including quick-service oil, tune-up, brake and muffler shops; and tire sales and installation, where repairs are made or service provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, towing, or repair of heavy trucks or construction vehicles.~~

~~Automobile Washing—Washing, waxing, or cleaning of automobiles or similar light vehicles.~~

~~Bus Terminal—A place for the transient storage or parking of busses, and loading and unloading of passengers for privately operated bus lines.~~

ACCESSORY USES AND FACILITIES

~~Accessory Dwelling Unit—A secondary dwelling unit in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached structure on the same lot.~~

~~Accessory Structure—A detached subordinate structure, the use of which is incidental to that of the principal structure and located on the same lot therewith.~~

~~Dependent Care Facility [home occupation only]—A facility providing care for no more than 12 persons in a protective setting for less than 24 hours a day. Resident dependents under the age of 12 years shall not be counted when they are present on the premises.~~

~~Helistop/Heliport Helistop—A designated landing area used for the landing and taking off of helicopters for the purpose of picking up or discharging passengers or cargo. No fueling or service facilities are permitted. Heliport: any helistop which also includes all necessary passenger and cargo facilities; helicopter maintenance and overhaul, fueling service, storage, tiedown areas, hangars, and other necessary buildings and open spaces. Heliports include any of the uses of helistops.~~

~~Outdoor Display/Sales—An outdoor arrangement of products typically not fixed, designed and used for the purpose of advertising a business.~~

~~Outdoor Storage—An exterior space used for the stockpiling or holding of materials or goods for more than 24 consecutive hours.~~

~~Pocket Shelter—A class of residential facility, only allowed as an accessory use to a place of religious assembly or similar place of worship, which provides residence for one (1) to twelve (12) unrelated persons. Minors (age 18 years or younger) accompanied by a parent or a guardian shall not be counted in the number of unrelated persons. A pocket shelter primarily offers food and shelter to individuals and families. Drug, alcohol, other substance abuse, or mental health rehabilitation programs shall not be allowed as part of the shelter services.~~

~~Storage—An area used for the stockpiling or holding of materials or goods for more than 24 consecutive hours.~~

LOCAL FOOD PRODUCTION

~~Community Garden—A private or public facility for the cultivation of fruits, vegetables, flowers and ornamental plants by more than one person.~~

~~Home Produce Stand—A temporary open air stand or place for the selling of agricultural produce grown on site.~~

INTERIM USES

~~Civic Event—An event which is of civic or public benefit and approved by City Council resolution. The event shall be sponsored by a charitable or nonprofit group or organization and shall not be for personal or private gain. said event must further the athletic, benevolent, cultural, educational, historical, medical, patriotic, scientific, or social service objectives of the sponsor. +1~~

~~Surface Parking—An unsheltered parking area or lot located at grade level which may be in some manner covered to provide temporary parking spaces for the general public to park passenger vehicles.~~

1204 Land Use Matrix.

- A. **Applicability:** The land use matrix shall replace all existing allowed land uses in the Downtown.
- B. **Use Regulations:** The regulations governing the uses of land and structures shall be set forth in the Land Use Matrix, Section 1204.D and land use conditions in Section 1204.C. Any use not specifically listed in the Use Matrix shall not be permitted. All uses will be permitted (p), permitted with conditions (pc), permitted with the approval of a special permit (sp), permitted with the approval of a use permit (up) or not permitted (np). ~~Active uses, as indicated in the Land Use Matrix, are required on the ground level of pedestrian streets as shown on the pedestrian streets map, Section 1202.F, and set forth in Section 1207.K.1. For uses permitted with conditions, see Section 1204.C.1. *1~~

~~Active uses, as indicated in the Land Use Matrix, are required on the ground level of Pedestrian Streets as shown on the Pedestrian Streets map, Section 1202.F, and set forth in Section 1207.K.1.~~

~~For uses permitted with conditions, see Section 1204.C.~~

- C. The following shall apply to uses that are permitted with conditions (pc) as indicated with a number that corresponds with the Land Use Matrix **IN SECTION 1204.D:**

Screening:

1. Outdoor uses or activities must be screened by a minimum 6-foot-high solid fence or masonry wall.
2. Outdoor uses or activities must be screened by a minimum 8-foot-high solid fence or masonry wall.

Maximum Height:

3. No outdoor uses shall exceed a height of 10 feet.

Spacing:

4. No use shall be located within 1,320 feet of the same type of use as measured from the exterior walls of the building or portion thereof in which the use is conducted.

Separation:

5. The use shall not be located within 50 feet of a ~~Residential-BUFFER Alley IDENTIFIED ON THE MAP IN SECTION 1202.F~~ as measured from the exterior walls of a building or portion thereof in which the use is conducted to the right-of-way line of the ~~Residential-BUFFER Alley~~.
6. The use shall not be located within 25 feet of a ~~Residential-BUFFER Alley IDENTIFIED ON THE MAP IN SECTION 1202.F~~ as measured from the portion of the property on which the use is conducted to the right-of-way line of the ~~Residential-BUFFER Alley~~.

Environmental Quality:

7. Noise, odor, dust, gas, heat, smoke, glare or vibration shall not be emitted at any time by the use that exceeds the general or ambient level by uses immediately off-site as compared at the parcel boundary.
8. No amplified music or loudspeakers may be used outside.
9. No amplified music or loudspeakers may be used outside after 8:00 p.m. on Sundays and after 10:00 p.m. on Fridays and Saturdays, ~~UNLESS A USE PERMIT IS OBTAINED~~. +1
10. Average noise level, measured at the property line, shall not exceed 55 db (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency (EPA).

*1

Maximum Size:

11. The use shall not exceed 650 square feet of building area. *1
12. The use shall not exceed 2,500 square feet of building area. *1
13. The use shall not exceed 5,000 square feet of building area per tenant, **UNLESS A USE PERMIT IS OBTAINED.** *1
14. The use shall not exceed 10,000 square feet of building area, **UNLESS A USE PERMIT IS OBTAINED.** *1
15. The use shall not exceed 25,000 square feet of lot area. *1
16. The use shall not exceed 25% of the total under roof area, unless a use permit is obtained to enlarge to a maximum of 50% of the total under roof area. *1
17. The use shall not include more than 10 display vehicles. *1
18. The use shall not exceed 10% of the net floor area of the primary use. *1

Maximum Persons:

19. The use may not be conducted for more than 5 persons. *1
20. The use may not be conducted for more than 10 persons. *1
21. The use may not be conducted for more than 12 persons. *1
22. The use may not employ more than 1 non-resident person. *1

Hours of Operation:

23. The use is limited to Fridays, Saturdays and Sundays only. +1
24. The use may not be conducted between the hours of 10 p.m. and 6 a.m. *1
25. The use may not be conducted between the hours of 12 a.m. and 10 a.m. from Sunday through Thursday, and between 2 a.m. and 10 a.m. from Friday through Saturday. *1
26. The use may only be conducted between the hours of 10 a.m. and 12 midnight on Fridays and Saturdays and between 10 a.m. and 10 p.m. on

Sundays, unless a use permit is obtained to extend the hours. +1

Location:

27. The use may only occur on a site that is adjoining an arterial street. *1
- 28.** DRIVE-THROUGH WINDOWS SHALL NOT FACE A STREET, AND DRIVE-THROUGH QUEING MUST BE SCREENED FROM THE VIEW FROM THE RIGHT-OF-WAY UNLESS APPROVAL IS OBTAINED FROM THE DESIGN REVIEW COMMITTEE.
- 29** USED / SECOND HAND MERCHANDISE CANNOT BE RECEIVED OR, PROCESSED AT A SITE IN THE DOWNTOWN CODE AREA FOR SALE AT ANOTHER SITE. NO SALES OR, DISPLAY ALLOWED OUTSIDE THE BUILDING STRUCTURE
- 30** OUTDOOR CRAFTING OF ART, SUBJECT TO THE FOLLOWING:
- a.** MUST BE ASSOCIATED WITH THE BUSINESS INSIDE WHEN THE SUBJECT PARCEL ABUTS AN ARTERIAL OR COLLECTOR STREET.
 - b.** STORAGE OF MATERIALS ASSOCIATED WITH THE CRAFTING AREA SHALL NOT EXCEED EIGHT **(8)** FEET IN HEIGHT AND SHALL BE LIMITED TO THE REAR OR SIDE YARD.
 - c.** STORAGE AREA SHALL BE FULLY SCREENED WITH A SOLID WALL OR, LANDSCAPING.
 - d.** STORAGE OF MATERIALS ASSOCIATED WITH THE CRAFTING AREA EXCEEDING EIGHT **(8)** FEET IN HEIGHT SHALL BE SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ADMINISTRATOR SECTION OF THE ZONING ORDINANCE.
- 31** OUTDOOR ENTERTAINMENT, SUBJECT TO THE FOLLOWING:
- a.** OUTDOOR EVENT OR, PERFORMANCES ARE OPEN TO THE PUBLIC AND FEATURE VISUAL ART; MUSIC; DANCE THEATER; PERFORMANCE ART; SCIENCE; DESIGN OR, CULTURAL HERITAGE.
 - b.** THE OUTDOOR EVENT OR, PERFORMANCE MUST BE PRESENTED BY AN EXISTING BUSINESS ON THE PROPERTY AND, MUST COMPLY WITH ALL APPLICABLE CODES AND, ORDINANCES.

c. THE BUSINESS' REGULARLY STOCKED ITEMS MAY BE DISPLAYED OUTDOORS AND, BE AVAILABLE FOR PURCHASE DURING THE EVENT OR, PERFORMANCE. PAYMENT FOR ALL ITEMS SHALL OCCUR INDOORS. NO OTHER ITEMS MAY BE DISPLAYED FOR SALE OUTDOORS DURING THE EVENT OR, PERFORMANCE.

D. Land Use Matrix.

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Bur en	Warehouse
Residential Uses																
Dwelling, Multi-Family		p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Dwelling, Single-Family, detached		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Dwelling, Single-Family & Duplex, attached		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Group Home		pc4	pc4	pc4,20	pc4,20	pc4	pc4	pc4	pc4	pc4,20	pc4,20	pc4,20	pc4,20	pc4,20	p,4	pc4
Live-Work	X	p	p	pc16,22	p	p	p	p	p	p	p	np	p	p	p	p
Residential Care Home (HGH) ASSISTED LIVING HOME		pc4	pc4	pc4,20	pc4,20	pc4	pc4	pc4	pc4	pc4,20	pc4,20	pc4,20	pc4,20	pc4,20	pc4	pc4
Assembly Uses																

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Bur en	Warehouse
Assembly, General	X	p	p	np	p	p	up	p	p	p	up	np	np	p	p	p
Day Care, NURSERY SCHOOL	X	p	p	pc20,22	p	p	pc20,22	p	p	p	p	pc20,22	pc20,22	p	p	p
Religious Assembly	X	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
School	X	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
School, Commercial	X	p	p	np	p	p	p	p	p	p	up	np	up	p	p	p
General Retail Sales & Related Service Uses																
Animals																
Pet Care Facilities (temp boarding)		up	up	np	up	up	up	up	up	up	up	np	np	up	up	up
Pet Day Care Facilities		up	np	np	p	p	np	p	p	p	up	np	np	p	p	p
Pet Grooming		up	np	np	p	p	np	p	p	p	up	np	np	p	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Burien	Warehouse
Veterinary Office		up	np	np	p	p	np	p	p	p	up	np	np	p	p	p
Artist Studio/ GALLERY	X	p	p	pc7,10,24	p	p*	pc7,10,24	p*	p*	p	pc7,10,24*	np	pc7,10,24*	p	p	p
Bakery	X	p	p	np	p	p	up	p	p	p	p	np	up	p	p	p
Bar/ Lounge/Night Club	X	up	p	np	up	up	up	up	up	up	up	np	up	up	up	p
ACCESSORY ONLY TO BAR/LOUNGE/NIGHT CLUB																
-Outdoor Liquor Service	X	up	up	np	up	up	up	up	up	up	up	np	up	up	up	up
BREW PUB OR, MICRO-DISTILLERY	X	UP	P	NP	UP	UP	UP	UP	UP	UP	UP	NP	UP	UP	UP	P
Commercial Recreation	X	p	p	np	p	p	np	p	p	p	p	np	np	p	p	p
Dance Hall	X	np	up	np	np	np	np	np	np	np	np	np	np	np	up	up

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Burden	Warehouse
Farmers Market (Flea Market not included)	X	up	up	np	up	up	up	up	up	up	up	np	up	up	up	up
Garden Center, PLANT NURSERY	<u>X</u>	np	np	np	p	p	p	p	p	p	p	np	p	p	p	p
Liquor, Retail Sales	X	up	up	np	up	up	np	up	up	up	up	np	np	up	up	up
Lodging																
Bed and Breakfast	<u>X</u>	p	p	up	p	p	p	p	p	p	p	np	p	p	p	p
Hotel	<u>X</u>	p	p	np	p	p	p	p	p	p	p	np	up	p	p	p
Pawn Shops	X	up	np	np	up	up	np	up	up	up	up	np	np	up	up	up
PET CARE FACILITY (TEMP BOARDING)	<u>X</u>	UP	UP	NP	UP	UP	UP	UP	UP	UP	UP	NP	NP	UP	UP	UP

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Burien	Warehouse
PET DAY CARE FACILITY	X	UP	NP	NP	P	P	NP	P	P	P	UP	NP	NP	P	P	P
PET GROOMING	X	UP	NP	NP	P	P	NP	P	P	P	UP	NP	NP	P	P	P
Restaurant/Brew Pub	X	p	p	np	p*	p*	pc12	p*	p*	p	p*	np	pc5*	p	p	p
ACCESSORY ONLY TO RESTAURANT / BREW PUB																
- Outdoor Liquor Service	X	up	p	np	up	up	up	up	up	up	up	np	up	up	up	p
- Outdoor Cooking	X	up	np PCZ, 23	np	up	up	np	up	up	up	up	np	np	up	up	up
- Outdoor Dining	X	p	p	np	pC6*	p*	np	p*	p*	p	p*	np	pc5*	p	pc5	p
- Patron Dancing	X	p	p	np	p	p	np	p	p	p	p	np	np	p	p	p
Retail SALES	X	p	p	np	pc15	p	pc12	pc14	pc15	pc15	pc14	np	pc14	pc13	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Burden	Warehouse
SECOND HAND / USED MERCHANDISE SALES	X	P29	P29	NP	PC15, 29	P29	PC12, 29	PC14, 29	PC15, 29	PC15, 29	PC14, 29	NP	PC14, 29	PC13, 29	P29	P29
Health & Support Services																
Clinic, Medical OR Dental	X	p	p	np	p	p	p	p	p	p	up	np	up	p	p	p
Hospital	X	p	p	np	p	p	up	p	p	p	p	np	up	p	p	p
Laboratory, Medical, Dental or Clinical		p	p	np	up	p	up	p	p	up	up	np	up	up	up	up
Laboratory, Research		p	p	np	up	up	up	up	up	up	up	np	up	up	up	p
Medical or Dental Office	X	p	p	np	p	p	p	p	p	p	p	np	p	p	p	p
Nursing HOME, OR, Assisted Living Facility CENTER	X	p	p	sp	p	p	p	p	p	p	p	sp	up	p	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Bur en	Warehouse
VETERINARY OFFICE	X	P	P	NP	P	P	P	P	P	P	P	NP	UP	P	P	P
Industrial & Manufacturing Uses																
Building Materials		np	np	np	np	np	np	np	np	np	np	np	np	np	up	p
Contractor's Yards		np	up	np	np	np	np	np	np	np	np	np	np	np	up	up
Manufacturing and Assembly																
Manufacturing - Artisan		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
Manufacturing - Light		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
Manufacturing - General		np	np	np	np	np	np	np	np	np	np	np	np	np	np	p
Manufacturing - Heavy		np	np	np	np	np	np	np	np	np	np	np	np	np	np	np
Office & Professional Uses																

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Bur en	Warehouse
Financial institutions	X	p	p	np	p	p	up	p	p	p	p	np	up	p	p	p
General Office	X	p	p	np	p	p	p	p	p	p	p	np	up	p	p	p
Professional Office	X	p	p	np	p	p	p	p	p	p	p	pc27	p	p	p	p
Services																
Appliance Repair	X	pc7,10,24	np	np	pc7,10,24	pc7,10,24	np	pc7,10,24	pc7,10,24	pc7,10,24	pc7,10,24	np	np	pc7,10,24	p	p
Business Services	X	p	p	np	p	p	np	p	p	p	p	np	np	p	p	p
Personal Services	X	p	p	np	p	p	np	p	p	p	p	np	p	p	p	p
Tattoo/Body-Piercing Studio	X	p	p	np	p	p	np	np	p	p	sp	np	np	np	p	p
Storage & Wholesaling Uses																
Self Service Storage Facility		sp	np	np	p	sp	np	np	sp	sp	sp	np	np	np	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Burien	Warehouse
Storage/Warehousing (indoor)		np	np	np	sp	np	np	np	np	np	np	np	np	np	sp	sp
Wholesale Sales		np	np	np	up	np	np	np	np	np	np	np	np	np	up	up
Transportation Uses																
Automobile Rentals	X	up	pc17	np	up	pc17	np	sp	sp	sp	sp	np	np	sp	up	up
Automobile Sales (new) and Leasing	X	sp	pc17	np	pc17	pc17	np	sp	sp	sp	sp	np	np	sp	pc17	pc17
AUTOMOBILE SERVICE STATION, FUEL SALES	X	NP	SP	NP	UP27	NP	NP	NP	NP	UP27	NP	NP	NP	NP	SP	NP
Automobile Service and Repair, Minor	X	np	np	np	np	np	np	np	np	np	np	np	np	np	sp	np
Automobile Washing		np	np	np	np	np	np	np	np	np	np	np	np	np	np	np

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Bur en	Warehouse
Bus Terminal		np	sp	np	np	np	np	np	np	np	np	np	np	np	np	sp
Accessory Uses & Facilities																
Accessory Dwelling Unit		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Accessory Structure		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Dependent Care Facility		up	p	up	p	p	pc21, 2 <u>2</u>	p	p	p	p	up	pc21, 2 <u>2</u>	p	p	p
Drive-Through		np	np	np	np PC <u>27, 28</u>	np	np	np	np	np PC <u>27, 28</u>	np	np	np	np	np	np
Helistop/Helip ort		sp	sp	np	sp	sp	np	np	sp	sp	sp	np	np	np	sp	sp
Home Occupation		p	p	pc22	p* <u></u>	p* <u></u>	pc22* <u></u>	p* <u></u>	p* <u></u>	p* <u></u>	p* <u></u>	pc22	p* <u></u>	p	p	p
Outdoor Crafting of Art		up	up	up	p* <u>30</u>	up* <u></u>	up	p* <u>30</u>	p* <u>30</u>	P30	p* <u>30</u>	up	np* <u></u>	up	up	P30
Outdoor Display/Sales	X	up	up	np	p	up	up	up	up	up	up	np	up	up	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Burien	Warehouse
Outdoor Storage		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
Outdoor Entertainment	X	up	pc7, 23, <u>31</u>	np	up*	pc9,2 3,26* <u>31</u>	up	pc9,2 3,26* <u>31</u>	pc9,2 3,26* <u>31</u>	up	up*	np	up*	up	pc7, 23, <u>31</u>	pc7, 23, <u>31</u>
Pocket Shelter (accessory to Religious Assembly only)		pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20	pc20
Storage		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
Local Food Production																
Community Garden		up	up	up	up	up	up	up	up	up	up	np	up	up	up	up
Home Produce Stand	<u>X</u>	np	np	up	np	np	up	np	np	np	np	np	up	np	np	up
Interim Uses																
Surface parking		up	up	np	np	up	np	up	up	np	up	np	np	np	up	up

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Church Hill East	Evans Church Hill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Burden	Warehouse
Civic Event		p	p	np	np	np	np	np	np	np	np	np	np	np	np	p

LAND USE KEY:

p = Permitted use

pc = Permitted with conditions (see numbered footnote for conditions)

up = Use Permit

sp = Special Permit

np = Not permitted

* = FOR PROPERTIES WITHIN THE ARTS, CULTURE, SMALL BUSINESS OVERLAY DISTRICT (ACOD), PER MAP **1202.G.**, THE MORE PERMISSIVE STANDARD BETWEEN THE ACOD AND THE DOWNTOWN CODE LAND USE MATRIX SHALL APPLY. FOR PROPERTIES NOT PREVIOUSLY WITHIN THE ACOD, PER MAP **1202.G.**, THE STANDARDS WITHIN THE DOWNTOWN CODE LAND USE MATRIX SHALL APPLY.

1205 Frontage Types.	
A.	Intent: The Frontage Types regulate the area between the property line and the front facade of a building. Building frontages require that building entrances and seating areas face toward the street in order to meet the intent of activating the public realm.
	1. MINIMUM BUILDING SETBACKS SHOULD BE MEASURED FROM THE PROPERTY LINE OR, FROM AN EXISTING OR, PROPOSED PUBLIC UTILITY EASEMENT IF CONSTRUCTION IS RESTRICTED TO GREATER THAN THE BUILD-TO LINES.
B.	Active Front Yard.
1.	Definition: An Active Front Yard means IS the area between the property line and main facade of the building when the building is setback more than 15 feet from the property line creating a front yard with a permanent hardscaped OR LANDSCAPED area that can accommodate seating.
2.	SINGLE FAMILY RESIDENTIAL UNITS: No vehicle parking or ¹ maneuvering shall be permitted within the Active Front Yard with the exception of a driveway no greater than 16 feet in width to provide access to the rear of the property.
3.	A permanent hardscaped OR, LANDSCAPED area shall be provided in accordance with the following standards:
a.	<i>Minimum depth: 6 feet.</i>
b.	<i>Minimum width: 50% of the building facade.</i>

		e.	<i>Maximum area: No more than 50% of the Active Front Yard.</i>
		dc.	<i>Maximum height: 5 feet above adjacent grade.</i>
		ed.	<i>Placement: Adjacent to the front facade of the building at the primary entry.</i>
		fe.	<i>Materials: Hardscape shall consist of concrete slab, pavers, open grid pavers, wood decking (if elevated) or equivalent alternative.</i>
	4.	Fences: Maximum height 40 inches.	
		For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon obtaining a Certificate of Appropriateness or No Effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.	
	5.	A minimum of one (1) primary entrance shall be provided along each frontage that directly connects to the street, unless a corner entrance is provided.	
	6.	The area between the property line and main facade of the building which is not improved with permanent hardscape shall be landscaped in accordance with Section 1207.E, Landscaping Standards.	
C.	Dooryard.		
	1.	Definition: A Dooryard INCORPORATES A COURTYARD OR PATIO AT STREET LEVEL FOR EACH UNIT means the area between the property line and main facade of the building when the building is located within 15 feet of the property line and which is elevated or THAT IS surrounded by a FENCE solid MASONRY wall to provide differentiation PRIVACY AND, DIFFERENTIATION from the adjacent public sidewalk.	
	2.	A permanent hardscape area shall be provided in accordance with the following standards:	
		a.	<i>Minimum depth: 8 feet.</i>
		b.	<i>Minimum area: 64 square feet.</i>

	c.	<i>Placement:</i> adjacent to the front facade of the building at the building/unit entry.
	d.	<i>Materials:</i> hardscape shall consist of concrete slab, pavers, open grid pavers or equivalent alternative.
	e.	<i>Spatial definition:</i> Either a solid masonry wall a minimum of 30-inches and a maximum of 36-inches in height, or elevation of the hardscaped area a minimum of 30-inches and a maximum of 36-inches from adjacent grade. Open view fencing may be provided in addition to the wall or elevated area up to a maximum height of 72-inches from adjacent grade.
	f.	<i>Pedestrian access:</i> An opening in the masonry wall or stairs to the elevated area of a minimum 36-inches and maximum 48-inches in width.
3.	Fences: Maximum height 6 feet.	
	For properties located within an Historic Preservation (HP) overlay district, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon obtaining a Certificate of Appropriateness or No Effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.	
	a.	This shall be measured from the ground and not the elevated door yard.
	b.	Fences placed at grade shall be A MINIMUM FIFTY PERCENT (50%) view fencing above FORTY (40) 36 inches in height measured from FINISHED grade.
4.	The area between the property line and main facade of the building which is not improved with permanent hardscape shall be landscaped in accordance with Section 1207.E, Landscaping Standards.	
5.	A minimum of one (1) primary entrance shall be provided along each frontage that directly connects to the street, unless a corner entrance is provided.	
6.	PRIMARY ENTRANCES MUST LEAD INTO AN OCCUPIABLE SPACE.	
D.	Stoop/Door Well.	

1.	<p>Definition: A Stoop/Door Well IS A TYPE OF FAÇADE THAT PROVIDES AN ENTRYWAY means the area between the property line and main facade of the building when the building is located within 15 feet of the property line and which is elevated (Stoop) or depressed (Door Well) to provide differentiation from the adjacent public sidewalk.</p>	
2.	<p>A landing area shall be provided in accordance with the following standards:</p>	
	a.	<i>Minimum dimension:</i> 6 feet.
	b.	<i>Minimum area:</i> 36 square feet.
	c.	<i>Placement:</i> adjacent to the front facade of the building at the building/unit entry.
	d.	<i>Materials:</i> concrete, stone, metal or equivalent alternative.
	e.	<i>Spatial definition:</i> Elevated a minimum of 24-inches and a maximum of 60-inches, or depressed a minimum of 24-inches and a maximum of 60-inches from adjacent grade.
	f.	<i>Pedestrian access:</i> Stairs a minimum 36-inches and maximum 48-inches in width.
3.	<p>Fences: Maximum height 40 inches.</p>	
	<p>For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon obtaining a Certificate of Appropriateness or No Effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.</p>	
4.	<p>The area between the property line and main facade of the building which is not improved with permanent hardscape shall be landscaped in accordance with Section 1207.F, Landscaping Standards.</p>	
5.	<p>A minimum of one primary building entry shall be provided per street frontage.</p>	
6.	<p>Each ground floor residential unit adjacent to a street shall provide a</p>	

		primary entrance on the street side that directly connects to the street, unless a corner entrance is provided.
	7.	PRIMARY ENTRANCES MUST LEAD INTO AN OCCUPIABLE SPACE.
E.	Storefront Standards.	
	1.	Definition: A Storefront means the area between the property line and main facade of the building when the building is located within 10 feet of the property line and which includes a ground floor elevation with a high percentage of transparent windows to create visual interest from the adjacent public sidewalk. A Storefront is traditionally used for retail frontage and typically includes a cantilevered canopy or awning.
	2.	The ground floor building elevation shall be designed in accordance with the following standards:
	a.	<i>Minimum glazing:</i> 75% of the area measured between 3 and 8 feet above grade for the entire width of the front facade.
	b.	<i>Materials:</i> Glazing shall allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
	c.	<i>Spatial definition:</i> Up to 50% of the front facade may be recessed up to 12 feet from the property line to enhance building entries or allow for outdoor dining.
	3.	Fences: maximum 40 inches.
	a.	Fences shall be a minimum 50% view fencing.
	4.	A cantilevered canopy, fixed awning or retractable awning shall be provided in accordance with the following standards:
	a.	<i>Placement:</i> Minimum 8 feet from curb. No projection or encroachment into public right-of-way is permitted unless a revocable permit is obtained from the Street Transportation Department.
	b.	<i>Minimum depth:</i> 5 feet.
	c.	<i>Minimum length:</i> 75% of front facade.

		d.	<i>Minimum clear height: 10 feet.</i>
	5.	A minimum of one primary building entry shall be provided per street frontage.	
	6.	Each ground floor commercial suite adjacent to a street shall provide a primary entrance on the street side that directly connects to the street, unless a corner entrance is provided.	
F.	Gallery/Arcade Standards.		
	1.	Definition: A Gallery/Arcade means the area between the property line and main facade of the building when the building is located within 10 feet of the property line and which includes a ground floor elevation with a high percentage of transparent glazing to create visual interest from the adjacent public sidewalk and permanent structural shading which either projects from the front facade (Gallery) or is recessed under the front facade (Arcade).	
	2.	The ground floor building elevation shall be designed in accordance with the following standards:	
		a.	<i>Minimum glazing: 75% of the area measured between 3 and 8 feet above grade for the entire width of the front facade.</i>
		b.	<i>Materials:</i> glazing shall allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
	3.	Fences: Maximum 40 inches.	
		a.	Fences shall be a minimum 50% view fencing.
	4.	A permanent shade structure shall be provided in accordance with the following standards:	
		a.	<i>Placement:</i> The Gallery/Arcade shall extend to the edge of the Green STREETSCAPE Zone and cover the entire sidewalk. No projection or encroachment into the public right-of-way is permitted unless a revocable permit is obtained from the Street Transportation Department.
		b.	<i>Minimum depth: 10 feet.</i>

		c.	<i>Minimum length: 100% of front facade.</i>	
		d.	<i>Minimum spacing between supports: 10 feet.</i>	
		e.	<i>Minimum clear height at exterior opening: 10 feet. No maximum limit on interior clear height.</i>	
	5.	A minimum of one primary building entry shall be provided per street frontage.		
	6.	Each ground floor commercial suite adjacent to a street shall provide a primary entrance on the street side that directly connects to the street, unless a corner entrance is provided.		
G.	Side Street Standards.			
	1.	Definition: A Side Street Frontage is only for use along streets identified as Side Streets (MAP 1202.E). This frontage type is used typically where alleys, driveways, loading and other vehicular activities occur along the street. Walkability, connectivity and safety are still critical functions along this frontage to enhance the Front and Pedestrian Streets . These standards are a minimum and can be enhanced to promote greater walkability and access.		
	2.	The ground floor building elevation shall be designed in accordance with the following standards:		
		a.	A minimum 50% of the ground floor building facade shall include two (2) or more of the following treatments:	
			(1)	Green screen.
			(2)	Artwork (mural, mosaic, custom masonry, sculpture, relief, etc.).
			(3)	Small retailACTIVE space (50 square foot minimum newspaper stand, coffee cart, kiosk, etc.; not vending machines or outdoor merchandise display).
			(4)	Outdoor dining patio, physically delineated by a low wall, fence or planters.
			(5)	Distinctive architectural lighting design.

		(6)	Shade structure.
		(7)	Changes to building plane, indentations, textures, or accent materials.
		(8)	Permanent seating (benches, perches, ledges, etc.)
		(9)	Windows that provide a minimum 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
		b.	Up to 50% of the building facade may be recessed up to 12 feet from the property line to apply or utilize the ground floor building facade screening options.
	3.	Fences: Maximum height 8 feet.	
		a.	Fences shall be a minimum 50% open view fencing.
	4.	A minimum of one building entry shall be provided per street frontage. This entry can be a service entry.	
	5.	Downward pedestrian lighting shall be installed along or attached to the facade every 25 feet at a height no greater than 15 feet.	

1206 Parking and Loading Standards and Guidelines.

A. **Applicability.** The following standards shall apply to all property within the Downtown **CODE** Area unless modified by the Character Area.

B. **Parking Standards.**

1. Parking shall be provided in accordance with the following standards with the exception that no parking is required for non-residential uses in the Business Core and Warehouse Character Areas.

a. *Residential units.*

(1) *Minimum:* 1 space per dwelling unit.

(2) *Maximum:* 2 spaces per dwelling unit.

b. *Non-residential uses.*

(1) *Minimum:* 1 space per 1,000 square feet of building square

- footage.
- (2) *Maximum:* 4 spaces per 1,000 square feet of building square footage.

2. No parking shall be allowed between the front of the building and sidewalk.

3. **Surface parking setbacks.**

- a. *Front street setback* **FROM PROPERTY LINE:** 30 feet or behind building.
- b. *Side street landscape setback* **FROM PROPERTY LINE:** 10 feet.
- c. *Side yard setback:* 0 feet.
- d. *Rear setback:* 0 feet
- e. ~~Subterranean parking may extend to a height of 5 feet above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop or Dooryard Frontage.~~

C. **Loading Standards.** On-site loading bays ~~should~~ **SHALL** be a minimum of ten (10) feet in width and thirty (30) feet in length and be used for the standing, loading and unloading of vehicles.

1. On-site loading shall be required for all development greater than 40,000 square feet in accordance with the following schedule:

a. Commercial uses.

- (1) *40,000 to 160,000 square feet:* 1 bay.
- (2) *160,001 TO 320,000 square feet:* 2 bays.
- (3) *320,001 to 400,000 square feet:* 3 bays.
- (4) **FOR** Every additional 180,000 square **FEET** above 400,000 square feet, **ONE** additional loading bay shall be required.

b. *Residential uses.*

- (1) *160,000 square feet or greater:* 1 bay.

2. ON STREET LOADING SHALL BE ALLOWED ADJACENT TO THE SITE IF ADEQUATE RIGHT OF WAY IMPROVEMENTS FOR FIRE ACCESS,

PUBLIC CIRCULATION AND, ACCESS TO UTILITIES IS PROVIDED.

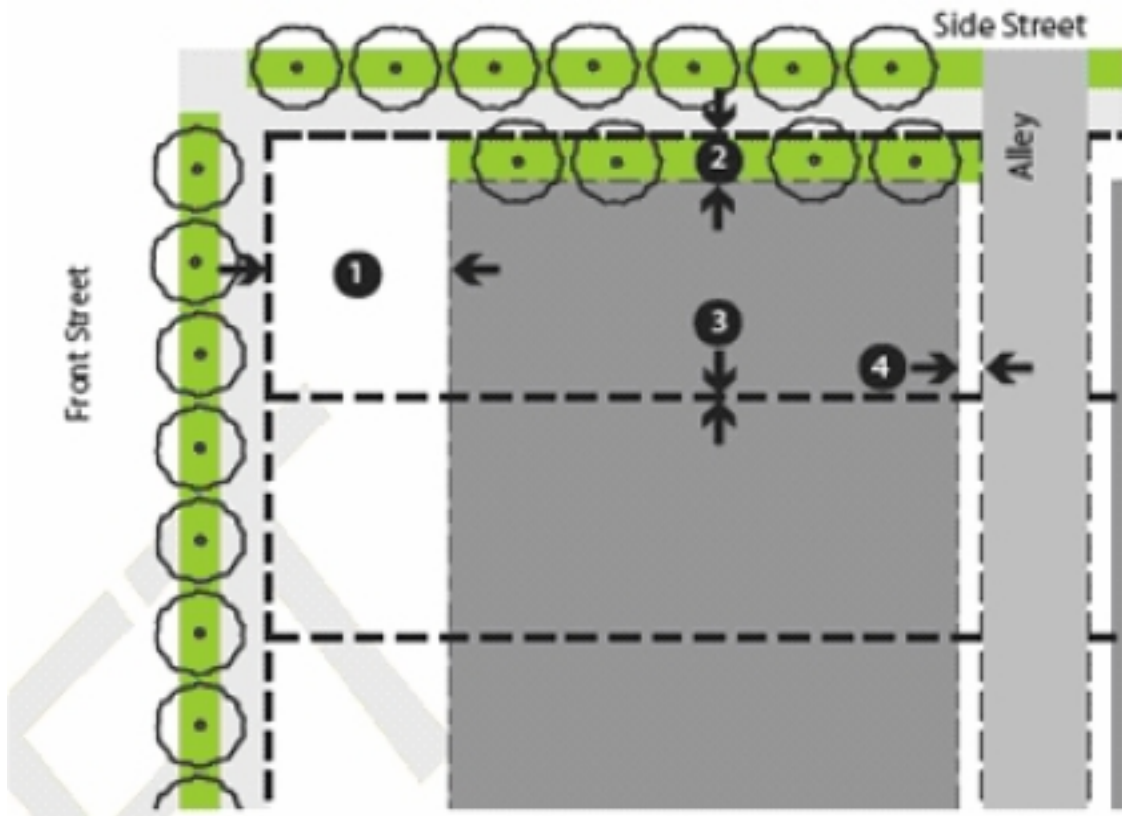
D. **Driveway Standards.** Driveway width: maximum 24 feet.

E. **Parking & Loading Guidelines.**

1. **Parking & loading placement.**

a. Off-street parking and loading should be provided in accordance with the following standards:

(1) Parking and loading should only be allowed in the shaded area as shown in the diagram below, unless subterranean.



KEY CODE FOR SURFACE PARKING DIAGRAM: 1) FRONT SETBACK FROM STREET RIGHT-OF-WAY: THIRTY (30) FEET OR, BEHIND BUILDING (WHICHEVER IS LESS RESTRICTIVE) 2) SIDE LANDSCAPE SETBACK FROM STREET RIGHT-OF-WAY: TEN (10) FEET 3) INTERIOR SIDE YARD SETBACK: ZERO (0) FEET, AND 4) REAR SETBACK: ZERO (0) FEET

(2) Parking should not be located immediately adjoining or accessed from a ~~front or pedestrian~~ **sStreet**.

2. **Parking & loading access.**

- a. ~~Front and Pedestrian~~ Streets **IDENTIFIED ON MAP 1202.E**, should not have parking or loading access if an alley or side street access is available.
- b. Driveways.
 - (1) The number of and width of driveways should be minimized.
 - (2) Driveways and drive aisles should not be wider than the minimum required by the City.
 - (3) Driveways should not access ~~Front or Pedestrian~~ Streets **IDENTIFIED ON MAP 1202.E**. If no alternative access is available, shared access should be pursued with compatible properties and a crosswalk of equal width to the sidewalk should be demarcated to contrast with the driveway.

Exceptions may be allowed for properties with HP designation at the discretion of the Historic Preservation Officer where the predominant pattern is driveways leading from the street to parking in the rear.

PROJECTS WITH MULTIPLE PEDESTRIAN STREETS AND, NO SIDE STREET MAY ACCESS SITE FROM ONE OF THE PEDESTRIAN STREETS.

- (4) Street frontages with parking and service entrances from a ~~Front or Pedestrian~~ Street **IDENTIFIED ON MAP 1202.E**, should receive special design treatment to increase pedestrian safety, comfort, and should include the following:
 - (a) Access should be limited to **ONE WAY IN/ONE WAY OUT** driveways that enter from the street and exit into the alley.
 - (b) Specialty paving or bollards should be provided where the driveway crosses the sidewalk.
 - (c) Garage openings should be enhanced with specialty lighting, artwork, or materials to identify to the pedestrian the possible presence of automobiles.

- (5) Site vehicular access should be provided according to the following table:

Conditions	Primary Access	Secondary Access
Compatible Alley and Compatible Side(s)	Alley	Side
Compatible Alley and Front Street	Alley Only	None
Compatible Side and Front Street	Side Only	None
2+ Compatible Side Streets and Front Street	Side	Side
Front Street Only	Shared Access OR , REFER TO <u>1206.E.2.b.(3)</u>	None

- ~~e. Automobile drop-offs should be located along Side Streets.~~
 (6) **AUTOMOBILE DROP-OFFS SHOULD BE LOCATED ALONG SIDE STREETS.**
- (47) No vehicular access should be allowed from a ~~Front or Pedestrian~~ Street for automobile drop-offs if a Side Street drop off is ~~not~~ present.

3. SUBTERRANEAN PARKING GUIDELINE

- a. SUBTERRANEAN PARKING MAY EXTEND TO A HEIGHT OF FIVE (5) FEET ABOVE FINISHED GRADE, PROVIDED THAT THE GARAGE PERIMETER WALL EITHER ALIGNS WITH FACE OF BUILDING OR, BECOMES PART OF A STOOP OR, DOORYARD FRONTAGE.**

1207 General Standards and Guidelines.

- A. **Applicability.** The following shall apply to all property within the Downtown **CODE** Area. If a conflict between the Character Area and these standards and guidelines occur, the Character Area shall take precedent. Any deviation from these standards **OR, GUIDELINES** shall be approved **PER SECTION 1224. by the Design Review Committee.**

B. PLANNING AND DEVELOPMENT DEPARTMENT STAFF HAVE THE AUTHORITY TO MODIFY THE MEASUREMENT IDENTIFIED IN EACH CHARACTER AREA STREETScape MATRIX UP TO TWENTY-FIVE PERCENT **(25%)** FOR THE STREETScape WIDTH AND, SIDEWALK WIDTH TO ACCOMMODATE EXISTING CONDITIONS OR, A QUALITY DESIGN SOLUTION.

BC. **Height Transition Standards.**

1. For all new development adjacent to lots of a lower height zone, a stepback shall be provided to compensate for disproportionate height disparities.

This additional stepback provides for building separation and circulation of air and light in a dense urban fabric.

a. The stepback shall be a minimum 10 feet in width for the length of the building that is adjacent to the lower height zone and shall be measured from the required side or rear yard setback line.

~~b.~~ The stepback shall not be required if the proposed new development is ~~setback an additional 10 feet from~~ **LOCATED 10 OR MORE FEET BEYOND** the required setback line.

~~eb.~~ When new development is adjacent to multiple lots of differing height zones lower than its own, then the ~~step back~~ **STEPBACK** shall mirror the adjacent height zones.

~~d.c.~~ A stepback shall ~~be~~ not be required in the following circumstances:

(1) There is a height difference of 20 feet or less between a proposed building and the adjacent height zone.

(2) A building is adjacent to a height zone of 65 feet or greater.

(3) A street **OR, ALLEY (NOT DESIGNATED ON MAP 1202.F)** separates different height zones.

(4) **THE PROPOSED NEW DEVELOPMENT IS LOCATED TEN (10) OR, MORE FEET BEYOND THE REQUIRED SETBACK LINE.**

CD. **Height Transition Guidelines.** The proposed building should respect the scale of those buildings located on adjacent properties and, where desirable, serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent parcels should have a transition in scale to reduce and

mitigate potential impacts.

DE. Shade Standards.

1. All buildings over 5,000 square feet shall provide the following:
 - a. A minimum of 75% of public sidewalks shall be shaded.
 - b. A minimum of 50% of all accessible public and private open space areas shall be shaded, of which 50% of the shade shall be provided by trees or trellised vines.
 - ~~c. A minimum of 50% of habitable OCCUPIABLE roof areas shall be shaded.~~
 - ~~dc.~~ Shade calculations shall be based on the summer solstice at 12:00 p.m.
 - ~~ed.~~ Shade cast from a building ~~may~~ **SHALL** count towards shade calculations.

EF. Landscaping Standards. Landscaping treatment shall be used for the entire site exclusive of building(s) **OR, STRUCTURAL SHADE PROVIDED** in accordance with the following: **UNLESS THERE IS A CONFLICT WITH AN EXISTING OR, PROPOSED PUBLIC UTILITY EASEMENT:**

1. 30% tree canopy coverage at maturity.
 - a. *Minimum caliper: 2 inches.*
 - (1) At **INSTALLATION** ~~installation~~ a minimum 20% of all trees shall have a minimum caliper of 3 inches.
 - b. A minimum 2 feet 6 ~~inches~~ radius shall be clear of hardscape around the base of the tree.
2. 50% living vegetation ground coverage.
3. Permanent automatic irrigation system.

FG. Landscaping/HARDSCAPING** Guidelines.**

1. A gradual transition of landscaping material should be provide**D** where different oasis and arid landscape themes are proposed among adjacent uses. *1

2. Any proposed landscape treatment should be compatible with and relate to an established distinctive character in the surrounding area. *1
3. Phased developments ~~shall~~**SHOULD** indicate a mechanism for dust, weed, and debris control on undeveloped portions of the site. *1
4. **ALTERNATIVE PAVING MATERIALS SUCH AS PERMEABLE PAVERS, POROUS CONCRETE OR, SIMILAR MATERIALS SHOULD BE USED FOR ON SITE HARDSCAPING TO REDUCE URBAN HEAT ISLAND EFFECT AND, TO ALLOW NATURAL DRAINAGE AND, FILTRATION.**

GH. **Tree Species Guidelines.** The following should be used in accordance with the guidelines established below for the location, type, and care for all trees within Downtown. Any deviation from these ~~standards~~ **GUIDELINES** should be approved by ~~the Design Review Committee based on a recommendation from~~ the **PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT OR DESIGNEE City Arborist** and, **FOR PROPERTIES WITH HP DESIGNATION, the Historic Preservation Officer** ~~for properties with HP designation.~~ **TREE LOCATIONS IN CONFLICT WITH OVERHEAD POWER LINES MAY USE ALTERNATIVE TREE SPECIES THAT ARE ON THE APPROVED UTILITY PLANT LIST.**

TREE MATRIX KEY

Growth Rate:	Tree Form:	
(S) Slow	(IR) Irregular, Open	(UP) Umbrella
(SM) Slow-Moderate	(R) Rounded Crown	(V) Vase Shaped
(MF) Moderate-Fast	(S) Shrub-like	(P) Palm
(M) Moderate	(U) Upright, Open	
(F) Fast		
Note: Species marked with an asterisk (*) are acceptable under power lines.		

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name <i>Botanical Name</i>	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing		
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Bonita Ash <i>Fraxinus Velutina</i> "Bonita"	X			X		35'	25'	F	UM	Large Deciduous, High water user (moderate following establishment)
California Fan Palm <i>Washingtonia Filijera</i>	X			X		45'+	15'	F	P	Distinctive; needs seasonal (annual) maintenance for fronds & seeds; hybridizes readily with <i>W. robusta</i>
Cascalote <i>Caesalpinia Caclaco</i>	X	X	X	X		15'	6'	M	U	Low Litter, Medium Thorns
*Chaste Tree <i>Vitex Agnuscastus</i>	X	X	X	X	X	20'	20'	S	S	OK as long as in turf due to peppercom seeds, seasonal purple flowers

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name <i>Botanical Name</i>	Park	Street	Courtyard Plaza	Campus		Linear Park	Height		
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Evergreen Elm <i>Ulmus Parvifolia</i>	X	X	X	X	X	40'-60'	30'	M	UM	Good shade tree, but suffers in reflected heat; should only be planted in turf. Deciduous
Chinese Pistachio <i>Pistacia Chinensis</i>	X	X		X	X	40'	25'	M	R	A large deciduous tree with a broad, spreading growth. Leaves have 10—16 leaflets. Fall coloring arrives in beautiful shades of red, orange and yellow. Young trees are often gawky, but become shapely with age. Other varieties-e.g. 'Red Push'

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name	Park	Street	Courtyard Plaza	Campus		Linear Park	Height		
<i>Botanical Name</i>										
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
*Chitalpa <i>Chitalpa Tashkentesis</i>	X		X	X	X	20'—30'	20'	M	R	Small tree: orchid-like, fragrant flowers, deciduous
Date Palm <i>Phoenix Dactylifera</i>			X	X	X	50'—60'	25'	S	P	Often used in formal groupings around large buildings and important boulevards. A source of edible dates. Has a 30 foot canopy and grayish/green leaves on a slender trunk. Stately and distinctive; needs maintenance to remove dates & fronds seasonally.

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name <i>Botanical Name</i>	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing		
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Desert Museum Palo Verde <i>Parkinsonia Praecox 'Desert Museum'</i>	X	X	X	X	X	30'	25'	F	V	Yellow flowering tree with green bark. Needs help getting roots established; not in turf; no thorns. Lush desert image. Soft wood, prone to breakage
*Desert Willow <i>Chilopsis Linearis</i>	X	X	X	X	X	25'	20'	F	V	Varieties: AZT Amethyst, AZT Bi-color, Lucretia, Hamilton, Warren Jones'; Fragrant flowers all summer, deciduous

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing	Rate		
Common Name <i>Botanical Name</i>										
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Ebony Varieties <i>Ebenopsis ssp.</i>	X		X	X	X	30'	20'	S	V	Dark green foliage with cream puffballs flowers in late spring. Good, but slow growing; prone to sunburn/borer damage
Fan-tex Ash <i>Fraxinus Velutina 'Fantex'</i>	X		X	X		50'	30'	MF	IR	Large deciduous, high water user, (moderate following establishment); seedless; see notes for native
Heritage Live Oak <i>Quercus Virginiana</i>	X	X		X	X	40'	30'	S	IR	Very slow growing; dark green foliage.

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name <i>Botanical Name</i>	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing		
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Indian Rosewood <i>Daibergia Sissoo</i>	X	X	X	X	X	40'	25'	F	U	Fast growing, good shade tree, prune for structure.
Ironwood <i>Olney Tesota & Variety AZT</i>	X		X	X		25'	25'	S	R	Not in turf: slow growing picturesque desert evergreen tree; AZT variety is faster; thorny grey-green foliage with lavender flowers in early summer.
Mescal Bean, Texas Mountain Laurel <i>Sophora Secundiflora & Varieties</i>	X	X	X	X	X	10'	10'	SM	V	Very slow growing: small tree: nice wisteria-like blooms in spring; evergreen, seasonal pest problems, large seed pods.

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name <i>Botanical Name</i>	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing		
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Mexican Redbud <i>Canadensis Varieties Mexicana</i>	X		X	X	X	25'	25'	M	S	Small, deciduous. Consider C. Canadensis (not hybrid), Nice, but slow grower; looks beautiful when it blooms.
Native Ash (Arizona Ash) <i>Fraxinus Velatina</i>	X		X	X	X	50'	30'	MF	R	Large deciduous shade tree; fall color; more irregular than other varieties; connected to City's cultural HERITAGE heritage. High water user (moderate following establishment)

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name	Park	Street	Courtyard Plaza	Campus		Linear Park	Height		
<i>Botanical Name</i>										
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Orchid Tree <i>Bauhinia Mexicana</i>			X		X	18'	20'	SM	S	Small tree with very showy white flowers lasting from June to late September. Cold sensitive.
Orchid Tree, <i>Bauhinia Lunarioides</i>			X			10'	10'	SM	S	Small tree, grown from seed, salt intolerant and nice flowers. Consider B, variegate, prune for tree form.
Palo Brea <i>Parkinsonia Praecox</i>	X	X		X	X	25'	25'	F	V	Not in turf; green thorny bark with yellow flowers in late spring to early summer. Open canopy. Sonoran praecox variety.

Recommended Tree Species Matrix											
Species	Locations					Growth				Tree Form	Notes & Special features
	Common Name <i>Botanical Name</i>	Park	Street	Courtyard Plaza	Campus		Linear Park	Height	Spacing		
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color	
Thornless Hybrid Mesquite <i>Prosopis Hybrid AZT</i>	X	X	X	X	X	30'	20'	F	V	Thornless variety, large umbrella-shaped canopy semi-evergreen.	
Silk Floss Tree <i>Chorisia Speciosa</i>				X	X	30'	25'	M	U	Large tree, distinctive flowers, thorns on trunk.	
Swan Hill Olive <i>Olea Europaea 'Swan Hill'</i>	X	X	X	X	X	30'	25'	(S) M	IR	Good all-around, nice structure/form grey-green foliage with black seeds.	
Sweet Acacia <i>Acacia Smallii</i>			X	X	X	20'	20'	M	V	Thorny, but fragrant spring bloom; needs regular maintenance to remove sucker growth. Lots of volunteers.	

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name <i>Botanical Name</i>	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing		
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Texas Redbud <i>Cercis Canadensis</i> <i>Varieties Texensis</i>	X	X	X	X	X	15'	15'	M	IR	Spring flowers, deciduous
Willow <i>Pittosporum Pittosporum</i> <i>Phillyraeoides</i>					X	20'	15'	S	U	Narrow, yellow flowers spring & summer. Wonderful form.
Tenaza <i>Pithecellobium Pallens</i>	X		X	X	X	25'	15'	M	S	Slow growing evergreen tree with cream puffball flowers that repeat all summer long.

Recommended Tree Species Matrix										
Species	Locations					Growth			Tree Form	Notes & Special features
	Common Name	Park	Street	Courtyard Plaza	Campus		Linear Park	Height		
<i>Botanical Name</i>										
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Desert Fern <i>Lysiloma Microphyll A</i> Variety 'Thornberi'	X	X	X	X	X	15'	20'	M	IR	Nice -sSmaller semi-evergreen tree with feathery foliage, cream puffball flowers in early summer and large seed pods.

HI. Streetscape Standards.

1. Sidewalk and ~~Green~~ **STREETSCAPE** Zone.

a. *Sidewalk.*

- (1) ~~THE minimum eight (8)-foot zone~~ **REQUIRED SIDEWALK WIDTH** shall be clear of obstacles ~~along and adjacent to the sidewalk at all times~~ except for tree grates that meet ADA accessibility requirements **AND, OTHER USES ALLOWED UPON ACCEPTANCE OF A REVOCABLE PERMIT IF IN RIGHT-OF-WAY.**
- (2) Where existing sidewalks are narrower than the minimum width specified in the respective Character Area streetscape standards table, the additional width shall only be required when new development or redevelopment includes 40% or more of a block face.

b. ~~Green~~ **STREETSCAPE** Zone.

- (1) Street trees shall be required in the ~~Green~~**STREETSCAPE** Zone on every street **UNLESS THERE IS A CONFLICT WITH EXISTING PUBLIC UTILITIES OR PUBLIC UTILITY EASEMENT. PUBLIC AMENITIES, IN ACCORDANCE WITH SECTION 1207.J.4, SHALL BE PROVIDED IF STREET TREES ARE NOT PLANTED OR EXISTING.**
 - ~~(A) Only trees recommended on the Tree Species Matrix for use in the "street" should be used unless approved by the DRG upon recommendation from the City Arborist.~~
 - ~~(B) Tree spacing should be in conformance with the requirements in the Tree Species Matrix.~~
 - ~~(C)~~ **(A) Minimum caliper: 3 inches.**
- (2) Streets without on-street parking shall be planted with a continuous landscaping strip for the entire width of the ~~Green~~ **STREETSCAPE** Zone as follows:
 - (A) Trees shall be planted in the center of the ~~Green~~ **STREETSCAPE** Zone between curb and back of sidewalk.

- (B) ~~Structural soil shall be installed a minimum four (4) feet deep and ten (10) feet wide if the Green Zone is less than ten (10) feet in width.~~
 - (~~B~~) Live vegetation ground coverage shall be a minimum 75% excluding hardscape for pedestrian amenities.
 - (~~D~~C) The live vegetation coverage can be reduced to 50% if the ~~green~~STREETSCAPE zone is used for bioswales.
 - (~~E~~D) IF UNABLE TO PLANT TREES DUE TO PUBLIC UTILITY CONFLICT OR, PUBLIC UTILITY EASEMENT, PUBLIC AMENITIES SHALL BE PROVIDED IN THE AREA.
- (3) Streets with on-street parking shall be planted with treewells ~~and structural soil~~. This standard shall not apply to Roosevelt North, Roosevelt South and East Evergreen.
- (A) Trees shall be planted in the center of the ~~Green~~ STREETSCAPE Zone between curb and back of sidewalk.
 - (B) *Treewell size:* Minimum 5 feet by 5 feet or a 2 feet 6-inch radius from the base of the tree.
 - (I) ~~Structural soil shall be installed a minimum four (4) feet deep and ten (10) feet wide.~~
 - (II) A minimum two (2) inches of decomposed granite, NITROGEN STABILIZED MULCH or, similar material shall be installed ~~ATOP a top~~ the ~~structural~~ soil and below the tree grates.
 - (III) ~~Treewells can be elevated a maximum of two (2) feet.~~
 - (C) IF UNABLE TO PLANT TREES DUE TO PUBLIC UTILITY CONFLICT OR, PUBLIC UTILITY EASEMENT, PUBLIC AMENITIES SHALL BE PROVIDED IN THE AREA.

1. ALTERNATIVE PAVING MATERIALS SHOULD BE USED ON PRIVATE PROPERTY TO REDUCE URBAN HEAT ISLAND EFFECT AND, TO ALLOW NATURAL DRAINAGE AND, FILTRATION.
~~Permeable paving or porous concrete should be installed between five (5) and ten (10) feet from the base of the tree if hardscape is required.~~
 - a. PERMEABLE PAVING, POROUS CONCRETE OR, SIMILAR MATERIALS SHOULD BE INSTALLED AND, DESIGNED TO ENSURE ADEQUATE WATERING AND, ROOT GROWTH ADJACENT TO LANDSCAPE AREAS OR, TREE WELLS.
 - b. ALTERNATIVE MATERIALS SUCH AS BRICK PAVERS, PERMEABLE CONCRETE PAVERS, GRANITE AND, FLAGSTONE SHOULD BE ENCOURAGED ON WALKWAYS.
2. **Utility location**—~~All~~NO utility lines ~~and~~OR boxes should ~~not~~ be placed below ~~the street treeS or within the required structural soil-~~ IN THE STREETScape ZONE UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT.
3. **Drainage**—Building downspouts should not drain onto the sidewalk.
4. IF STREET TREES ARE NOT PLANTED OR EXISTING WITHIN THE STREETScape ZONE, ARCHITECTURALLY OR, ARTISTICALLY INTEGRATED PUBLIC AMENITIES SHOULD BE PROVIDED. AMENITIES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - a. SEATING (BENCHES / CHAIRS)
 - b. STRUCTURAL SHADE ELEMENTS (MAY BE CANTILEVERED)
 - c. PUBLIC ART ELEMENTS
 - d. COMMUNITY INFORMATION/NEWS EVENT BOARD/KIOSK
 - e. AREA WAYFINDING SIGNAGE
 - f. DESIGNER LIGHT FIXTURES

PLANNING AND DEVELOPMENT DEPARTMENT STAFF HAVE AUTHORITY TO ACCEPT ALTERNATIVE SOLUTIONS FOR THESE GUIDELINES.

NOTE: A revocable permit **OR, MAINTENANCE AGREEMENT** from the Streets Transportation Department may be required to place amenities in the right-of-way.

JK. Street and Alley Abandonment Guidelines.

1. **Street(s)**—Where streets are being abandoned, a pedestrian easement should be preserved to maintain a continuous walkable street.
- ~~2.~~ **STREET ABANDONMENTS SHOULD ONLY BE CONSIDERED FOR AN ENTIRE BLOCK SO THAT THEY DO NOT RESULT IN STAGGERED RIGHTS-OF-WAY ON A BLOCK FACE.**
- ~~2.~~ **3. Alley(s)**—Should be used for service, loading and other associated vehicular access points that are not consistent with creating a walkable pedestrian environment.
- ~~3.~~ **4.** Alley abandonment should only be approved when they result in fewer driveways along ~~Pedestrian or Front~~ **Streets** while promoting a pedestrian friendly block pattern.

KL. Pedestrian Street StandardsGUIDELINES (SEE MAP 1202.E).

- ~~1.~~ ~~All ground floor uses along Pedestrian Streets shall be active as indicated on the Land Use Matrix, except in combination with the active front yard, door yard and/or stoop/doorwell frontage types. *1~~
- ~~2.~~ ~~A minimum 10 feet of the sidewalk shall remain clear of amenities for pedestrians.~~
- ~~3.~~**1.** All pedestrian plazas ~~shall~~**SHOULD** be located adjacent to or visually accessed from the sidewalk of a Pedestrian ~~s~~**Street**.
- ~~2.~~ **AN ENHANCED LEVEL OF PEDESTRIAN AMENITIES, SUCH AS BENCHES; LIGHTS; SIGNAGE; STREET TREES; AND, SHADE STRUCTURES SHOULD BE PROVIDED.**
- ~~3.~~ **WINDOWS AND, DOORWAYS SHOULD BREAK UP THE FAÇADE OF THE GROUND FLOOR OF THE BUILDING FACING THE PEDESTRIAN STREET. BLANK WALLS WITHOUT DOORS AND, WINDOWS SHOULD NOT OCCUPY OVER SEVENTY PERCENT (70%) OF THE GROUND FLOOR FRONTAGE**
4. Sidewalk lighting ~~shall~~**SHOULD** be limited to a maximum height of 20 feet.

L. Pedestrian Street Guidelines.

- ~~1.~~ The following standards ~~GUIDELINES~~ shall ~~SHOULD~~ apply to the streets identified in ~~Section 1202.F.~~, any deviation from these standards shall be

~~approved by the Design Review Board.~~

~~2. Pedestrian circulation elements.~~

- ~~a. Signaled mid-block crossings should be encouraged for blocks longer than 300 feet.~~

~~3. Sidewalk paving.~~

- ~~a. Alternative paving colors should only be allowed when the entire length of the block will be paved.~~
- ~~b. Alternative materials such as brick pavers, permeable concrete, granite and concrete flags should be encouraged.~~

~~4. Pedestrian plaza's and open space should be small in size and located frequently along the block to provide resting space for pedestrians.~~

~~5. Enhanced corners (see Map 1202.FE).~~

M. ENHANCED CORNER GUIDELINES.

1. a. The uses that generate the highest pedestrian traffic should be located on enhanced corners and provide the following:

- a.** ~~(1)~~
A primary entrance that faces both streets and serves the greatest number of occupants.
- b.** ~~(2)~~ Additional building articulation that emphasizes the corner and promotes activity.

c. ACTIVE USES IDENTIFIED ON THE LAND USE MATRIX (SECTION **1204.D**) SHOULD OCCUPY THE GROUND FLOOR LEVEL.

~~6. Vehicular access.~~

- ~~a. Driveways and other vehicular circulators should be discouraged along pedestrian streets.~~
- ~~b. If for unavoidable reasons driveways are located along a pedestrian street, they should be shared by multiple properties to limit the number of curb cuts and drive Aisles.~~

M.N. Parking Garage Design Guidelines.

1. ~~Ground floor of~~ Parking garages or liner buildings should have **A MINIMUM OF FIFTY PERCENT (50%)** of the ground floor **FACING THE STREET RIGHT-OF-WAY**, excluding driveways, wrapped with ~~habitable spaces~~**ACTIVE USES** and consistent with the required frontage type.
2. Any portion of the parking garage visible from the public right-of-way or an **OFF-SITE** building should be screened with material and design consistent with the primary building.
3. Lighting within the parking structures should provide safety and security and be integrated into the architectural character both in terms of illumination and fixtures.
4. Rooftop lighting should be ~~setback~~**SET BACK** a minimum of 25 feet from the perimeter of the rooftop parking structure and shall be a maximum of 12 feet in height.
5. There should be a convenient, clear, safe and efficient internal circulation system ~~with in~~**WITHIN** the parking structure for both pedestrian and vehicular traffic including appropriate signage and placement of pedestrian circulation cores (elevators and stairs).
6. Appropriate visibility triangles and pedestrian crossings at exits and entrances should be provided in all parking structures.
7. Parking structures should not be adjacent to streets but should be adjacent to alleys or be internal to the site.

N.O. Residential-~~BUFFER~~ Alley Standards.

1. The following standards shall apply to properties adjacent to alleys identified **ON THE MAP 1202.F.** in addition to any other requirements of the Downtown Code. ~~Any deviation from these standards shall be approved by the Design Review Board.~~
2. **General requirements.**
 - a. A minimum 15-~~FOOT~~**feet** building setback **MEASURED FROM THE ALLEY RIGHT-OF-WAY** shall be provided for non-single family projects above 30 feet in height adjacent to a ~~residential~~**BUFFER** alley.
 - b. A 5-~~FOOT~~ **feet** landscaping strip shall be required adjacent to a

~~residential~~**BUFFER** alley for non-single family buildings and shall contain the following:

- (1) A minimum 40 inch high wall (that is consistent with the material, design and character of the primary building), landscaping berm or green wall shall be constructed.

3. Mechanical equipment & ventilation.

- a. **NEW** Non-roof mounted mechanical equipment and vents shall **NOT BE LOCATED WITHIN A REQUIRED** ~~be set back a minimum 30 feet from the rear~~ **SETBACK FROM THE BUFFER ALLEY** ~~property line.~~
- (1) The minimum distance can be reduced ~~to 15 feet when a fully dedicated alley is present and~~ **BY FIFTY PERCENT (50%)** IF the equipment and vents are fully screened.
- b. **NEW Roof** mounted equipment, antennas and satellite dishes shall be located a minimum 15 feet from the property line adjacent to the **BUFFER** alley with the exception of solar panels and/or solar water heaters.

4. Service area.

- a. When loading areas are within 30 feet from the ~~residential~~**BUFFER** alley, loading, pickup and deliveries shall be prohibited between 9 p.m. and 6 a.m. and posted with signage.
- b. All trash/recycling containers and other odor generating facilities shall be fully screened with a wall or structure, covered and accessed with a latching door.

~~5. Balconies shall not be oriented towards a residential alley or the surrounding single family homes.~~

~~6 Lighting shall not exceed 15 feet in height.~~

O.P. Residential-BUFFER Alley Guidelines.

1. Service areas.

- a. Any trash/recycling container higher than 6 feet should be treated with a green screen on the side visible from the street or **BUFFER** alley.

- b. Containers should be rolled out only for trash collection and returned to the screening facility during normal use.

2. **Lighting.**

- a. Lighting should be minimized or turned off when the building is not in use.
- b. Security lighting should be activated by motion detectors rather than remaining on throughout the night.
- c. Lighting that emits white or near white light should be avoided and replaced with softer light that is compatible with the adjacent uses.
- d. Illuminative gases and fiber optics should not be placed on structure that are adjacent to a **residentialBUFFER** alley.

3. **Residential privacy.**

- a. Windows and balconies that can visually access the adjacent **EXISTING** single family homes should incorporate design treatments such as orientation, location or various screening devices to protect the privacy of the neighboring homes.
- b. Rooftop patios should be oriented away from the **residentialBUFFER** alley and fully screened to prevent visual access, noise, and light from being directed towards the **BUFFER** alley.
- c. Outdoor dining should be prohibited adjacent to or oriented towards a **residentialBUFFER** alley.
 - (1) If an outdoor dining area is visible from **residentialBUFFER** alley it should be fully screened at a height of six (6) feet with vegetation and a wall that is consistent with the design and character of the primary building.

P.Q. Long-Term Bicycle Parking & Amenity Standards.

- 1. Commercial non-retail uses, over 5,000 sq. ft. shall provide a minimum of one (1) long-term space per 40 vehicle parking spaces provided up to a required maximum of 25 long term spaces.
 - a. If no **VEHICLE** parking is provided, ~~than~~**THEN** a minimum **OF** two **SPACES ARE REQUIRED. TWO (2) SPACES SHALL BE PROVIDED FOR EVERY 25,000 SQUARE FEET OF BUILDING**

SQUARE FOOTAGE.

- b. ~~Spaces shall be provided for 25,000 square feet of building square footage.~~

2. Showers and lockers.

- a. Commercial non-retail uses over 100,000 square feet shall provide a minimum of two **SHOWER STALLS AND TEN (10) LOCKERS THAT ARE ACCESSIBLE TO THE BUILDING'S OCCUPANTS.**
- b. ~~Shower stalls and ten (10) lockers that are accessible to the building's occupants.~~

Q.R. General Building Form Guidelines.

1. Building placement.

- a. Where the street setbacks of existing buildings on either side have differing setbacks from the street, the new development should resolve the difference through the design and location of the facade.
- b. Building additions and alterations should not eliminate an existing developed pedestrian path or public area.
- c. The proposed building orientation should respect climate conditions by minimizing heat gain and considering the impact of shade on adjacent areas.

2. Building design.

- a. Natural surveillance should be maximized in project design to encourage easy observation of people and property near entryways, pathways, public spaces and parking lots.
- b. The building facade should be designed to provide a sense of human scale at the ground level by providing a clear architectural distinction between ground floor levels and all additional levels.
- c. All sides of a building should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
- d. Side and rear building facades should have a level of trim and finish compatible with the front facade, particularly if they are visible from the street.

- e. Monotonous building elevations should be avoided, building accents should be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.
- f. Architecture and applied treatments that express corporate identity should be de-emphasized. **THE Building** should be a unique structures that compliments and blends with the surrounding context.
- g. Architectural details such as exterior finish materials, architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting should contribute to creating a coherent architectural concept.
- h. Wall surface materials, if the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g. stucco); if the building volume and pattern of wall openings are simple, additional texture and articulation should be employed (e.g. bricks or blocks, rusticated stucco, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.
- i. Building walls above 90 feet should utilize light colored, smooth textured, low mass or thin, highly dense materials.
- j. Overhangs and canopies should be integrated in the building design.
- k. A designated space for recycle containers should be provided for all new development receiving preliminary site plan approval after ~~(date of ordinance adoption)~~ **MARCH 14, 2010**. Location and size shall be determined by the Solid Waste Division of the Public Works Department.
- l. *Roofs*—Green roofs may be counted toward open space **(USEABLE OR PASSIVE)** requirements. **OCCUPIABLE** Green roofs should comply with open space landscaping and shade standards and be accessible to all building occupants.
 - (1) Roof should have the following Solar Reflective Index (SRI) for 75% of the roof surface:
 - (A) 78 SRI for low-sloped that have a slope less than 2:12.
 - (B) 29 SRI for steeped sloped roofs that have slopes

greater than 2:12.

- (C) A green roof that covers 75% of the roof area may be used in lieu of an SRI roof.

3. Pedestrian access and circulation.

- a. Buildings, primary entrances, crosswalks and pathways should be sited, oriented and designed to minimize walking distances to public sidewalks.
- b. Primary entrances adjacent to streets should connect directly to public sidewalks.
- c. Sites with multiple buildings should provide a pedestrian network connecting each building together and to public sidewalks, common areas and adjacent sites when compatible.

4. Residential privacy.

- a. Windows and balconies that face each other ~~a~~ should receive special design treatment to increase privacy for residential uses.
- b. Windows and balconies that face each other should receive special design treatment to increase privacy for residential uses by providing one of the following:
 - (1) Louvers;
 - (2) Privacy screens;
 - (3) Windows that start a minimum of 6 feet above respective finished floor; or
 - (4) Frosted or tinted window treatments.
 - (5) Windows facing into interior side yards should be kept to a minimum to ensure privacy.

R.S. Window Guidelines.

- 1. Windows placed above 30 feet in height shall be designed to reduce summer solar heat gain **AND, REFLECTIVITY. within the building by incorporating one of the following:**
- 2. ~~Windows shall have a Solar Heat Gain Coefficient (SHGC) of .40 or lower.~~

- a. ~~East SLF: 0.8 or louvers.~~
- b. ~~Southeast SLF: 1.4.~~
- c. ~~South SLF: 3.6.~~
- d. ~~Southwest SLF: 1.4.~~
- e. ~~West SLF: 0.8 or louvers.~~

S.I. Lighting Guidelines.

- 1. ~~Height: Maximum 25 feet.~~
- 21.** Lighting should be shielded with cut off fixtures and deflectors to direct the light downward and limit on-site lighting levels to a maximum of one (1) foot candle at the property line.
- 32.** Lighting fixtures should be consistent with and complement the design and character of the primary building.
- 43.** Uniform pedestrian scale lighting should be used for all on site lighting at building entrance and exits, and in public assembly and parking areas.
- 54.** Large "flood" type lights should be avoided.

T.U. General Screening Standards.

- 1. All rooftop equipment and satellite dishes must be screened to the height of the highest equipment or integrated into the building design with the exception of solar panels and/or solar water heaters.
- ~~2. All services areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.~~
- 3.2.** Ground floor vents shall be oriented away from pedestrian plazas, ~~front and~~ **pedestrian streets.**
- 4.3.** All equipment shall be located, designed and have incorporated building materials to reduce the noise and operational impacts on residents, public space and adjacent properties with ~~an~~ **ONE (1)** of the following:
 - a. *Structural screening/parapet*—The material, design and character

shall be consistent with the primary building.

- b. *Vegetation*—A minimum 75% of the equipment shall be screened upon installation of the vegetation.
- c. *Mechanical penthouse*—The material, design and character shall be consistent with the primary building.

U.V. General Screening Guidelines.

- 1. All new or relocated electric lines 12 KV and smaller, communications and cable television and all on premise wiring should be placed underground in all developments where visible from streets or adjoining properties.
- 2. Service areas should be located away from public view.
- 3. All equipment, antennas and satellite dishes should not be located along the ~~front or p~~Pedestrian ~~s~~Street facing facade.
- 4. All loading docks, trash and recycling containers, transformers, backflow preventers and other mechanical or electrical equipment should not be located along the ~~front or p~~Pedestrian ~~s~~Street and should not be visible from public view
- 5. All service area screening should be a minimum height of 6 feet with any combination of the following standards:
 - a. *Wall or structure*—The material, design and character should be consistent with the primary building.
 - b. *Vegetation*—A minimum 75% of the service area should be screened upon installation of the vegetation.

W. ARTS, CULTURE, SMALL BUSINESS AREA

- 1. INTENT. THE ARTS, CULTURE AND SMALL BUSINESS OVERLAY IS INTENDED TO ALLOW GREATER FLEXIBILITY IN LAND USES AND, STANDARDS THAT WILL CONTRIBUTE TO THE VITALITY OF THE DOWNTOWN AREA AND, WILL ENHANCE COMMUNITY EVENTS.**
- 2. APPLICABILITY. THE AREA INDICATED ON THE ARTS, CULTURE, SMALL BUSINESS AREA MAP IN SECTION 1202.G HAS THE FOLLOWING STANDARDS AND, GUIDELINES. WHERE THERE IS A CONFLICT WITH OTHER ZONING ORDINANCE PROVISIONS, THE MORE PERMISSIVE SHALL APPLY.**

- 3.** OUTDOOR CULTURAL EVENTS AND, PERFORMANCES. OUTDOOR EVENTS OR, PERFORMANCES THAT ARE OPEN TO THE PUBLIC AND, THAT FEATURE VISUAL ART; MUSIC; DANCE; THEATER; PERFORMANCE ART; SCIENCE, DESIGN OR, CULTURAL HERITAGE ARE PERMITTED, SUBJECT TO THE FOLLOWING:
- a.** THE OUTDOOR EVENT OR, PERFORMANCE MUST BE PRESENTED BY AN EXISTING BUSINESS ON THE PROPERTY AND, MUST COMPLY WITH ALL APPLICABLE CODES AND, ORDINANCES
 - b.** THE BUSINESS' REGULAR STOCKED ITEMS MAY BE DISPLAYED OUTDOORS AND, BE AVAILABLE FOR PURCHASE DURING THE EVENT OR, PERFORMANCE BUT PAYMENT FOR ALL ITEMS SHALL OCCUR INDOORS. NO OTHER ITEMS MAY BE DISPLAYED FOR SALE OUTDOORS DURING THE EVENT OR, PERFORMANCE.
 - c.** OUTDOOR EVENTS OR, PERFORMANCES ARE LIMITED TO FRIDAYS, SATURDAYS AND, SUNDAYS ONLY.
 - d.** FRIDAY AND, SATURDAY EVENTS OR, PERFORMANCES SHALL BE LIMITED TO THE HOURS BETWEEN **10:00 A.M.**, AND, **12:00 A.M.**. NO AMPLIFIED MUSIC OR, LOUDSPEAKERS MAY BE USED OUTSIDE AFTER **10:00 P.M.**
 - e.** SUNDAY OUTDOOR EVENTS OR, PERFORMANCES SHALL BE LIMITED TO THE HOURS BETWEEN **10:00 A.M.** AND, **10:00 P.M.**. NO AMPLIFIED MUSIC OR, LOUDSPEAKERS MAY BE USED AFTER **8:00 P.M.**
 - f.** HOURS AND, DAYS OF OUTDOOR EVENTS OR, PERFORMANCES MAY BE EXTENDED SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE STANDARDS AND, PROCEDURES OF THE ZONING ADMINISTRATOR SECTION OF THE ZONING ORDINANCE.
 - g.** OUTDOOR EVENTS OR, PERFORMANCES IN THE DOWNTOWN CODE BOUNDARIES SHALL BE A MINIMUM OF THREE-HUNDRED (**300**) FEET FROM ANY ADJACENT CHARACTER AREA THAT IS NOT INCLUDED IN THE ARTS, CULTURE, AND, SMALL BUSINESS AREA DEPICTED ON THE MAP IN SECTION **1202.G** AND, FROM ANY SINGLE-FAMILY ZONING DISTRICT OUTSIDE OF THE DOWNTOWN CODE AREA.

4. ACCESSORY USES

a. HOME OCCUPATIONS ARE PERMITTED SUBJECT TO THE FOLLOWING:

(1) EMPLOYEES ARE PERMITTED, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ADMINISTRATOR SECTION OF THE ZONING ORDINANCE.

(2) NO MORE THAN FIFTY PERCENT **(50%)** OF THE DWELLING UNIT MAY BE USED FOR ANY HOME OCCUPATION.

b. THE FOLLOWING ACCESSORY USES ARE PERMITTED:

(1) OUTDOOR DINING AS ACCESSORY TO A RESTAURANT IS PERMITTED SUBJECT TO THE FOLLOWING:

(A) THE OUTDOOR DINING AREA SHALL BE A MINIMUM OF THIRTY **(30)** FEET FROM THE BOUNDARY OF AN ADJACENT CHARACTER AREA NOT INCLUDED IN THE ARTS, CULTURE, AND, SMALL BUSINESS AREA DEPICTED ON MAP **1202.G** AND, FROM ANY SINGLE-FAMILY ZONING DISTRICT OUTSIDE OF THE DOWNTOWN CODE AREA.

(B) THE OUTDOOR DINING AREA AND, ACCESSORY PUBLIC SPACE SHALL BE CLEARLY DELINEATED BY A MINIMUM THREE **(3)** FOOT HIGH CONTINUOUS FENCE, WALL OR, PLANTER.

(C) THE OUTDOOR DINING AREA SHALL NOT BE MORE THAN TWENTY-FIVE PERCENT **(25%)** OF THE PRIMARY BUILDING'S GROUND LEVEL GROSS FLOOR AREA. THE OUTDOOR DINING AREA MAY EXCEED TWENTY-FIVE PERCENT **(25%)** TO A MAXIMUM OF FIFTY PERCENT **(50%)** SUBJECT TO OBTAINING A USE PERMIT.

(D) HOURS OF OPERATION FOR OUTDOOR DINING AREA SHALL NOT EXTEND BEYOND RESTAURANT HOURS OF OPERATION.

(E) THE OUTDOOR DINING AREA SHALL NOT RESTRICT OR, IMPEDE ACCESSIBLE ACCESS TO THE BUILDING OR, THE PARKING AREA.

(2) OUTDOOR CRAFTING OF ART ASSOCIATED WITH THE BUSINESS INSIDE THE BUILDING WHEN THE SUBJECT PARCEL ABUTS AN ARTERIAL OR, COLLECTOR STREET IS PERMITTED AND SUBJECT TO THE FOLLOWING:

(A) STORAGE OF MATERIALS ASSOCIATED WITH THE CRAFTING AREA SHALL NOT EXCEED EIGHT **(8)** FEET IN HEIGHT AND, BE LIMITED TO THE REAR AND SIDE YARD.

(B) STORAGE AREA SHALL BE FULLY SCREENED WITH A SOLID WALL OR, LANDSCAPING.

(C) STORAGE OF MATERIALS ASSOCIATED WITH THE CRAFTING AREA EXCEEDING EIGHT **(8)** FEET IN HEIGHT SHALL BE SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ADMINISTRATOR SECTION OF THE ZONING ORDINANCE.

5. SIGNS

a. A-FRAME SIGNS ARE PERMITTED ON PRIVATE PROPERTY, SUBJECT TO THE FOLLOWING:

(1) NO OFF SITE ADVERTISING IS PERMITTED.

(2) A MAXIMUM OF ONE **(1)** A-FRAME SIGN IS PERMITTED PER TWENTY-FIVE **(25)** FEET OF STREET FRONTAGE.

(3) A MAXIMUM OF SIX **(6)** SQUARE FEET OF SIGNAGE PER SIDE OF THE A-FRAME SIGN IS PERMITTED.

(4) THERE SHALL BE A MAXIMUM HEIGHT OF THREE **(3)** FEET FROM NATURAL GRADE.

(5) ALL SIGNS SHALL BE REMOVED DAILY AT THE CLOSE OF BUSINESS OR, EVENT.

b. SHINGLE SIGNS ARE PERMITTED SUBJECT TO THE FOLLOWING:

- (1)** A MAXIMUM OF ONE **(1)** SIGN IS PERMITTED FOR EACH BUSINESS PER FAÇADE IF ACCESS TO BUSINESS IS AVAILABLE FROM THAT FAÇADE.
- (2)** A MINIMUM CLEARANCE OF EIGHT **(8)** FEET FROM FINISHED GRADE TO THE BOTTOM OF THE SIGN SHALL BE PROVIDED.
- (3)** A MAXIMUM OF FIVE **(5)** SQUARE FEET IN AREA SHALL BE PERMITTED PER SIDE.
- (4)** NO BACK LIT OR, CABINET SIGNS ARE PERMITTED.

c. WALL AND WINDOW SIGNS ARE PERMITTED FOR STRUCTURES EXISTING AS OF MAY **2, 2008** AS FOLLOWS:

(1) WALL SIGNS.

(A) THE MAXIMUM SQUARE FOOTAGE PERMITTED PER SECTION **705.D** MAY BE INCREASED BY TWENTY-FIVE PERCENT.

(B) THE MAXIMUM SQUARE FOOTAGE PERMITTED MAY BE INCREASED BY AN ADDITIONAL TEN PERCENT **(10%)** IF GRAPHICS COMPRISE A MINIMUM OF TEN PERCENT OF THE OVERALL SQUARE FOOTAGE OF THE SIGN.

(2) WINDOW SIGNS.

(A) THE TOTAL AREA OF SUCH SIGNS SHALL NOT EXCEED FORTY PERCENT **(40%)** OF EACH WINDOW AREA LOCATED ON THE GROUND FLOOR OF THE BUILDING.

d. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.

6. **PARKING, YARD AND AREA REQUIREMENTS FOR NON RESIDENTIAL USES OR MIXED USE CONTAINING NON RESIDENTIAL USES.**

a. FOR PARKING, YARD AND AREA REQUIREMENTS FOR STRUCTURES EXISTING AS OF MAY **1, 2008**:

- (1)** REGARDLESS OF CHANGE OF USE OR OCCUPANCY NO ADDITIONAL PARKING OR LANDSCAPING SHALL BE REQUIRED.
 - (2)** STRUCTURES MAY BE EXPANDED A TOTAL OF EITHER FIVE-HUNDRED **(500)** GROSS SQUARE FEET OR, TWENTY-FIVE PERCENT **(25%)** OF THE EXISTING STRUCTURE, WHICHEVER IS GREATER, AND SHALL NOT REQUIRE ADDITIONAL PARKING OR, LANDSCAPING.
 - (3)** BUILDING ADDITIONS MAY EXCEED THE LOT COVERAGE OF THE UNDERLYING ZONING DISTRICT BY TWENTY-FIVE PERCENT **(25%)**, EXCLUDING THOSE WITH HISTORIC PRESERVATION OVERLAYS.
 - (4)** INTERIOR SETBACKS MAY BE REDUCED BY A MAXIMUM OF TWENTY-FIVE PERCENT **(25%)** OF THAT REQUIRED BY THE UNDERLYING ZONING DISTRICT, EXCLUDING THOSE WITH HISTORIC PRESERVATION OVERLAYS.
- b.** OUTDOOR DINING WHICH DOES NOT EXCEED TWENTY-FIVE PERCENT **(25%)** OF THE PRIMARY BUILDING'S GROUND LEVEL GROSS FLOOR AREA SHALL NOT REQUIRE ANY ADDITIONAL PARKING. THE OUTDOOR DINING AREA MAY EXCEED TWENTY-FIVE PERCENT **(25%)** TO A MAXIMUM OF FIFTY PERCENT **(50%)** SUBJECT TO OBTAINING A USE PERMIT.
- c.** VEHICLES ARE PERMITTED TO MANUEVER IN THE ALLEY SUBJECT TO APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN PAVING, ADEQUATE MANEUVERING SPACE AND, VISIBILITY ARE ADDRESSED. WHEN VEHICULAR ACCESS TO THE SITE IS PROVIDED FROM AN ALLEY, NO LANDSCAPE SETBACK IS REQUIRED ADJACENT TO THE ALLEY.

X. LOT COVERAGE

- 1.** LOT COVERAGE BY RIGHT OR OBTAINED BY SUSTAINABILITY BONUS POINTS MAY BE UP TO ONE-HUNDRED PERCENT **(100%)** IN THE FOLLOWING CHARACTER AREAS: DOWNTOWN GATEWAY; EVANS CHURCHILL EAST; EVANS CHURCHILL WEST; ROOSEVELT EAST; TOWNSEND PARK; VAN BUREN AND, WAREHOUSE.

 - a.** DESIGN REVIEW COMMITTEE HAS THE AUTHORITY TO APPROVE REDUCTIONS IN THE REQUIRED SIDE AND, REAR

BUILDING SETBACKS TO ACCOMMODATE ENTITLED LOT COVERAGE.

- b REQUIRED FRONT BUILDING SETBACKS DO NOT NEED TO BE MET WHEN THERE IS A CONFLICT WITH THE LOT COVERAGE ENTITLEMENTS.**

1208 Biomed.

- A. **Intent.** The Biomed Character Area which is home to the biomedical campus should be a lively urban district with medical workers, researchers, and students. Restaurants and shops on Garfield Street, Roosevelt Row, and Arizona Center are all located within a short walk and development should be designed to reinforce pedestrian convenience to these areas through a consistent pattern of shaded sidewalks. Small plazas and courtyards are encouraged to be located along streets, typically near building entrances, providing gathering places and "cool pockets" on hot days. Landscaped courtyards interior to the campus should serve as mid-block pedestrian connections. Views of the landscaped courtyards should be visible from the street, enriching the street environment.
- B. **Development Standards.**
1. **Maximum height.**
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Height bonus:* None.
 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* Maximum 50% increase in density.
 3. **Maximum lot coverage.**
 - a. *Lot coverage:* 100%.
 - (1) *Bonus:* None.
 4. **Minimum side & rear setbacks.**
 - a. Primary building.

(1) *Side:* 0 feet.

(2) *Rear:* 0 feet.

5. **Required parking:** Governed by Section 1206

a. *Parking bonus:*

(1) *Increase:* Maximum 50%.

(2) *Decrease:* Maximum 100%.

6. **Fences.**

a. *Side yard:* Maximum height 6 feet.

b. *Rear yard:* Maximum height 6 feet.

7. SIGNAGE.

a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.

b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.

C. Building Form Guidelines.

1. Above 65 feet, tall buildings should not have massing that is boxy, bulky, and elongated.
2. Upper floors should be served by common entrance lobbies that ~~shall~~**SHOULD** be accessed from the ~~front or p~~**Pedestrian s**Street.
3. Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.
4. The reflectivity of windows should be limited to twenty (20) percent.

D. Open Space Guidelines.

1. For sites of 50,000 net square feet or larger, minimum open space of at least 5% of the net lot area should be provided.

- a. Open space areas should be a minimum 500 square feet with a minimum dimension of 20 feet.
- b. The open space should connect to or be visible from a ~~front of~~ **Pedestrian sStreet**.
- c. *Landscape:*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - (2) Fences/walls.
 - (A) *Height:* 6 feet maximum.
 - (B) *Materials:* Wrought iron, brick.

E. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Garfield Street 4th St. to 6th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	7' <u>5'</u>	40' <u>15'</u>
McKinley Street 4th St. to 7th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	7' <u>5'</u>	40' <u>15'</u>
Pierce Street 4th St. to 7th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	7' <u>5'</u>	10'
Fillmore Street 5th St. to 7th St.	All-Allowed uses	5'	10'	Minimum 50%	ALL	7' <u>5'</u>	10'
Van Buren Street 5th St. to 9th St.	Non-Residential	0'	5'	Minimum 75%	S, GA	6'	6'
4th Street Garfield St. to Fillmore St.	Non-Residential	5'	10'	Minimum 75%	SD, S, GA	6'	8'
5th Street Garfield St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	10'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
5th Street Fillmore St. to Van Buren St. MONROE	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	10'
6th Street Garfield St. to Fillmore St.	Non-Residential	5'	10'	Minimum 75%	SD, S, GA	10'	10'
7th Street McKinley St. to MONROE Fillmore St.	Non-Residential	0'	5'	Minimum 75%	S, GA	8' 5'	10'

(AFY) Active Front Yard, (SD) Stoop/Dooryard ~~WELL~~, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

1209 Business Core.

A. **Intent.** The Business Core should function as a strong regional center for employment, entertainment, conventions, tourism, ~~AND~~ cultural institutions, ~~and entertainment venues~~, drawing visitors from around the country and attracting residents from throughout the region. The greatest development intensity within the region should be located within this Character Area. New development should be innovative and incorporate small public spaces that promote pedestrian movement and comfort. The Business Core should have vibrant pedestrian activity and be served frequently by multiple modes of high quality public transit.

B. **Development Standards.**

1. **Maximum height.** (Note: The Business Core has unlimited height up to the airport height zoning limits).
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Height bonus:* None.
2. **Maximum density.**

- a. Governed by the density map, Section 1202.D. (Note: The Business Core has unlimited density).
 - (1) *Bonus:* None.
- 3. **Maximum lot coverage.**
 - a. *Lot coverage:* 100%.
 - (1) *Bonus:* None.
- 4. **Minimum side & rear setbacks.**
 - a. Primary building.
 - (1) *Side:* 0 feet.
 - (2) *Rear:* **50** feet.
- 5. **Required parking:** Governed by Section 1206. (Note: The Business Core has no parking requirements for non-residential uses).
 - A. *Parking bonus:*
 - (1) *Increase:* 100%.
 - (2) *Decrease:* 100% only for rental housing.
- 6. **Fences.**
 - a. *Side yard:* Maximum height 8 feet.
 - b. *Rear yard:* Maximum height 8 feet.
- 7. **Base guidelines.**
 - a. All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.
 - b. The base of a building(s) should be placed parallel, and not at an angle, to the street.

- c. *Building form guidelines.*
- ~~4.~~ (1) Above 65 feet, tall buildings should not have massing that is boxy, bulky, and elongated.
 - ~~2.~~(2) Upper floors should be served by common entrance lobbies that shall be accessed from the front or pedestrian street.
 - ~~3.~~(3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.
 - ~~4.~~(4) Building towers should have a minimum separation of 20 feet.
 - ~~5.~~(5) The reflectivity of windows should be limited to twenty (20) percent.
 - ~~6.~~ (6) The uppermost floors of high-rise buildings should be articulated to achieve a distinctive skyline profile.

8. SIGNAGE.

a. SIGNAGE IN THE BUSINESS CORE CHARACTER AREA SHALL BE GOVERNED BY THE REGULATIONS APPLICABLE TO SIGNS FOR COMMERCIAL LAND USE AS ESTABLISHED IN SECTION **705.** SIGNS NOT VISIBLE BEYOND THE BOUNDARIES OF THE LOT OR, PARCEL UPON WHICH THEY ARE SITUATED OR, FROM ANY PUBLIC THOROUGHFARE, ARE NOT REGULATED AS SIGNS.

(1) SIGNS PROJECTING MORE THAN SIX **(6)** INCHES FROM THE FRONT OF BUILDINGS OVER THE PUBLIC RIGHT-OF-WAY SHALL BE PERPENDICULAR TO THE STREET (I.E., NINETY-DEGREE ANGLE), WITH A MAXIMUM OF ONE **(1)** SIGN PER ENTRANCE. ALL SIGNS THAT EXTEND INTO OR OVER THE PUBLIC RIGHT-OF-WAY SHALL BE PERMITTED ONLY UPON ISSUANCE OF A REVOCABLE PERMIT AS ADMINISTERED BY THE CITY OF PHOENIX. EACH SIGN SHALL:

(A) IDENTIFY ONLY ONE BUSINESS.

(B) PROVIDE A MINIMUM EIGHT-FOOT **(8)** HEAD CLEARANCE. EXISTING SIGNS WITH A MINIMUM OF SEVEN FEET SIX INCHES **(7'6")** CLEARANCE MAY REMAIN.

- (C)** PROJECT NO MORE THAN THREE **(3)** FEET INTO THE PUBLIC RIGHT-OF-WAY.
 - (D)** BE INDIRECTLY ILLUMINATED FROM A SHIELDED LIGHT SOURCE (I.E., NOT BACKLIT OR, "CABINET" SIGN).
- (2)** AWNING SIGNS SHALL BE PERMITTED BY RIGHT. AWNING SIGNS SHALL HAVE LETTERS NO MORE THAN TEN **(10)** INCHES IN HEIGHT.
 - (3)** SIGNS PAINTED ON THE BUILDING SURFACE OR LETTERS MOUNTED DIRECTLY TO THE BUILDING SURFACE SHALL:
 - (A)** BE A MAXIMUM OF ONE **(1)** SQUARE FOOT OF SIGNAGE FOR EACH LINEAL FOOT OF BUILDING ELEVATION TO A MAXIMUM OF ONE HUNDRED **(100)** SQUARE FEET.
 - (B)** EXTEND NO CLOSER THAN ONE-HALF THE VERTICAL HEIGHT OF THE LETTERS EMPLOYED TO A BUILDING CORNER (VERTICAL EDGE) OR TO A ROOFLINE.
- b.** SIGNAGE MAY BE INCREASED BY UP TO TWENTY-FIVE PERCENT **(25%)** BY SUBMITTING A COMPREHENSIVE SIGN PLAN AS PROVIDED IN THE PHOENIX SIGN CODE, SECTION **705.E.**
 - c.** THE FOREGOING REQUIREMENTS SHALL NOT APPLY TO SIGNS EXCEEDING FIFTY-SIX **(56)** FEET IN HEIGHT APPROVED THROUGH A COMPREHENSIVE SIGN PLAN AND, SUBJECT TO THE REQUIREMENTS OF SECTION **705.D.3.i** OF THE ZONING ORDINANCE.
 - d.** WINDOWS FRONTING THE PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED A TOTAL OF MORE THAN TWENTY PERCENT **(20%)** OF THE WINDOW PANEL AREA.
 - e.** SECOND-STORY OR BASEMENT BUSINESS FRONTING THE PUBLIC RIGHT-OF-WAY MAY ONLY USE A SIGN IN A SECOND-STORY WINDOW, OR, USE A WALL SIGN. AWNING SIGNS SHALL NOT BE PERMITTED ON SECOND-STORY WINDOWS.

- f.** CORNER BUILDINGS SHALL BE ALLOWED SIGNAGE ON EACH STREET FRONTAGE.
- g.** FREESTANDING OR, GROUND SIGNS MAY BE ALLOWED TO A MAXIMUM OF FORTY SQUARE FEET **(40)** IN AREA IF THE PRIMARY BUILDING IS SET BACK FIFTEEN OR, MORE FEET FROM THE PROPERTY LINE FOR MORE THAN FIFTY PERCENT **(50%)** OF THE STREET FRONTAGE. SAID SIGN SHALL BE A MAXIMUM OF THREE FEET IN HEIGHT. SIGNS MAY BE UP TO TWENTY **(20)** FEET IN HEIGHT AND ONE HUNDRED **(100)** SQUARE FEET IN AREA IF A COMPREHENSIVE SIGN PLAN IS FILED AND, IF THE PROJECT COVERS A FULL BLOCK OR, MORE.
- h.** DIRECTIONAL SIGNS FOR ACCESSORY PARKING WILL BE ALLOWED TO A MAXIMUM OF SIX **(6)** SQUARE FEET PER SIGN PER DRIVEWAY ENTRANCE. SAID SIGN SHALL BE A MAXIMUM OF THREE **(3)** FEET IN HEIGHT. NO MORE THAN TWENTY-FIVE PERCENT **(25%)** OF THE AREA MAY BE DEVOTED TO BUSINESS IDENTIFICATION.
- i.** THE PROVISIONS OF SECTION **705.C.6.d** (ILLUMINATED SIGN SPACING FROM RESIDENTIAL USE) SHALL NOT APPLY WITHIN THE BUSINESS CORE CHARACTER AREA.
- j.** SIGNS, BANNERS, BALLOONS, FLAGS, GUIDONS, AND SIMILAR DEVICES MAY BE ERECTED SUBJECT TO A USE PERMIT IN CONJUNCTION WITH SPECIAL PROMOTIONAL EVENTS TO BE HELD WITHIN THE DOWNTOWN CODE OF A CIVIC OR, COMMERCIAL NATURE. NO MORE THAN TWENTY-FIVE PERCENT **(25%)** OF THE AREA MAY BE DEVOTED TO CORPORATE SPONSORSHIP IDENTITY. FINDINGS OF APPROVAL SHALL INCLUDE:

 - (1)** THE SIGNS AND OTHER DISPLAYS ARE APPROPRIATE IN SCALE, COMPOSITION, AND, MANNER OF DISPLAY WITH SURROUNDING DEVELOPMENT.
 - (2)** THE LENGTH AND, FREQUENCY OF SUCH DISPLAYS ARE COMPATIBLE WITH THE GOALS AND OBJECTIVES OF THE DOWNTOWN REDEVELOPMENT PROGRAM.
 - (3)** WHEN TWO OR, MORE ADJOINING ESTABLISHMENTS ARE TO PARTICIPATE EQUALLY IN THE EVENT, A SINGLE

REQUEST FOR A USE PERMIT MAY BE FILED.

k. FOR MASTER PLANNED DEVELOPMENTS COVERING ONE OR, MORE DOWNTOWN BLOCKS (THREE HUNDRED FEET BY THREE HUNDRED FEET MINIMUM), SIGNS, BANNERS, AND FLAGS MAY BE ERECTED SUBJECT TO A USE PERMIT IN COMPLIANCE WITH A COMPREHENSIVE SIGN PLAN. FINDINGS OF APPROVAL SHALL INCLUDE:

- (1)** THE SIGNS AND OTHER DISPLAYS ARE APPROPRIATE IN SCALE, COMPOSITION, AND, MANNER OF DISPLAY WITH SURROUNDING DEVELOPMENT.
- (2)** THE LENGTH AND, FREQUENCY OF SUCH DISPLAYS ARE COMPATIBLE WITH THE GOALS AND, OBJECTIVES OF THE DOWNTOWN REDEVELOPMENT PROGRAM.
- (3)** THE SIGNS, BANNERS AND, FLAGS ARE MOUNTED AND, SECURED SO AS NOT TO POSE A DISTRACTION OR, HAZARD TO VEHICLES OR, PEDESTRIANS.
- (4)** CONTENT IS LIMITED TO LOGOS, GRAPHICS AND, PROJECT NAME.

l. WALL SIGNS ON BUILDINGS IN A DESIGNATED HISTORIC PRESERVATION ZONING DISTRICT EXCEEDING THE APPLICABLE SIZE REGULATIONS MAY BE ALLOWED BY THE HISTORIC PRESERVATION COMMISSION IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION **812.C.3** AND, UPON THE ADDITIONAL FINDING THAT THE PROPOSED SIGNAGE REPLICATES THE SIZE, SHAPE, AND, PLACEMENT OF THE ORIGINAL WALL SIGNAGE.

m. THE FOLLOWING SIGNS ARE PROHIBITED:

- (1)** SIGNS PLACED ABOVE OR ON TOP OF ANY PORTION OF THE ROOF OR, FRONT PARAPET.
- (2)** SIGNS ADVERTISING GOODS OR, SERVICES NOT PROVIDED ON THE PREMISES EXCEPT FOR NONCOMMERCIAL SIGNAGE.
- (3)** SIGNS UTILIZING MOVING, FLASHING, OR, ROTATING LIGHTS OR, MECHANISMS, EXCEPT AS PROVIDED BY A USE PERMIT.

n. FOR MASTER PLANNED DEVELOPMENTS COVERING CONTIGUOUS AREA OF AT LEAST TEN **(10)** ACRES, SIGNS, INCLUDING THOSE SIGNS, BANNERS, FLAGS OTHERWISE PROHIBITED BY SECTIONS **1209.B.8.j** AND **1209.B.8.m** MAY BE ERECTED SUBJECT TO APPROVAL OF A MASTER PLANNED DEVELOPMENT SIGN PLAN AND RELATED DETAILED PROJECT SIGN PLANS IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. IN RECOGNITION OF DESIGN THAT CONTRIBUTES TO AND, FURTHERS THE GOALS OF THE DOWNTOWN PHOENIX PLAN, THE CITY MAY APPROVE A MASTER PLANNED DEVELOPMENT SIGN PLAN TO ALLOW LARGER AND, TALLER SIGNS THAN ARE OTHERWISE ALLOWED WITHIN THE DOWNTOWN CODE DISTRICT.

(1) SIGN TYPES. IN ADDITION TO OTHER SIGNS PERMITTED IN THE BUSINESS CORE CHARACTER AREA AND THOSE SIGNS, BANNERS, AND, FLAGS OTHERWISE PROHIBITED BY SECTIONS **1209.B.8.j** AND **1209.B.8.m**, THE FOLLOWING SIGN TYPES SHALL BE PERMITTED IN A MASTER PLANNED DEVELOPMENT SIGN PLAN: AERIAL VIEW SIGNS; ANIMATED SIGNS; ARCHITECTURAL LEDGE SIGNS; AWNING SIGNS; ELECTRONIC MESSAGE DISPLAY SIGNS; INFLATABLE SIGNS; KINETIC SIGNS; PROJECTED IMAGE SIGNS; PROJECTING SIGNS; ROOF SIGNS; SUPERGRAPHIC SIGNS; AND, WAYFINDING SIGNS.

(2) MASTER PLANNED DEVELOPMENT SIGN PLAN APPLICATION. A MASTER PLANNED DEVELOPMENT SIGN PLAN APPLICATION SHALL INCLUDE THE FOLLOWING ELEMENTS:

(A) SITE PLANS, BUILDING ELEVATIONS OR, PHOTOGRAPHS, AND, DESIGN GUIDELINES FOR EACH TYPE OF SIGN TO BE PERMITTED WITHIN THE BOUNDARIES OF THE MASTER PLANNED DEVELOPMENT. THESE PLANS AND, ELEVATIONS/PHOTOGRAPHS SHALL INDICATE ORIENTATION, SIZE, LOCATION AND, METHOD OF INSTALLATION OF SIGNS. INCLUDING DELINEATING ON THE SITE PLAN THE LOCATIONS AND, ORIENTATION OF GROUND-MOUNTED SIGNS AND, DELINEATING ON THE ELEVATIONS/PHOTOGRAPHS THE AREA IN WHICH BUILDING/STRUCTURE MOUNTED SIGNS WILL BE

CONTAINED. DESIGN GUIDELINES SHALL ADDRESS, AT A MINIMUM, ARCHITECTURAL COMPATIBILITY WITH PRIMARY STRUCTURES WITHIN THE MASTER PLANNED DEVELOPMENT.

(B) CONTEXT PLAN. THE CONTEXT PLAN SHALL INCLUDE AN AERIAL PHOTOGRAPH OF THE MASTER PLANNED DEVELOPMENT AND, THE SURROUNDING AREA WITH NOTATIONS OF THE CURRENT LAND USE OF PARCELS WITHIN THE DEVELOPMENT AND WITHIN ONE-HUNDREDFIFTY **(150)** FEET OF THE PERIMETER OF THE DEVELOPMENT. THE CONTEXT PLAN SHALL ALSO INCLUDE PHOTOGRAPHS TAKEN LOOKING OUTWARD FROM THE PERIMETER OF THE MASTER PLANNED DEVELOPMENT AT ONE-HUNDRED **100** FOOT INTERVALS FOR THE ENTIRE BOUNDARY OF THE DEVELOPMENT.

(C) STANDARDS. THE STANDARDS AND RESTRICTIONS FOR EACH SIGN TYPE SHALL INCLUDE, BUT NOT BE LIMITED TO, SIZE, HEIGHT, ILLUMINATION, AND, DURABILITY OF MATERIALS. THE STANDARDS SHALL ALSO INCLUDE CALCULATIONS SHOWING THE MAXIMUM SIGN AREA PERMITTED PER BUILDING FACE. IN NO CASE SHALL THE STANDARDS EXCEED THE FOLLOWING LIMITATIONS:

- i.** GROUND SIGNS. GROUND SIGNS, WHICH MAY BE MULTI-FACED, SHALL NOT EXCEED FIFTY **(50)** FEET IN HEIGHT AND NO SINGLE FACE SHALL EXCEED SIX-HUNDRED **(600)** SQUARE FEET. THE OVERALL HEIGHT OF GROUND SIGNS, INCLUDING SIGN EMBELLISHMENTS, SHALL NOT EXCEED SIXTY-SEVEN PERCENT **(75%)** OF THE HEIGHT OF THE CLOSEST BUILDING.
- ii.** BUILDING MOUNTED SIGNS. AGGREGATE AREA FOR BUILDING MOUNTED SIGNS SHALL NOT EXCEED ONE-HUNDRED PERCENT **(100%)** OF THE FAÇADE TO WHICH THE SIGNS ARE ATTACHED, INCLUDING THE BUILDING ROOF. BUILDING MOUNTED

SIGNS SHALL NOT PROJECT MORE THAN TWENTY **(20)** FEET ABOVE THE PARAPET OR FROM THE FACE OF THE BUILDING.

iii. ILLUMINATION. SIGNS FACING OR ORIENTED TO AN EXISTING RESIDENTIAL USE OR STRUCTURE THAT HAS OBTAINED A CERTIFICATE OF OCCUPANCY FOR RESIDENTIAL USE AND LOCATED CLOSER THAN SIXTY **(60)** FEET TO SUCH RESIDENTIAL USE OR STRUCTURE SHALL NOT BE ILLUMINATED BETWEEN **12:00** MIDNIGHT AND SUNRISE.

iv. TEMPORARY SIGNS. TEMPORARY SIGNS SHALL BE ALLOWED AT THE SAME SIZES AND HEIGHTS AS PERMANENT SIGNS. TEMPORARY SIGNS/GRAPHICS SHALL BE ALLOWED TO COVER ONE-HUNDRED PERCENT **(100%)** OF CONSTRUCTION FENCING AND BARRICADES.

(D) NARRATIVE. A WRITTEN NARRATIVE SHALL DISCUSS THE PURPOSE AND INTENT OF THE MASTER PLANNED DEVELOPMENT SIGN PLAN AND, ITS CONSISTENCY WITH THE DOWNTOWN PHOENIX PLAN. THE NARRATIVE SHALL ALSO ADDRESS THE QUANTITY AND, DURABILITY/ANTICIPATED LIFESPAN OF THE PROPOSED SIGN MATERIALS.

(E) ARCHITECTURAL LIGHTING. A MASTER PLANNED DEVELOPMENT SIGN PLAN MAY INCLUDE PROVISIONS REGARDING ARCHITECTURAL LIGHTING, WHICH SHALL BE EXEMPT FROM CALCULATION AS SIGN AREA. ARCHITECTURAL LIGHTING SHALL NOT INCLUDE TEXT, LOGOS, MESSAGES, OR, IMAGES OF ANY KIND. ARCHITECTURAL LIGHTING SHALL NOT FLASH, BLINK, SCROLL, MOVE OR, STREAM.

(3) APPROVAL OF A MASTER PLANNED DEVELOPMENT SIGN PLAN. AN APPLICATION FOR A MASTER PLANNED DEVELOPMENT SIGN PLAN SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DIRECTOR OR, DESIGNEE

FOR REVIEW AND, APPROVAL. THE PLANNING AND DEVELOPMENT DIRECTOR OR, DESIGNEE SHALL APPROVE, APPROVE WITH CONDITIONS OR DENY SUCH APPLICATION WITHIN FIFTEEN **(15)** WORKING DAYS OF RECEIPT OF THE APPLICATION. THE PLANNING AND DEVELOPMENT DIRECTOR OR DESIGNEE SHALL APPROVE SUCH APPLICATION ONLY IF THE FOLLOWING FINDINGS ARE MADE:

(A) THE SIGNS, BANNERS, FLAGS AND, ARCHITECTURAL LIGHTING ARE MOUNTED AND, SECURED SO AS TO NOT POSE A DISTRACTION OR, HAZARD TO VEHICLES AND, PEDESTRIANS.

(B) THE SIGNS AND, ARCHITECTURAL LIGHTING ARE APPROPRIATE IN SCALE, COMPOSITION, AND, MANNER OF DISPLAY WITH SURROUNDING DEVELOPMENT.

(C) THE SIGNS AND, ARCHITECTURAL LIGHTING CONFORM TO THE VISION, GOALS AND, POLICIES OF THE DOWNTOWN PHOENIX PLAN.

(4) DETAILED PROJECT SIGN PLAN APPLICATION. AN APPLICATION FOR APPROVAL OF A DETAILED PROJECT SIGN PLAN FOR A DEVELOPMENT WITHIN THE BOUNDARIES OF AN APPROVED MASTER PLANNED DEVELOPMENT SIGN PLAN SHALL INCLUDE THE FOLLOWING DOCUMENTS OR, GRAPHICS:

(A) SITE PLANS, BUILDING ELEVATIONS AND/OR, PHOTO SIMULATIONS THAT SHOW THE PLACEMENT OF THE SIGNS AND ARCHITECTURAL LIGHTING WITHIN THE MASTER PLANNED DEVELOPMENT AND ON THE SPECIFIC BUILDING, STRUCTURE OR, SITE.

(B) GRAPHIC RENDERING OF THE SIGNS DEPICTING ITS LETTERING, ILLUMINATION, COLOR, SHAPE, AREA, AND HEIGHT.

(C) DETAILS REGARDING ANY PROPOSED ANIMATION OR CHANGEABLE MESSAGES, INCLUDING DURATION OF EACH MESSAGE AND, INTENSITY OF ILLUMINATION.

- (D)** PROPOSED HOURS FOR ILLUMINATION OF THE SIGNS.
 - (E)** A WRITTEN NARRATIVE DISCUSSING THE DETAILED PROJECT SIGN PLAN'S CONSISTENCY WITH THE MASTER PLANNED DEVELOPMENT SIGN PLAN.
- (5)** APPROVAL OF DETAILED PROJECT SIGN PLANS. AN APPLICATION FOR A DETAILED PROJECT SIGN PLAN SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DIRECTOR OR, DESIGNEE FOR REVIEW FOR CONFORMANCE WITH THE STANDARDS, RESTRICTIONS AND GUIDELINES OF THE MASTER PLANNED DEVELOPMENT SIGN PLAN. THE PLANNING AND DEVELOPMENT DIRECTOR OR, DESIGNEE SHALL APPROVE, APPROVE WITH CONDITIONS OR, DENY A DETAILED PROJECT SIGN PLAN APPLICATION WITHIN FIFTEEN **(15)** WORKING DAYS OF RECEIPT OF THE APPLICATION. THE PLANNING AND DEVELOPMENT DIRECTOR OR, DESIGNEE SHALL APPROVE SUCH APPLICATION ONLY IF THE FOLLOWING FINDINGS ARE MADE:
- (A)** THE SIZE AND, LOCATION OF THE SIGNS, BANNERS, FLAGS OR, ARCHITECTURAL LIGHTING IS ALLOWED UNDER THE STANDARDS OF THE MASTER DEVELOPMENT SIGN PLAN.
 - (B)** THE SCALE, COMPOSITION AND, MANNER OF DISPLAY OF THE SIGNS, BANNERS, FLAGS OR, ARCHITECTURAL LIGHTING CONFORM TO THE STANDARDS AND, GUIDELINES OF THE MASTER DEVELOPMENT SIGN PLAN.
 - (C)** THE TYPE AND, HOURS OF ILLUMINATION AND/OR, ANIMATION CONFORM TO THE STANDARDS OF THE MASTER DEVELOPMENT SIGN PLAN.
 - (D)** THE QUALITY OF THE MATERIALS PROPOSED FOR THE SIGNS, BANNERS, FLAGS OR, ARCHITECTURAL LIGHTING IS APPROPRIATE FOR THE INTENDED LIFESPAN OF THE SIGNS, BANNERS, FLAGS OR, ARCHITECTURAL LIGHTING.

(6) APPEALS. AN APPLICANT MAY APPEAL THE DECISION OF THE PLANNING AND DEVELOPMENT DIRECTOR OR, DESIGNEE REGARDING A MASTER PLANNED DEVELOPMENT SIGN PLAN WITHIN FIVE **(5)** WORKING DAYS OF THE DECISION. APPEALS SHALL BE CONSIDERED BY THE ZONING ADJUSTMENT HEARING OFFICER THROUGH THE USE PERMIT PROCESS IN ACCORDANCE WITH THE PROVISIONS OF SECTION **307** ON THE NEXT AVAILABLE AGENDA. IN ADDITION TO THE STANDARDS OF SECTION **307**, THE ZONING ADJUSTMENT HEARING OFFICER SHALL REVIEW THE DECISION WITH THE STANDARDS FOR APPROVAL ESTABLISHED IN SECTION **1209.B.8.n.**

(7) AMENDMENT. ANY PROPOSAL TO EXCEED THE STANDARDS AND, RESTRICTIONS ESTABLISHED IN A MASTER PLANNED DEVELOPMENT SIGN PLAN SHALL REQUIRE AMENDMENT THROUGH THE PROCESS REQUIRED FOR INITIAL APPLICATION AND APPROVAL OF A MASTER PLANNED DEVELOPMENT SIGN PLAN IN SECTION **1209.B.8.n.**

(8) SPECIFIC SIGNS. REQUESTS FOR APPROVAL OF SPECIFIC, INDIVIDUAL SIGNS WITH A MASTER PLANNED DEVELOPMENT MAY BE INCLUDED IN AN APPLICATION FOR EITHER A MASTER PLANNED DEVELOPMENT SIGN PLAN OR, A DETAILED PROJECT SIGN PLAN. SUCH SIGNS SHALL NOT BE INSTALLED OR, ERECTED BEFORE ISSUANCE OF A SIGN PERMIT FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. IF A SPECIFIC, INDIVIDUAL SIGN WITHIN THE BOUNDARY OF A MASTER PLANNED DEVELOPMENT SIGN PLAN IS NOT INCLUDED IN EITHER THE MASTER PLANNED DEVELOPMENT SIGN PLAN OR, A DETAILED PROJECT SIGN PLAN, AN APPLICATION FOR SUCH SIGN SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW FOR CONFORMANCE WITH THE APPLICABLE SIGN PLAN AND SHALL NOT BE INSTALLED OR, ERECTED BEFORE ISSUANCE OF A SIGN PERMIT FROM THE PLANNING AND DEVELOPMENT DEPARTMENT.

o. SIGNAGE MAY BE INCREASED BY UP TO TWENTY-FIVE PERCENT **(25%)** BY SUBMITTING A COMPREHENSIVE SIGN PLAN AS PROVIDED IN SECTION **705.E** OF THE PHOENIX ZONING

ORDINANCE.

- p.** FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE

DC. Taylor Street Pedestrian Paseo Guidelines.

1. **Easement dedication.**
 - a. A 20-foot wide public pedestrian easement (hereafter referred to as 'Paseo') should be dedicated in accordance with the approved alignment as follows:



2. **Deviation from approved alignment:**

- a. The Paseo's alignment may be deviated by up to 50 feet either north or south of the approved alignment under the following conditions:
 - (1) The deviation should not result in a misalignment of more than 90 feet.
 - (2) A north or south connector Paseo, designed in accordance with this section, should be provided on site when a deviation results in more than 20 feet of misalignment within the block.
 - (3) The revised easement location should be dedicated prior to final site plan approval.

3. The optional alignment can be used in place of the approved alignment. For sites with an optional alignment two easements are not required.

4. A minimum of 50% of the ground floor should be active uses.

5. **Paseo design guidelines.**

- a. An ADA compliant walkway a minimum of 8 feet in width and clear of obstructions should be provided within the Paseo.
- b. The Paseo should be a minimum of 50 percent shaded at plant maturity.
- c. The Paseo should be as straight as possible and avoid meanders.
- d. Decorative paving (e.g. pavers, permeable pavement, colored and textured concrete) should be provided within the Paseo.
- e. Building frontage along the Paseo should be maximized.
- f. Ground floor active uses should be oriented to the Paseo.
- g. Each ground floor commercial suite adjacent to the Paseo should provide a primary entrance on the Paseo side.
- h. Building facades adjacent to the Paseo should be designed with the following elements:
 - (1) Clear glass windows (allowing at least 75% of visible light as

specified by the manufacturer) for a minimum of 60% of the ground floor facade between 3 feet and 8 feet.

- (2) A minimum of 1 primary entrance on each Paseo frontage.
- i. Parking (surface and structured) and vehicular maneuvering along the Paseo should be minimized.
- j. The Paseo should be clearly separated from vehicular maneuvering areas.
- k. A minimum 15-foot by 15-foot visibility triangle should be provided at any intersection with the Paseo and vehicular traffic.
- l. Parking garage entrances/exits should be oriented to minimize vehicular traffic crossing the Paseo.
- m. Paseo segments that cross drive aisles should provide a minimum 20-foot wide crosswalk demarcated to contrast with the drive aisle.
- n. Fencing within 50 feet of the edges of the Paseo should not be higher than 40 inches. (Excluding temporary fencing in accordance with [sub]section r)
- o. Paseo segments that cross surface parking areas should be designed with the following elements:
 - (1) A minimum 8-foot wide grade separated walkway.
 - (2) A minimum of 6-foot wide landscape strips on each side of walkway (or 12 feet on one side).
- p. The following lighting treatment should be provided within the Paseo:
 - (1) 15-foot maximum height of lighting fixtures.
 - (2) A minimum of 1 foot candle illumination should be maintained throughout the Paseo.
 - (3) Uniform lighting should be placed along entire Paseo, avoiding bright high glare areas and low visibility dark areas.
 - (4) Lighting within the Paseo should be illuminated from dusk until dawn.

- q. One of the following identifying markers should be provided at each street entrance to the Paseo.
- (1) Bollard path light.
 - (2) Public art.
 - (3) Decorative directional signage.
 - (4) Building design elements that emphasize the Paseo entrance.
- r. Temporary security gating—In the event that a block’s Paseo is not fully developed, temporary removable fencing may be erected at the entrances to the Paseo under the following conditions:
- (1) A pedestrian gate is provided that is unlocked during business hours.
 - (2) A revocable permit is obtained.
 - (3) The fencing is removed upon completion of the block’s Paseo.

ED. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Fillmore Street 3rd Ave. to 5th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	8' 5'	6' 6'
Taylor Street 1st St. to 3rd St.	Non-Residential	5'	5'	Minimum 75%	S, GA, SY	8'	6'
Polk Street Central Ave. to 3 rd 2ND St.	Non-Residential	0'	5'	Minimum 75%	S, GA, SY	8'	6'
Van Buren Street 3rd Ave. to 7 th 5TH St.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'
Monroe Street 5th Ave. to 5TH 7th St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	6'

STREETSCAPE STANDARDS MATRIX

STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
ADAMS STREET 7 TH AVE TO 7 TH AVE		<u>0'</u>	<u>5'</u>	MINIMUM <u>75%</u>	ALL	<u>5'</u>	<u>10'</u>
Adams Street 7th Ave. to 3rd Ave.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'
Adams Street 3rd Ave. to 2 ND 3 RD St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	6'
Washington Street 7 th 8 TH Ave. to 2nd St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	6'
Washington Street 2 ND 3 RD St. to 7th St.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'
Jefferson Street 8 TH 7 th Ave. to 3rd Ave.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'
Jefferson Street 3rd Ave. to 5th St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	6'
Jefferson Street 5th St. to 7th St.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'
MADISON STREET 8 TH AVE TO 7 TH AVE		<u>0'</u>	<u>5'</u>	Minimum <u>75%</u>	S, GA	<u>8'</u>	<u>6'</u>
Madison Street 5th Ave. to 1st St.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'
Jackson Street 7th Ave. TO 5 TH AVE Central to Ave.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
JACKSON STREET 4 TH AVE TO 1 ST AVE		<u>0'</u>	<u>5'</u>	Minimum <u>75%</u>	S, GA	<u>8'</u>	<u>6'</u>
Jackson Street 1st St. to 4th St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	6'
Buchanan Street 4th St. to 7th St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
Lincoln Street 4th St. to 7th St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
8th Avenue Adams St. to Madison St.	Non-Residential	5'	10'	Minimum 75%	S, GA, SY	8'	6'
7th Avenue Adams St. to JEFFERSON ST Harrison St. alignment	Non-Residential	5'	10'	Minimum 75%	S, GA	8' <u>6'</u>	6' <u>8'</u>
7 TH AVENUE JEFFERSON ST TO HARRISON ST ALIGNMENT		NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	ALL	<u>6'</u>	<u>8'</u>
6th Avenue Adams St. to WASHINGTON ST Harrison St. alignment	Non-Residential	5'	10'	Minimum 50%	S, GA	8'	6'
5th Avenue Monroe St. to Washington St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	10' <u>5'</u>	6' <u>5'</u>
5th Avenue Washington JEFFERSON St. to Harrison St. alignment	Non-Residential	5'	10'	Minimum 50%	ALL	8' WEST <u>5'</u> EAST	6' WEST <u>5'</u> EAST

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
4th Avenue Monroe St. to Washington St.	All-allowed uses	5'	10'	Minimum 50%	ALL	8'	6'
4th Avenue Washington St. to Jackson St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	10'	6'
3rd Avenue Fillmore St. to Van Buren St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
3rd Avenue Van Buren St. to Washington St.	All-allowed uses	5'	10'	Minimum 50%	ALL	8'	6'
3rd Avenue Washington St. to Jackson St.	Non-Residential	5'	10'	Minimum 75%	S, GA	8'	6'
2nd Avenue Fillmore St. to Adams St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	10' 6' ⁽¹⁾	
2 ND AVENUE MONROE ST. TO ADAMS ST.		<u>5'</u>	<u>10'</u>	MINIMUM 75%	SD, DY, S, GA	<u>10'</u>	<u>6'</u>
1st Avenue Fillmore St. to Madison St.	Non-Residential	5'	10'	Minimum 75%	S, GA	8'	6'
1st Avenue Madison St. to Jackson St.	Non-Residential	5' NONE REQUIRED	10' NONE REQUIRED	Minimum 50% NONE REQUIRED	ALL	8' 6' PER EXISTING PLANS	
Central Avenue Fillmore St. to Madison St.	Non-Residential	5'	10'	Minimum 75%	S, GA	10'	6'
1st Street Fillmore St. to Jackson St.	Non-Residential	5'	10'	Minimum 75%	S, GA	10'	6'

STREETSCAPE STANDARDS MATRIX

STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
2nd Street Fillmore St. to Jefferson St.	Non-Residential	5'	10'	Minimum 75%	S, GA	10'	6'
3rd Street Fillmore St. to Jackson St.	Non-Residential	5'	10'	Minimum 75%	S, GA	10'	6'
4th Street Jefferson St. to Jackson St.	Non-Residential	5'	10'	Minimum 75%	S, GA	8' 5'	6' 5'
4th Street Jefferson JACKSON St. to Lincoln St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
5th Street Fillmore St. to Van Buren St.	All-allowed uses	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
5th Street Van Buren St. to Jefferson St.	Non-Residential	5'	10'	Minimum 50%	S, GA, SY	8'	6'
5th Street Buchanan St. to Lincoln St.	All-allowed uses	5'	10'	Minimum 50%	ALL	8'	6'
6th Street Buchanan St. to Lincoln St.	All-allowed uses	5'	10'	Minimum 50%	ALL	8'	6'
7th Street Van Buren MONROE St. to Jefferson St.	Non-Residential	5'	10'	Minimum 75%	S, GA	8'	6'
7th Street Jefferson St. to Lincoln St.	All-allowed uses	5' NONE REQUIRED	10' NONE REQUIRED	Minimum 75% NONE REQUIRED	SD, DY, GA ALL	8'	6'

(AFY) Active Front Yard, (SD) Stoop/Dooryard **WELL**, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types
Ⓢ PER PLANS APPROVED BY STREET TRANSPORTATION DEPARTMENT

1210 Central Park.

- A. **Intent.** Central Park has a strong historic single family ~~from~~**FORM** and scale that should be preserved as this area redevelops. A seamless integration of new buildings within the existing fabric should be promoted. Mixed uses, home offices and workshops are allowed in **THE PRIMARY STRUCTURE AND, IN** appropriately scaled accessory buildings. Landscaping is residential in character with front yards separating the building from the sidewalk. Sidewalks are shaded by trees in parkway strips. Parking should be on the street and within detached garages behind the primary structure.
- B. **Development Standards.**
1. **Maximum height.**
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Bonus:* None.
 - b. *Accessory structures:* 30 feet.
 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* 50%.
 3. **Maximum lot coverage.**
 - a. *Lot coverage:* 50%.
 - (1) Lot coverage may be increased to 60% for stand alone accessory dwelling units and garages and storage sheds with vertically integrated accessory dwelling units.
 - (2) *Bonus:* None.
 - b. *Accessory building.*
 - (1) *Maximum footprint:* 10% of net lot area.

4. **Minimum side & rear setbacks.**

a. *Primary building.*

(1) *Side:* 5 feet.

(2) *Rear:* Minimum 40 feet.

b. *Accessory buildings.*

(1) *Side:* 3 feet.

(2) *Rear:* 5 feet.

(a) The rear setback can be reduced to 0 feet if a fully dedicated alley is present.

5. **Projections.**

a. Maximum projection by porches, patios, balconies & porte-cochère into required building setback.

(1) *Front street:* 10 feet.

(2) *Side street:* 5 feet.

b. Awnings, cornices, roof overhangs, and eaves may project more than three (3) feet into any required setback providing they come no closer ~~that~~THAN two (2) feet from a property line.

6. **Required parking:** Governed by Section 1206

a. *Parking bonus.*

(1) *Increase:* 50%.

(2) *Decrease:* 50%.

7. **Fences.**

a. *Side yard:* maximum height 6 feet.

b. *Rear yard:* maximum height 6 feet.

c. *Wall returns or gates:* Should be set behind the front façade to reveal

windows and architectural features.

8. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, NONRESIDENTIAL ACTIVITY IN A RESIDENTIAL DISTRICT RIGHT-OF-WAY STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. Building Form Guidelines.

1. Building design.

- a. Architectural details should contribute to creating a coherent architectural concept that is consistent with the design of the Character Area. (e.g. exterior finish materials, architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).
- b. Side and rear building façades should have a level of trim and finish similar to the front façade.
- c. Monotonous building elevations should be avoided. Building accents should be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.
- d. Buildings wider than 50 feet should be designed to ~~read~~**APPEAR** as a series of building no wider than 50 feet each.

2. Fences.

- a. Fences along the front street should be placed at the property line.
- b. Front street fences should be composed of view fencing.

3. Maintaining residential privacy.

- a. Windows and balconies that face each other should receive special design treatment to increase privacy for residential uses.

D. Frontage Modifications.

1. **Active front yard.** The permanent hardscape area should be constructed as a traditional covered porch or patio built to the following specifications.
 - a. *Depth:* Minimum 8 feet.
 - b. *Width:* Minimum 75% of the facade.
 - c. *Elevation above grade:* Maximum 2.5 feet.
 - d. *Roof type:* Consistent with primary structure.

E. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
TONOTO Street Central ALLEY WEST OF 1 ST ST. Central Ave. to 4 TH 1st St.	All-allowed uses	5'	40' <u>25'</u>	Minimum 50% N/A	AFY, SD, DY, S , SY	8' <u>5'</u>	40' <u>7'</u>
TONOTO Street 1st St. to 2nd St.	All-allowed uses	15'	25'	Minimum 50%	AFY, SD, DY, S	8'	8'
TONOTO Street 3rd St. to 4th St.	All allowed uses	5'	40'	N/A	AFY, SD, DY, S , SY	8'	8'
Hadley Street ALLEY WEST OF 1 ST ST. to 1st St.	All allowed uses	5'	25'	Minimum 50 25 %	AFY, SD, DY, S	7' <u>5'</u>	40' <u>7'</u>
Hadley Street 1st St. to 2nd St.	All allowed uses	5' <u>15'</u>	25'	Minimum 50%	AFY, SD, DY, S	7' <u>5'</u>	8' <u>7'</u>
Hadley Street 2nd St. to 4th St.	All allowed uses	5'	40' <u>25'</u>	Minimum 25 50%	AFY, SD, DY, S	7' <u>5'</u>	8' <u>7'</u>
1st Street SOUTH OF Grant St. to NORTH OF Buckeye Rd.	All allowed uses	15'	25'	Minimum 50%	AFY, SD, DY, S	6' <u>5'</u>	6' <u>7'</u>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
2nd Street SOUTH OF Grant St. to NORTH OF Buckeye Rd.	All allowed uses	15'	25'	Minimum 50%	AFY, SD, DY	6'5'	6'7'
3rd Street SOUTH OF Grant St. to NORTH OF HADLEY ST. Buckeye Rd.	All allowed uses	15'	25'	Minimum 50%	AFY, SD, DY	7'5'	10'15'
4th Street SOUTH OF Grant St. to HADLEY ST. Buckeye Rd.	All allowed uses	15'	25'	Minimum 50%	AFY, SD, DY	6'5'	NONE REQUIRED* 6'

(AFY) Active Front Yard, (SD) Stoop/Dooryard ~~WELL~~, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

*** 7-FOOT FRONT YARD LANDSCAPE REQUIRED FOR DEVELOPMENTS WITH A NET AREA GREATER THAN 20,000 SQUARE FEET**

1211 Commercial Corridors.

- A. **Intent.** The commercial corridors should become attractive gateways into downtown. New wider and shaded sidewalks should provide safety and comfort, making it easier for pedestrians and transit riders to access services in the corridor.

New mixed-use developments are envisioned to line 7th Avenue, with small restaurants, retail and other businesses serving the surrounding neighborhoods. Along Central Avenue a street wall should be established that frames the street to create a gateway entrance into downtown from the south.

B. Development Standards.

1. Maximum height.

- a. *Main building:* Governed by the height map, Section 1202.C.

(1) *Height bonus:* None.

- b. *Accessory structures: 20 feet.*
- 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Bonus: None.*
- 3. **Maximum lot coverage.**
 - a. *Lot coverage: 50%.*
 - (1) *Bonus: Maximum ~~7~~85% lot coverage.*
- 4. **Minimum side & rear setbacks.**
 - a. Primary building.
 - (1) *Side: 5 feet.*
 - (2) *Rear: 15 feet.*
 - (a) The rear setback can be reduced to 0 feet if a fully dedicated alley is present.
- 5. **Projections.**
 - a. Maximum projection by porches, patios, balconies & porte-cocheres into required building setback.
 - (1) *Front street: 10 feet.*
 - (2) *Side street: 5 feet.*
 - b. Awnings, cornices, roof overhangs, and eaves may project ~~more than three (3) feet~~ into any required setback ~~providing they come no closer than two (2) feet from a property line.~~
- 6. Required parking: Governed by Section 1206
 - a. Parking bonus:
 - (1) *Increase: Maximum 50%.*

(2) Decrease: Maximum 50%.

7. **Fences.**

- a. *Side yard:* Maximum height 6 feet.
- b. *Rear yard:* Maximum height 6 feet.

8. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. **Building Form Guidelines.**

Design

- 1. Architectural details should contribute to creating a coherent architectural concept that is consistent with the design of the Character Area. (e.g. exterior finish materials, architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).
- 2. All sides of a building should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
- 3. Side and rear building facades should have a level of trim and finish similar to the front facade.
- 4. Monotonous building elevations should be avoided, building accents should be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.
- 5. Buildings wider than 50 feet should be designed to ~~read~~**APPEAR** as a series of building no wider than 50 feet each.
- 6. **Fences.**
 - a. Front street fences should be composed of view fencing.

D. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
<i>7TH AVENUE CORRIDOR</i>							
7th Avenue Alley north of Roosevelt St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	S, GA	6'	6'
Roosevelt Street Alley east of 7th AVE. St. to Alley west of 7th AVE. St.	All allowed uses	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	<u>6'5'</u>	6' OR GREATER IF ESTABLISHED
MckKinley Street Alley east of 7th AVE. St. to ALLEY WEST OF 7th AVE. St.	All allowed uses	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	<u>6'5'</u>	5' WEST OF 7TH AVE 9' EAST OF 7TH
PIERCE STREET 7th AVE. TO ALLEY WEST OF 7th AVE		<u>5'</u>	<u>10'</u>	MINIMUM 50%	AFY, SD, DY, S, SY	<u>5'</u>	<u>5'</u>
Fillmore Street Alley east of 7th AVE. St. to Alley west of 7th AVE. St.	All allowed uses	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	<u>6'5'</u>	7' OR GREATER IF ESTABLISHED 8'
<i>CENTRAL AVENUE SOUTH CORRIDOR</i>							
Central Avenue Grant St. to HADLEY ST. Buckeye Rd.	Non-Residential	0'	5'	Minimum 75%	S, GA	<u>6'5'</u>	<u>6'</u>
CENTRAL AVENUE Hadley St. to Buckeye Rd.	Non-Residential	<u>0'</u>	<u>5'</u>	MINIMUM 75%	S, GA	<u>5'</u>	<u>3'</u>
Grant Street 2nd Ave. to 2nd St.	All allowed uses	5'	10'	Minimum 50%	SD, DY, S, SY	4'5'	<u>6'10'</u>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Sherman Street 2nd Ave. to 1st St. AVE. Crossover	All allowed uses	5'	10'	Minimum 50%	SD, DY, S, SY	4 5'	<u>6'</u>
Hadley Street 1st Ave. to aAlley east of Central Ave.	All allowed uses	5'	10'	Minimum 50%	SD, DY, S, SY	6 5'	<u>6</u> 7'
TonOto Street 1st Ave. to aAlley east of Central Ave.	All allowed uses	5'	10'	Minimum 50%	SD, DY, S, SY	6 5'	<u>6</u> 7'
Buckeye Road Alley west of Central Ave. to 3 rd St. 4th St.	Non-Residential	0'	5'	Minimum 50%	S, GA	6 5'	<u>6</u> 7'
BUCKEYE ROAD Alley west of 3 rd ST to 4th St.	Non-Residential	<u>0'</u>	<u>5'</u>	MINIMUM 50%	S, GA	<u>7'</u>	NONE REQUIRED*
2nd Avenue Grant St. to Sherman St.	Non-Residential	0'	5'	Minimum 50%	ALL	4 5'	<u>6</u> 4'
1st Avenue Grant St. to Sherman St.	Non-Residential	0'	5'	Minimum 75%	S, GA	4 5'	<u>6</u> 14'
1st Avenue Crossover Grant St. to Medley SHERMAN HADLEY St.	Non-Residential	0'	5'	Minimum 75%	S, GA	6'	6'
1st Avenue Medley HADLEY St. to TonOto St.	All allowed uses	5'	25'	Minimum 50%	AFY, SD, DY, S	4 5'	<u>6</u> 13'
1 st ST SOUTH OF GRANT ST.		<u>15'</u>	<u>25'</u>	MINIMUM 50%	AFY, SD, DY, S	<u>5'</u>	<u>7'</u>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
1st Street Adjacent to Buckeye Rd.	All allowed uses	10'	20'	Minimum 50%	AFY, SD, DY, S	6' 5'	6' 7'
2 ND STREET SOUTH OF GRANT		<u>15'</u>	<u>25'</u>	Minimum 50%	AFY, SD, DY	<u>5'</u>	<u>7'</u>
2nd Street Adjacent to Buckeye Rd.	All allowed uses	10'	20'	Minimum 50%	AFY, SD, DY, S	5' 6'	7' 6'
3rd Street TonOto St. to Buckeye Rd.	All allowed uses	10'	20'	Minimum 50%	AFY, SD, DY, S	7' 5'	10' 15'
4th Street TonOto St. to Buckeye Rd.	Non-Residential	10'	20'	Minimum 50%	AFY, SD, DY, S, SY	5' 6'	5' 6'

(AFY) Active Front Yard, (SD) Stoop/Dooryard ~~WELL~~, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

*** 7-FOOT FRONT YARD LANDSCAPE REQUIRED FOR DEVELOPMENTS WITH A NET AREA GREATER THAN 20,000 SQUARE FEET**

1212 Downtown Gateway.

A. **Intent.** The Downtown Gateway should be a high-density, vibrant corridor with a mix of residential and commercial development designed for transit riders. Restaurants with outdoor dining, and commercial and retail uses should be placed along the street to invite pedestrian exploration. Streetscape improvements throughout the area should be encouraged to make light rail accessible and vibrant.

B. Development Standards.

1. Maximum height.

a. *Main building:* Governed by the height map, Section 1202.C.

(1) *Height bonus:* None.

2. **Maximum density.**

- a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* Maximum 50% increase in density.

3. **Maximum lot coverage.**

- a. *Lot coverage:* 100%.
 - (1) *Bonus:* None.

4. **Minimum side & rear setbacks.**

- a. *Primary building.*
 - (1) *Side:* 0 feet
 - (2) *Rear:* 0 feet.

5. **Required parking:** Governed by Section 1206

- a. *Parking bonus.*
 - (1) *Increase:* Maximum 50%.
 - (2) *Decrease:* Maximum 100%.

6. **Fences.**

- a. *Side yard:* Maximum height 6 feet.
- b. *Rear yard:* Maximum height 6 feet.
 - (1) When a fully dedicated alley is present view fencing shall be provided above 40 inches in height.

7. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, NONRESIDENTIAL ACTIVITY IN A RESIDENTIAL DISTRICT RIGHT-OF-WAY STANDARDS.**

- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. Building Form Guidelines.

1. Above 65 feet, tall buildings should not have massing that is boxy, bulky, and elongated.
2. Upper floors should be served by common entrance lobbies that ~~shall~~ **SHOULD** be accessed from the ~~front or p~~**Pedestrian s**Street.
3. Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.
4. Building towers should have a minimum separation of 20 feet.
5. The reflectivity of windows should be limited to twenty (20) percent.
6. The uppermost floors of high-rise buildings should be articulated to achieve a distinctive skyline profile.
7. **Base guidelines.**
 - a. All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.
 - b. The base of a building(s) should be placed parallel, and not at an angle, to the street.

D. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Coronado Road Central Ave. to Alvarado Rd.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8'	8'
McDowell Road 1st Ave. to Alvarado Rd.	Non-Residential	0'	5'	Minimum 75%	SF, GA	8'	8'

STREETSCAPE STANDARDS MATRIX

STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Lynwood Street 4th Ave. WEST OF CENTRAL AVE. to Central Ave.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8'	8'
Willetta Street Central Ave. to 1st St.	Non-Residential	0'	5'	Minimum 50%	ALL	8'	8'
Culver Street 1st St. WEST OF CENTRAL AVE. to Central Ave.	Non-Residential	0'	5'	Minimum 50%	ALL	8'	8'
Roosevelt Street ALLEY WEST OF 1st Ave. to ALLEY EAST OF CENTRAL AVE. 4th St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8'	8'
Portland Street 1st Ave. WEST OF CENTRAL AVE. to Central Ave.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8'	8'
Portland Street Central Ave. to TO ALLEY EAST OF CENTRAL AVE. 1st St.	Non-Residential	0'	5'	Minimum 50%	ALL	8'	8'
Garfield Street Central Ave. to ALLEY EAST OF CENTRAL AVE. 1st St.	Non-Residential	0'	5'	Minimum 50%	ALL	8'	8'
McKinley Street ALLEY WEST OF 1st Ave. to ALLEY EAST OF CENTRAL AVE. 1st St.	Non-Residential	0'	5'	Minimum 50%	ALL	8'	8'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Pierce Street Central Ave. to ALLEY EAST OF CENTRAL AVE. 1st St.	Non-Residential	0'	5'	Minimum 50%	ALL	8'	8'
Fillmore Street ALLEY WEST OF 1st Ave. to ALLEY EAST OF CENTRAL AVE. 1st St.	Non-Residential	0'	5'	Minimum 50%	ALL	8'	8'
1st Avenue ALLEY NORTH OF ALMERIA RD. Coronado Rd. to McDowell Rd.	All Allowed Uses	5'	20'	N/A	SD, SY	8'	8'
1st Avenue Roosevelt St. to McKinley St.	Non-Residential	0'	5'	Minimum 75%	SF, GA	8'	8'
1st Avenue McKinley St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	SF, GA	8'	8'
Central Avenue Coronado Rd. to Roosevelt St.	Non-Residential	0'	5'	Minimum 75%	SF, GA	8'	8'
Central Avenue Roosevelt St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	SF, GA	8'	8'
1st St. McDowell Rd. to Willetta St. (Cancer Survivor Park)	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8'	8'

(AFY) Active Front Yard, (SD) Stoop/Dooryard **WELL**, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

1213 East Evergreen.

- A. **Intent.** The East Evergreen Character Area centers on its incorporation of a historic residential district along with residential offices and newer mixed-use/mid-rise developments. New developments should be compatible with the size of existing buildings, providing an alternative to high-rise housing and offices downtown. New mixed-use projects should be integrated with the historic character of the area by preserving the existing planting strips, palm trees, and landscaped yards on sites within or adjacent to the Historic District. Streets and pedestrian corridors should be inviting and conveniently link the neighborhood to services, parks, cultural facilities and public transportation.
- B. **Development Standards.**
1. **Maximum height.**
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Bonus:* None.
 - b. *Accessory structures:* 30 feet.
 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* None.
 3. **Maximum lot coverage.**
 - a. *Lot coverage:* 50%.
 - (1) Lot coverage may be increased to 55% for detached accessory dwelling units and garages and storage sheds with vertically integrated accessory dwelling units.
 - (2) *Bonus:* None.
 - b. *Accessory building.*
 - (1) *Maximum footprint:* 15% of net lot area.
 4. **Minimum side & rear setbacks.**
 - a. *Primary building.*

(1) *Side:* Combined total of 10 feet; minimum 3 feet.

(2) *Rear:* Minimum 10 feet.

b. *Accessory buildings.*

(1) *Side:* 3 feet.

(2) *Rear:* 0 feet.

5. **Projections.**

a. Maximum projection by porches, patios, balconies & porte-cocheres not required building setback.

(1) *Front street:* 10 feet.

(2) *Side street:* 5 feet.

b. Awnings, cornices, roof overhangs, and eaves may project more than three (3) feet into any required setback providing they come no closer ~~than~~ **THAN** two (2) feet from a property line.

6. *Required parking:* Governed by Section 1206

a. *Parking bonus.*

(1) *Increase:* None.

(2) *Decrease:* None.

7. **Fences.**

a. *Side yard:* Maximum height 6 feet.

(1) Side street fences should not extend closer than five (5) feet from the front facade of the building.

b. *Rear yard:* Maximum height 6 feet.

c. Wall returns or rates: should set behind the front facade to reveal windows and architectural features.

d. For properties located within an Historic Preservation (HP) overlay

district, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon obtaining a certificate of appropriateness or no effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.

8. SIGNAGE.

a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.

b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.

C. Building Form Guidelines.

1. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the design of the Character Area. (e.g. architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).
2. **Building materials.** Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of east evergreen. (e.g. doors, windows, pilasters, cornices, arches and lintels).
3. Primary buildings should incorporate a minimum 25% of brick or brick veneer **OR, DECORATIVE MASONRY** on every facade.
4. **Fences.**
 - a. Fences along the front street should be discouraged.
 - b. ~~Front~~**PEDESTRIAN s**Street fences shall be composed of view fencing.
5. **Roof forms.**
 - a. *Preferred types.*
 - (1) Gable, clipped gable or jerkin head, gable with parapets.

- (2) Hip.
- (3) Flat with parapets.

6. **Window design.** Window format should be square or rectangular and similar to existing historic buildings. Window openings shall be recessed or articulated, particularly at the ground level.

D. Frontage Modifications.

- 1. **Active front yard.** The permanent hardscape area should be constructed as a traditional covered porch or patio built to the following specifications.
 - a. *Depth:* Minimum 8 feet.
 - b. *Width:* Minimum 50% of the facade.
 - c. *Elevation above grade:* Maximum 2.5 feet.
 - d. *Roof type:* Consistent with primary structure.

E. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground Floor Uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Lynwood Street Approximately WEST OF 7th St. to 4th St.	All-allowed uses	15'	25'	Minimum 50%	AFY	5'	6' <u>5'</u> NORTH <u>4'</u> SOUTH
Wilieta WILLETTA Street Approximately WEST OF 7th St. to EAST OF 3 RD 4th St.	All-allowed uses	15'	25'	Minimum 50%	AFY, DY	12' <u>5'</u>	6' <u>14'</u>
5th Street Approximately SOUTH OF McDowell Rd. to I-10 FREEWAY McFarland St.	All-allowed uses	5'	15'	Minimum 50%	AFY, DY, SY	12' <u>5'</u>	6' <u>14'</u>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground Floor Uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green Streetscape Zone Width
Lynwood Street Approximately WEST OF 7th St. to 4th St.	All-allowed uses	15'	25'	Minimum 50%	AFY	5'	6' <u>5'</u> NORTH 4' <u>4'</u> SOUTH
Willetta WILLETTA Street Approximately WEST OF 7th St. to EAST OF 3 RD 4th St.	All-allowed uses	15'	25'	Minimum 50%	AFY, DY	12' <u>5'</u>	6' <u>14'</u>

(AFY) Active Front Yard, (SD) Stoop/Dooryard ~~WELL~~, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

1214 Evans Churchill East.

A. **Intent.** The primary intent of the Evans Churchill East Character Area is to be continuously evolving arts oriented mixed-use community. Home to unique art galleries and trendy restaurants, the existing character consisting of arts-oriented uses coupled with various small businesses should be preserved and additional developments should be consistent with this character. New mixed-use development shares space with old bungalows and historic homes, and new live-work units provide additional commercial spaces to cater to the needs of artists. New pedestrian corridors create connectivity to surrounding destinations, such as the downtown ~~asu~~ASU campus to the south and ~~hance~~ Park to the north, while new open spaces will be added to serve the increasing number of new residents and create opportunities for public gatherings and art display.

B. **Development Standards.**

1. **Maximum height.**
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Height bonus:* None.
2. **Maximum density.**

- a. Governed by the density map, Section 1202.D.
 - (1) *Bonus*: Maximum 50% increase in density

3. **Maximum lot coverage.**

- a. *Lot coverage*: 50%.
 - (1) *Bonus*: maximum 100% lot coverage.

4. **Minimum side & rear setbacks.**

- a. *Primary building*.
 - (1) *Side*: 5 feet.
 - (2) *Rear*: 15 feet.

(a). THE REAR SETBACK CAN BE REDUCED TO ZERO (0) FEET IF A FULLY DEDICATED ALLEY IS PRESENT.

5. **Required parking:** Governed by Section 1206

- a. *Parking bonus*.
 - (1) *Increase*: Maximum 100%.
 - (2) *Decrease*: maximum 100%.

6. **Fences.**

- a. *Side yard*: Maximum height 6 feet.
- b. *Rear yard*: maximum height 6 feet.

7. SIGNAGE

a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.

b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE

INTEGRATED WITH THE BUILDING ARCHITECTURE.

C. Building Form Guidelines.

1. Standards applicable to building taller than 65 feet in height.
 - a. *General standards.*
 - (1) Above 65 feet, tall building should not have massing that is boxy, bulky, and elongated.
 - (2) Upper floors should be served by common entrance lobbies that ~~shall~~ **SHOULD** be accessed from the ~~front or~~ **Pedestrian** ~~s~~ **Street**.
 - (3) Large floor plates should be articulated to break down the mass of the building, create “street interest” and enhance sky line character.
 - (4) Building towers should have a minimum separation of 20 feet.
 - (5) The reflectivity of windows should be limited to twenty (20) percent.
 - b. *Base standards.*
 - (1) All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.
 - (2) The base of a building(s) should be placed parallel, and not at an angle, to the street.
 - c. *Top.*
 - (1) The uppermost floors of high-rise buildings should be articulated to achieve a distinctive skyline profile.
2. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the surrounding design of the area. (e.g. architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).

3. **Building materials.** Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of the area. (e.g. doors, windows, pilasters, cornices, arches and lintels) They should be articulated and expressed in a manner that is in context with surrounding buildings.

D. Open space guidelines.

1. For sites of 50,000 net square feet or larger, minimum open space in the amount of at least 5% of the net lot area should be provided.
 - a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
 - b. The open space should connect or be visible from a ~~front or~~ **pedestrian street**.
 - c. *Landscape.*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - (2) Fences/walls.
 - (a) *Height:* 6 feet maximum.
 - (b) *Materials:* Wrought iron, brick **OR, DECORATIVE MASONRY**.

E. Frontage Modifications.

1. **Dooryard and stoop/door well.**
 - a. Facades should exhibit varying building design to appear as multiple units.
 - b. No more than two (2) consecutive façade designs should use the same color paint or method of articulation.
2. **Storefront.**
 - a. Facades should exhibit varying building design to appear as multiple units.
3. **Active front yard.** The permanent hardscape area should be constructed as

a traditional covered porch or patio built to the following specifications.

- a. *Depth:* Minimum 8 feet.
- b. *Width:* Minimum 75% of the façade.
- c. *Elevation above grade:* Maximum 2.5 feet.
- d. *Roof type:* Consistent with primary structure.

F. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Moreland Street 3 rd St. to 7 th St.	All allowed uses	10'	20'	Minimum 75%	AFY, SD, DY	8' <u>5'</u>	6' <u>15'</u>
Portland Street 3rd St. to 7th St.	All allowed uses	10'	20'	Minimum 75%	AFY, SD, DY	8' <u>5'</u>	6' <u>15'</u>
Roosevelt Street 3rd St. to 7th St.	Non-Residential	5'	15'	Minimum 75%	AFY , SD, DY, S	10' <u>7'</u>	8' <u>10'</u>
Garfield Street 4th St. to 7 6th St.	All allowed uses	5'	15'	Minimum 50%	ALL	8' <u>5'</u>	6' <u>15'</u>
GARFIELD STREET 6 TH ST. TO 7 TH ST.		<u>5'</u>	<u>15'</u>	MINIMUM <u>50%</u>	ALL	<u>5'</u>	<u>7'</u>
McKinley Street 4 th 6 TH St. to 7th St.	All allowed uses	5'	15'	Minimum 50%	ALL	8' <u>5'</u>	8' <u>15'</u>
Fillmore Street 6th St. to 7th St.	All allowed uses	<u>5'</u>	<u>15'</u>	Minimum <u>50%</u>	ALL	8'	8'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
3rd Street NORTH OF Moreland St. to Roosevelt AND St.	Non-Residential	5'	15'	Minimum 75%	AFY, SD, DY, S, ALL	8' <u>5'</u>	8' <u>12'</u>
3 RD STREET PORTLAND ST. TO ROOSEVELT ST.		<u>5'</u>	<u>15'</u>	MINIMUM 75%	ALL	<u>5'</u>	<u>10'</u>
4th Street Roosevelt St. to McKinley GARD St.	Non-Residential	5'	15'	Minimum 75%	AFY, SD, DY, S	8' <u>5'</u>	8' <u>10'</u>
5th Street Moreland to Roosevelt St.	All allowed uses	5'	15'	Minimum 75%	AFY, SD, DY, S	8' <u>5'</u>	6' <u>15'</u>
5th Street Roosevelt St. to GARFIELD McKinley St.	All allowed uses	5'	15'	Minimum 75%	AFY, SD, DY, S	10' <u>5'</u>	8' <u>15'</u>
6th Street Roosevelt St. to GARFIELD Fillmore St.	All allowed uses	5'	15'	Minimum 75%	SD, DY, S, GA	8' <u>5'</u>	6' <u>15'</u>
7th Street Moreland St. to MCKINLEY Fillmore St.	All allowed uses	0'	5'	Minimum 75%	SD, DY, S, GA	8'	8'

(AFY) Active Front Yard, (SD) Stoop/Dooryard **WELL**, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

1215 Evans Churchill West.

- A. **Intent.** The primary intent of the Evans Churchill West Character Area is to serve as a transition between the mixed-use neighborhoods to the north and east, the Downtown Gateway Corridor to the west, and the Biomed Cluster to the south. Ideally the area should embrace architecturally innovative high-density residential

buildings and offer a dynamic mix of commercial and retail uses. It is the home of the downtown public market and will develop into a destination for retail, restaurants and nightlife. Adjacency to major destinations creates the potential for this area to serve as a major pedestrian thoroughfare. New developments should reflect the innovation of the area and incorporate shade structures and landscaping to create comfortable and inviting pedestrian thoroughfares. Outdoor dining and retail shops will enhance the pedestrian experience and encourage exploration and patronage. Buildings oriented to the street with ample sidewalk space allow for pedestrian amenities in addition to the tree-shaded sidewalks in parkway-like strips.

B. Development Standards.

1. Maximum height.

a. *Main building:* Governed by the height map, Section 1202.C.

(1) *Height bonus:* A maximum of 100-foot height bonus is permitted if a sustainability bonus is approved by the Design Review Committee for properties located between Fillmore Street and Pierce Street.

2. Maximum density.

a. Governed by the density map, Section 1202.D.

(1) *Bonus:* Maximum 100% increase in density.

3. Maximum lot coverage.

a. *Lot coverage:* 75%.

(1) *Bonus:* Maximum 100% lot coverage.

4. Minimum side & rear setbacks.

a. *Primary building.*

(1) *Side:* 0 feet.

(2) *Rear:* 0 feet.

5. Required parking: Governed by Section 1206

a. *Parking bonus:*

- (1) *Increase:* Maximum 100%.
- (2) *Decrease:* Maximum 100%.

6. **Fences.**

- a. *Side yard:* Maximum height 6 feet.
- b. *Rear yard:* maximum height 6 feet.

7. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. **Building Form Guidelines.**

1. Standards applicable to building taller than 65 feet in height.
 - a. *General standards.*
 - (1) Above 65 feet, tall building should not have massing that is boxy, bulky, and elongated.
 - (2) Upper floors should be served by common entrance lobbies that ~~shall~~ **SHOULD** be accessed from the ~~front or p~~ **Pedestrian s** ~~Street.~~
 - (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance sky line character.
 - (4) Building towers should have a minimum separation of 20 feet.
 - (5) The reflectivity of windows should be limited to twenty (20) percent.
 - b. *Base standards.*
 - (1) All buildings over four stories in height should be designed with

a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.

- (2) The base of a building(s) should be placed parallel, and not at an angle, to the street.

c. *Top.*

- (1) The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile.

2. Architectural elements—Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the surrounding design character of the area. (e.g. architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).

D. **Open Space Guidelines.**

1. For sites of 50,000 net square feet or larger, open space in an amount of at least 5% of the net lot area should be provided.
 - a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
 - b. The open space should connect or be visible from a ~~front or~~ **pedestrian street**.
 - c. *Landscape:*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - d. *Fences/walls.*
 - (1) *Height:* 6 feet maximum.
 - (2) *Materials:* wrought iron, brick **OR, DECORATIVE MASONRY.**

E. **Frontage Modifications.**

1. Dooryard and stoop/door well.

- a. Facades should exhibit varying building design to appear as multiple units.
 - b. No more than two (2) consecutive facade designs should use the same color paint or method of articulation.
2. **Active front yard.** The permanent hardscape area should be constructed as a traditional covered porch or patio built to the following specifications.
- a. *Depth:* Minimum 8 feet.
 - b. *Width:* Minimum 75% of the facade.
 - c. *Elevation above grade:* Maximum 2.5 feet.
 - d. *Roof type:* Consistent with primary structure.

F. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
Moreland Street Alley east of Central Ave 1 ST ST. to 3rd St.	All allowed uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	8' <u>5'</u>	6' <u>15'</u>
Portland Street Alley east of Central Ave. to 3rd St.	All allowed uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	8' <u>5'</u>	6' <u>15'</u>
Roosevelt Street Alley east of Central Ave. to 3 rd 4 TH St.	Non- Residenti al	5'	15'	Minimum 75%	SD, DY, S,	12'	6'
Garfield Street Alley east of Central Ave. to 4th St.	All allowed uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	8' <u>5'</u>	6' <u>15'</u>
McKinley Street Alley east of Central Ave. to 4th St.	All allowed uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	12' <u>5'</u>	6' <u>15'</u>

STREETSCAPE STANDARDS MATRIX

STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Pierce Street Alley east of Central Ave. to 2nd St. & 3rd St. to 4th St.	All allowed uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	8' <u>5'</u>	6' <u>10'</u>
Fillmore Street Alley east of Central Ave. to 5th St.	All allowed uses	5'	15'	Minimum 50%	AD , DY, S, GA, SY	8'	6'
FILLMORE STREET 1 ST ST TO 2 ND ST		<u>5'</u>	<u>15'</u>	MINIMUM 50%	DY, S, GA, SY	<u>5'</u>	<u>10'</u>
FILLMORE STREET 2 ND ST TO 3 RD ST		<u>5'</u>	<u>15'</u>	MINIMUM 50%	DY, S, GA, SY	<u>5'</u> NORTH <u>8'</u> SOUTH	<u>5'</u> NORTH <u>7'</u> SOUTH
FILLMORE STREET 3 RD ST TO 5 TH ST		<u>5'</u>	<u>15'</u>	MINIMUM 50%	DY, S, GA, SY	<u>8'</u> NORTH <u>5'</u> SOUTH	<u>7'</u> NORTH <u>10'</u> SOUTH
1 st Street Moreland St. to FILLMORE Van Buren St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S, GA	42'(1)	6'(1)
2nd Street Moreland St. to MCKINLEY Van Buren St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S, GA	40' <u>5'</u>	8' <u>20'</u>
2 ND STREET MCKINLEY ST TO FILLMORE ST		<u>0'</u>	<u>5'</u>	MINIMUM 75%	SD, DY, S, GA	<u>5'</u>	<u>10'</u> EAST <u>20'</u> WEST
3rd Street Moreland St. to PORTLAND Van Buren St.	All allowed uses	5'	15'	Minimum 75%	SD, DY, S, GA	40' <u>5'</u>	6' <u>10'</u>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
3 RD STREET PORTLAND ST TO ALLEY NORTH OF ROOSEVELT ST		<u>5'</u>	<u>15'</u>	MINIMUM 75%	SD, DY, S, GA	<u>5'</u>	<u>15'</u> EAST <u>5'</u> WEST
3 RD STREET ALLEY NORTH OF ROOSEVELT STREET TO ROOSEVELT ST		<u>5'</u>	<u>15'</u>	MINIMUM 75%	SD, DY, S, GA	<u>5'</u>	<u>5'</u>
3 RD STREET ROOSEVELT ST TO FILLMORE ST		<u>5'</u>	<u>15'</u>	MINIMUM 75%	SD, DY, S, GA	<u>5'</u>	<u>10'</u>
4th Street Mereland ROOSEVELT St. to FILLMORE Van Buren St.	Non-Residential	5'	15'	Minimum 75%	SD, DY, S, GA	40' <u>5'</u>	6' <u>10'</u>

(AFY) Active Front Yard, (SD) Stoop/Dooryard **WELL**, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

(1) PER PLANS APPROVED BY STREET TRANSPORTATION DEPARTMENT

1216 McDowell Corridor.

A. **Intent.** The McDowell Corridor should create an attractive, pedestrian oriented mixed-use street as a gateway to the historic neighborhoods and Downtown Phoenix. The mixture of professional offices and retail establishments should become more urban and pedestrian oriented. New structures should be built closer to the street and parking should be located behind buildings.

B. Development Standards.

1. Maximum height.

a. *Main building:* Governed by the height map, Section 1202.C.

- (1) *Height bonus: none.*
2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Bonus: None.*
3. **Maximum lot coverage.**
 - a. *Lot coverage: 50%.*
 - (1) *Bonus: Maximum ~~25~~**85%** increase in lot coverage.*
4. **Minimum side & rear setbacks.**
 - a. *Primary building.*
 - (1) *Side: 5 feet.*
 - (2) *Rear: 15 feet FROM THE PROPERTY LINE.*
5. **Projections.**
 - ~~a. *Maximum projection by porches, patios, balconies & porte-cocheres into required building setback.*~~
 - ~~(1) *Front street: 10 feet.*~~
 - ~~(2) *Side street: 5 feet.*~~
 - b. a.** Awnings, cornices, roof overhangs, and eaves may project ~~more than three (3) feet~~ into any required setback ~~providing they come no closer than two (2) feet from a property line.~~
6. **Required parking:** Governed by Section 1206
 - a. *Parking bonus:*
 - (1) *Increase: Maximum 50%.*
 - (2) *Decrease: Maximum 25%.*
7. **Fences.**

- a. *Side yard*: Maximum height 6 feet.
- b. *Rear yard*: Maximum height 6 feet.
- c. PEDESTRIAN STREET FENCES SHOULD BE COMPOSED OF VIEW FENCING.**

8. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. Building Form Guidelines.

- 1. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the surrounding design of the area. (e.g. architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).
- ~~2. **Building materials.** Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of the area. (e.g. doors, windows, pilasters, cornices, arches and lintels) They should be articulated and expressed in a manner that is in context with surrounding buildings.~~
- ~~3. Primary buildings should incorporate a minimum 25% of brick or brick veneer on every facade.~~
- ~~4. **Fences.**~~
 - ~~a. Front street fences should be composed of view fencing.~~

D. Streetscape Standards.*1

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width

STREETSCAPE STANDARDS MATRIX

STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
McDowell Road WEST OF 7th Ave. to EAST OF 1st Ave.	Non-Residential	0'	5'	Minimum 75%	S, SD	6' 5'	NONE REQUIRED*
McDowell Road 3rd St. to 7th St.	Non-Residential	0'	5'	Minimum 75%	S	6'	8' 7'
Lynwood Street EAST OF 7th Ave. to 6th Ave. (North Side Only)	All Allowed Uses	15'	25' 20'	Minimum 75% 50%	AFY, SD, DY	5'	5' 10'
Lynwood Street 5th St. to WEST OF 7th St.	All allowed uses	15'	25' 20'	Minimum 75%	AFY, SD, DY	5'	5' 10'
7th Avenue Alley North of McDowell to LYNWOOD ST Alley South of McDowell	Non-Residential	0'	5'	Minimum 75%	S	6' 7'	NONE REQUIRED 40'
5th Avenue Alley North of McDowell Rd. to Alley South of McDowell Rd.	All allowed uses	5'	15'	Minimum 50%	AFY, SD, S, SY	6' 5'	40' 11'
3rd Avenue Alley North of McDowell Rd. to Alley South of McDowell Rd.	All allowed uses	5'	15'	Minimum 75%	AFY, SD, S, SY	6' 5'	AS ESTABLISHED 6'
3rd Street Alley north of McDowell Rd. Alley South of McDowell Rd.	All allowed uses	5'	15'	Minimum 50%	AFY, SD, S	40' 6'	NORTH SIDE NONE REQUIRED 11' SOUTH SIDE 40'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
5th Street MCDOWELL Almeria RD. to Lynnwood St.	All allowed uses	5'	15'	Minimum 50%	AFY, SD, S, SY	5'	<u>15'</u>
7th Street Almeria Rd. to MORELAND Portland St.	Non- Residenti al	0'	5'	Minimum 75%	S	6'	6'

(AFY) Active Front Yard, (SD) Stoop/Dooryard ~~WELL~~, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types
***5 FEET STREET SIDE LANDSCAPE REQUIRED FOR DEVELOPMENTS GREATER THAN 20,000 S.F. NET AREA**

1217 Roosevelt East.

- A. **Intent.** The Roosevelt East Character Area is comprised of a mixture of historic buildings with larger blocks of land with high-rise entitlements. The area will serve as a transition zone from the smaller scale Roosevelt South and Roosevelt North Character Areas to the Downtown Gateway Character Area located to the east along the light rail.
- B. **Development Standards.**
1. **Maximum height.**
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Height bonus:* Maximum 25% increase.
 - b. *Accessory structures:* 30 feet.
 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Density bonus:* Maximum 100% increase.

3. **Maximum lot coverage.**

a. *Lot coverage: 75%.*

(1) *Lot coverage bonus: Maximum 100%.*

b. *Accessory building.*

(1) *Maximum footprint: 10% of net lot area.*

4. **Building placement.**

a. *Primary building.*

(1) *Minimum side yard setback:*

(a) *Adjacent to a non-HP lot: 0 feet.*

(b) *Adjacent to an HP lot: 10 feet.*

(2) *Minimum rear yard setback: 0 feet.*

b. *Accessory Buildings.*

(1) *Minimum side yard setback: 3 feet.*

(2) *Minimum rear yard setback: 0 feet.*

5. **Projections.**

a. *Maximum projection by porches, patios, balconies & porte-cocheres into required building setback.*

(1) *Front street: 10.*

(2) *Side street: 5 feet.*

B.

b. *Awnings, cornices, roof overhangs, and eaves may project more than three (3) feet into any required setback providing they come no closer ~~that~~THAN two (2) feet from a property line.*

6. **Required parking:** Governed by Section 1206

a. *Parking bonus:*

- (1) *Increase:* Maximum 50%.
- (2) *Decrease:* Maximum 100%.

7. Street trees.

- a. **IN ADDITION TO EXISTING HISTORIC PALM TREES, sStreet trees shall be planted with Arizona Ash or Evergreen Elm trees.**

8. LANDSCAPING GROUND COVER.

- a. TURF SHALL BE USED AS GROUND COVER IN THE STREETScape ZONE AND, IN THE ACTIVE FRONT YARD FOR SINGLE FAMILY RESIDENTIAL PROPERTIES.**

89. Fences.

- a. *Side yard:* Maximum height 6 feet.
- b. *Rear yard:* Maximum height 6 feet.
- c. *Wall returns or gates:* Should set behind the front facade to reveal windows and architectural features.
- d. For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon obtaining a certificate of appropriateness or no effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.

10. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, NONRESIDENTIAL ACTIVITY IN A RESIDENTIAL DISTRICT RIGHT-OF-WAY STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. Building Form Guidelines.

1. **StandardsGUIDELINES** applicable to building taller than 65 feet in height.
 - a. **General ~~standards~~GUIDELINES.**
 - (1) Above 65 feet, tall building should not have massing that is boxy, bulky, and elongated.
 - (2) Upper floors should be served by common entrance lobbies that shall be accessed from the ~~front or p~~**Pedestrian sStreet.**
 - (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.
 - (4) Building towers should have a minimum separation of 20 feet.
 - (5) The reflectivity of windows should be limited to twenty (20) percent.
 - b. **Base ~~standards~~GUIDELINES.**
 - (1) All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.
 - (2) The base of a building(s) should be placed parallel, and not at an angle, to the street.
 - c. **Top.**
 - (1) The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile.
2. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the design of the Character Area. (e.g. architectural lighting and signage, grilles, railings, down spouts, window and entry trim and moldings, shadow patterns and exterior lighting).
3. **Building materials.** Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of Roosevelt East. (e.g. doors, windows, pilasters, cornices, arches and lintels) they should be articulated and expressed in a manner that is in context with existing buildings in

Roosevelt East.

4. Primary buildings should incorporate a minimum 25% of brick, ~~or~~ brick veneer **OR, DECORATIVE MASONRY** on the ground floor of every façade **VISIBLE FROM THE EXTERIOR.**

D. Open Space Guidelines.

Objective: Functional open space and plazas should provide gathering locations for pedestrians and residents.

1. For sites of 50,000 net square feet or larger, open space in the amount of at least 2% of the net lot area should be provided.
 - a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
 - b. The open space should connect or be visible from a ~~front or~~ **pedestrian street.**
 - c. *Landscape:*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - d. *Fences/walls.*
 - (1) *Height:* 6 feet maximum.
 - (2) *Materials:* Wrought iron, brick **OR, DECORATIVE MASONRY.**

E. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
Portland Street 3rd Ave. to WEST OF CENTRAL AVE. 1st	Non-Residential	0'	5'	Minimum 75%	SD, S	AS ESTABLISHED 6'	AS ESTABLISHED 40'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
Roosevelt Street 3rd Ave. to 1st Ave.	Non-Residential	0'	5'	Minimum 75%	SD, S	AS ESTABLISHED 6'	AS ESTABLISHED 40'
McKinley Street 3rd Ave. to ALLEY WEST OF 1st Ave.	All allowed uses	0'	10'	Minimum 50%	AFY, SD, DY, SY	6'5'	10'
Fillmore Street 3rd Ave. to Alley WEST east of 1st Ave.	Non-Residential	0'	10'	Minimum 50%	AFY, SD, DY, SY	6'5'	10' NORTH SIDE 6' SOUTH SIDE
1st Drive Roosevelt St. to Portland St.	All allowed uses	0'	10'	Minimum 75%	SD, S	6'	40'
2nd Avenue Portland St. to Roosevelt St.	Non-Residential	0'	10'	Minimum 75%	SD, S	6'	10'
2nd Avenue Roosevelt St. to McKinley St.	Non-Residential	20'	20'	Minimum 50%	AFY, SD, DY, S	6'10' ⁽¹⁾	
2nd Avenue McKinley St. to Fillmore	Non-Residential	10'	20'	Minimum 75%	AFY, SD, S	6'10' ⁽¹⁾	
3rd Avenue LAetham St. to Roosevelt St.	All allowed uses	0'	10'	Minimum 50%	AFY, SD, DY, S, SY	6'	AS ESTABLISHED 40'
3rd Avenue Roosevelt St. to McKinley St.	All allowed uses	20'	20'	Minimum 50%	AFY, SD, S	6'	40'14'
3rd Avenue McKinley St. to Fillmore St.	Non-Residential	10'	20'	Minimum 50%	AFY, SD, S	6'	40'14'

(AFY) Active Front Yard, (SD) Stoop/Dooryard **WELL**, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

(1) PER PLANS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

1218 Roosevelt North.

- A. **Intent.** Roosevelt North is **PART OF THE ROOSEVELT HISTORIC DISTRICT AND IT IS** comprised of traditional historic single-family homes. Typically the lots have large front yard setbacks with porches, lush landscaping and turf. In the rear most properties had carriage houses and garages that are accessed from the alley or the front yard by a porte-cochere. In Roosevelt North the design and pattern of single-family development is critical to maintaining its strong character and preserving the existing buildings. The large number of historic properties creates a unique character and design that should be preserved. Properties with HP Zoning should refer to Chapter 8, Historic Preservation, of the Phoenix Zoning Ordinance for specific requirements associated with historic designation.
- B. **Development Standards.**
1. **Maximum height.**
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Bonus:* None.
 - b. *Accessory structures:* 30 feet.
 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* None.
 3. **Maximum lot coverage.**
 - a. *Lot coverage:* 40%.
 - (1) Lot coverage may be increased to 55% for detached accessory dwelling units and garages and storage sheds with vertically integrated accessory dwelling units.
 - (2) *Bonus:* None.
 - b. *Accessory buildings.*
 - (1) *Maximum footprint:* 15% of net lot area.

4. **Minimum side & rear setbacks.**

a. *Primary building.*

(1) *Side:* Combined total of 10 feet; minimum 3 feet.

(2) *Rear:* Minimum 10 feet.

b. *Accessory buildings.*

(1) *Side:* Minimum 3 feet.

(2) *Rear:* 0 feet.

5. **Projections.**

a. Maximum projection by porches, patios, balconies & porte-cocheres into required building setback.

(1) *Front street:* 10 feet.

(2) *Side street:* 5 feet.

b. Awnings, cornices, roof overhangs, and eaves may project more than three (3) feet into any required setback providing they come no closer ~~that~~ **THAN** two (2) feet from a property line.

6. **Required parking:** governed by Section 1206

a. *Parking bonus.*

(1) *Increase:* None.

(2) *Decrease:* None.

7. **Fences.**

a. *Side yard:* Maximum height 6 feet.

(1) Side street fences should not extend closer than five (5) feet to the front facade of the building.

b. *Rear yard:* Maximum height 6 feet.

- c. Wall returns or gates should set behind the front facade to reveal windows and architectural features.
8. **Street trees.**
- a. **IN ADDITION TO EXISTING HISTORIC PALM TREES, sStreet** trees shall be planted with **aArizona aAsh or eEvergreen eElm** trees.
9. **Landscaping ground cover.**
- a. Turf should be used as ground cover in the **greenSTREETSCAPE** zone and in the active front yard for residential properties.

10. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, NONRESIDENTIAL ACTIVITY IN A RESIDENTIAL DISTRICT RIGHT-OF-WAY STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. Building Form Guidelines.

- 1. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the historic character of the Character Area. (e.g. architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).
- 2. **Building materials.** Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of Roosevelt North. (e.g. doors, windows, pilasters, cornices, arches and lintels). They should be articulated and expressed in a manner that is in context with existing historic buildings in Roosevelt North.
- 3. Primary buildings should incorporate a minimum 25% of brick, ~~or~~ brick veneer **OR, DECORATIVE MASONRY** on every façade **VISIBLE FROM THE EXTERIOR.**
- 4. **Fences.**
 - a. Fences along the ~~front~~**PEDESTRIAN sStreet** should be discouraged.
 - b. ~~F~~**rontPEDESTRIAN sStreet** fences shall be composed of view fencing.

- c. For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon obtaining a certificate of appropriateness or no effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.

5. **Roof forms.**

- a. *Preferred types:*

- (1) Gable, clipped gable or jerkin head, gable with parapets.
- (2) Hip.
- (3) Flat with parapets.

- b. *Prohibited:* Mansard roof types.

6. **Window design.** Window format should be square or rectangular and similar to existing historic buildings. Window openings shall be recessed or articulated, particularly at the ground level.

D. **Frontage Modifications.**

1. **Active front yard.** The permanent hardscape area should be constructed as a traditional covered porch or patio built to the following specifications.

- a. *Depth:* Minimum 8 feet.
- b. *Width:* Minimum 50% of the facade.
- c. *Elevation above grade:* Maximum 2.5 feet.
- d. *Roof type:* Consistent with primary structure.

E. **Streetscape standards.**

STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
Portland Street 7th Ave. to 3rd Ave.	All allowed uses	20'	30'	None	AFY	5'	10'
LATHAM STREET 5 TH AVE. TO 3 RD AVE.		<u>20'</u>	<u>30'</u>	NONE	AFY	<u>5'</u>	<u>7'5"</u>
Culver Street 7th Ave. to a Alley 300' west of Central Ave.	All allowed uses	20'	30'	None	AFY	5'	10'
Willetta Street 7th Ave. to a Alley west of Central Ave.	All allowed uses	20'	30'	None	AFY	5'	10'
Lynwood Street 7th Ave. to Alley west of Central Ave.	All allowed uses	20'	30'	None	AFY	5'	10'
7 TH AVE LYNWOOD ST. TO ALLEY SOUTH OF PORTLAND ST.		<u>20'</u>	<u>30'</u>	None	AFY	<u>6'</u>	NONE REQUIRED
5th Avenue Alley north of Roosevelt St. to Alley NORTH OF LYNWOOD STREET south of McDowell Rd.	All allowed uses	10'	25'	None	AFY, SY	5'	10'
3rd Avenue Alley north of Roosevelt St. to Culver Street	All allowed uses	10'	25'	None	AFY, SY	40' <u>5'</u>	10'
3rd Avenue Culver Street to Alley NORTH OF LYNWOOD STREET south of McDowell Rd.	All allowed uses	10'	25'	None	AFY, SY	5'	<u>6'</u> OR AS ESTABLISHED IF GREATER THAN 6' 40'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width

(AFY) Active Front Yard, (SD) Stoop/Dooryard ~~WELL~~, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

1219 Roosevelt South.

A. **Intent.** Roosevelt South will be the gateway to historic Roosevelt North, and an oasis for pedestrians from adjacent high-rise and high-density areas. While the neighborhood will retain its residential character, it will become a mixed-use neighborhood. Adaptive re-use of older and historic homes will provide distinctive shopping and ~~set~~**DINING** along tree-lined streets creating a highly ~~desireable~~**DESIRABLE**, walkable neighborhood.

B. **Development Standards.**

1. **Maximum height.**

- a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Bonus:* None.
- b. *Accessory structures:* 30 feet.

2. **Maximum density.**

- a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* Maximum 100% increase in density.

3. **Maximum lot coverage.**

- a. *Lot coverage:* 50%.
 - (1) *Bonus:* Maximum 75% total lot coverage.
- b. *Accessory building.*
 - (1) *Maximum footprint:* 10% of net lot area.

4. **Minimum side & rear setback.**

a. *Primary building.*

(1) *Side yard:* Combined total of 10 feet; minimum 3 feet.

(A) *Adjacent to an HP lot:* 10 feet.

(2) *Rear:* 0 feet.

b. *Accessory buildings.*

(1) *Side:* Minimum 3 feet.

(2) *Rear:* 0 feet.

5. **Projections.**

a. Maximum projections by porches and balconies into required building setback.

(1) *Front street:* 10 feet.

(2) *Side street:* 5 feet.

b. Awnings, cornices, roof overhangs, and eaves may project more than three (3) feet into any required setback providing they come no closer ~~that~~THAN two (2) feet from a property line.

6. **Required parking:** Governed by Section 1206

a. *Parking bonus:*

(1) *Increase:* Maximum 50%.

(2) *Decrease:* Maximum 50%.

7. **Fences.**

a. *Side street:* Maximum height 6 feet.

(1) Side street fences should not extend closer than five (5) feet to the front facade of the building.

- b. *Rear yard*: Maximum height 6 feet.
 - (1) Wall returns or gates should set behind the front façade to reveal windows and architectural features.

8. **Street trees.**

- a. **IN ADDITION TO EXISTING HISTORIC PALM TREES, s**Street trees shall be planted with Arizona Ash or Evergreen Elm trees.

9. **Landscaping ground cover.**

- a. Turf should be used as ground cover in the ~~green~~ **STREETSCAPE** zone and in the front yard for residential properties.

10. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, NONRESIDENTIAL ACTIVITY IN A RESIDENTIAL DISTRICT RIGHT-OF-WAY STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. **Building Form Guidelines.**

- 1. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the historic character of the area. (e.g. architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).
 - a. *Building articulation.* For buildings under 65 feet in height the maximum building length without articulation/modulation is 30 feet.
 - (1) Articulation shall be achieved through the incorporation of any 2 of the following:
 - (A) Change in vertical wall plane (1-foot minimum).
 - (B) Change in horizontal wall plane (1-foot minimum).
 - (C) Varying roof lines.

- (D) Projecting or recessed architectural elements including windows and doors.
2. *Building materials.* Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of Roosevelt South. (e.g. doors, windows, pilasters, cornices, arches and lintels).
 3. Primary buildings should incorporate a minimum 25% of brick, ~~or~~ brick veneer **OR, DECORATIVE MASONRY** on every facade.
 4. **Windows.**
 - a. *Preferred:* Vertical or vertical appearance.
 - b. *Recessed:* Minimum 4 inches.
 - c. *Transparency:* Minimum .64 VTR.
 5. **Roof forms.**
 - a. *Preferred types:*
 - (1) Gable, clipped gable or jerkin head, gable with parapets.
 - (2) Hip.
 - (3) Flat with parapets.
 - b. *Prohibited:* Mansard roof types.
 6. *Window design.* Window format should be square or rectangular and similar to existing historic buildings. Window openings shall be recessed or articulated, particularly at the ground level.
 7. **Fences.**
 - a. Fences along ~~the~~ **A front PEDESTRIAN sStreet** should be discouraged.
 - b. Fences above 40 inches in height **ALONG A PEDESTRIAN STREET** shall be composed of view fencing.
 - c. For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon

obtaining a certificate of appropriateness or no effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.

D. Frontage Modifications.

1. **Active front yard.** The permanent hardscape area should be constructed as a traditional covered porch or patio built to the following specifications.
 - a. *Depth:* Minimum 8 feet.
 - b. *Width:* Minimum 50% of the facade.
 - c. *Elevation above grade:* Maximum 2.5 feet
 - d. *Roof type:* Consistent with primary structure.

E. Streetscape standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Roosevelt Street Alley WEST OF 6TH east of 7th Ave. to 3 RD AVE. alley west of 1st St.	All allowed uses	10'	15'	Minimum 75%	AFY, SD, DY, S	5'	6'
McKinley Street Alley WEST OF 6TH east of 7th Ave. to 3 RD AVE. alley west of 1st St.	All allowed uses	10'	15'	Minimum 50%	ALL	5'	6' <u>10'</u>
Fillmore Street Alley WEST OF 6TH east of 7th Ave. to 3 RD AVE. alley west of 1st St.	Non-Residential	10'	15'	Minimum 50%	ALL	6' <u>5'</u>	6' <u>7'5"</u>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
6th Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	12'6'
5th Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	6'14'
4th Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	12'15'
3rd Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	12'15'
2nd Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	8'	12'

(AFY) Active Front Yard, (SD) Stoop/Dooryard **WELL**, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

1220 Townsend Park.

A. **Intent.** The primary intent of the Townsend Park Character Area is to transition between the mixed-use neighborhoods to the east, the McDowell Corridor to the north and the Downtown Gateway to the west. The area's special potential to connect these diverse adjacent areas can be realized through incorporating mixed-use/mid-rise developments that focus on office and cultural facilities. Given the proximity to the City's largest public library and the light rail corridor, a cultural focus in any new development is essential. As with any heavily accessed cultural area, the streetscape should contain inviting and comfortable parkway strips that offer easy links to nearby cultural facilities, parks and public transportation.

B. Development Standards.

1. Maximum height.

a. *Main building:* Governed by the height map, Section 1202.C.

- (1) *Height bonus: None.*
 - b. *Accessory structures: 30 feet.*
- 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.
 - (1) *Bonus: Maximum 100% increase in density.*
- 3. **Maximum lot coverage.**
 - a. *Lot coverage: 75%.*
 - (1) *Bonus: Maximum 100% lot coverage.*
 - b. *Accessory building.*
 - (1) *Maximum footprint: 25% of net lot area.*
- 4. **Minimum side & rear setbacks.**
 - a. *Primary building.*
 - (1) *Side: 0 feet.*
 - (2) *Rear: 0 feet.*
 - b. *Accessory buildings.*
 - (1) *Side: 3 feet.*
 - (2) *Rear: 5 feet.*
 - (A) The rear setback may be reduced to 0 feet if a fully dedicated alley is present.

5. PROJECTIONS

a. AWNINGS, CORNICES, ROOF OVERHANGS AND EAVES MAY PROJECT INTO ANY REQUIRED SETBACK.

56. Required parking: Governed by Section 1206

a. *Parking bonus:*

- (1) *Increase:* Maximum 50%.
- (2) *Decrease:* maximum 100%.

67. Fences.

- a. *Side yard:* maximum height 6 feet.
- b. *Rear yard:* maximum height 6 feet.

8. SIGNAGE.

- a. SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.**
- b. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.**

C. Building Form Guidelines.

- 1. ~~Standards~~**GUIDELINES** applicable to buildings taller than 65 feet in height.
 - a. *General ~~standards~~GUIDELINES.*
 - (1) Above 65 feet, tall building should not have massing that is boxy, bulky, and elongated.
 - (2) ~~Upper floors should be served by common entrance lobbies that shall be accessed from the front of~~ **Upper floors should be served by common entrance lobbies that shall be accessed from the front of Pedestrian Street.**
 - (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.
 - (4~~3~~) Building towers should have a minimum separation of 20 feet.
 - (5~~4~~) The reflectivity of windows should be limited to twenty (20) percent.
 - b. *Base ~~standards~~GUIDELINES.*
 - (1) All buildings over four stories in height should be designed with

a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.

(2) The base of a building(s) should be placed parallel, and not at an angle, to the street.

c. *Top.*

(1) The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile.

D. **Open Space Guidelines.**

1. For sites of 50,000 net square feet or larger, open space in an amount of at least 5% of the net lot area should be provided.

a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.

b. The open space should connect or be visible from a ~~front or~~ **pedestrian street.**

c. *Landscape:*

(1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.

(2) Fences/walls.

(A) *Height:* 6 feet maximum.

(B) *Materials:* Wrought iron, brick **OR, DECORATIVE MASONRY.**

E. **Frontage Modifications.**

1. Dooryard and stoop/door well.

a. Facades should exhibit varying building design to appear as multiple units.

b. No more than two (2) consecutive facade designs should utilize the same color paint or method of articulation.

2. **Active front yard.** The permanent hardscape area should be constructed as a traditional covered porch or patio built to the following specifications.
- a. *Depth:* Minimum 8 feet.
 - b. *Width:* Minimum 75% of the facade.
 - c. *Elevation above grade:* Maximum 2.5 feet.
 - d. **Roof Type:** Consistent with primary structure.

F. **Streetscape Standards.**

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
McDowell Road 1st St. to EAST OF 3rd St.	Non-Residential	0'	5'	Minimum 75%	S	6'5'	40' NONE REQUIRED*
Willetta Street 1st St. to 3rd St.	All allowed uses	0'	10'	Minimum 50%	ALL	40'5'	40'15'
Culver Street 1st St. to 2ND3rd St.	All allowed uses	0'	10'	Minimum 50%	ALL	40'5'	40'15'
Moreland Street 1st St. to 3rd St.	All allowed uses	0'	10'	Minimum 50%	ALL	40'5'	40'15'
Portland Street 1st St. to 3rd St.	All allowed uses	0'	10'	Minimum 50%	ALL	10'	10'
1st Street McDowell Rd. to Moreland WILLET TA St.	Non-Residential	0'	10'	Minimum 75%	S, SD, DY, GA	6'5' EAST 7' WEST	40'6' EAST WEST - NONE REQUIRED*

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETScape Zone Width
2nd Street McDowell Rd. to Moreland R St. CULVE	Non-Residential	0'	10'	Minimum 75%	S, SD, DY, GA	40' <u>5'</u>	40' <u>25'</u>
3rd Street McDowell Rd. to Moreland St.	All allowed uses	5'	15'	Minimum 75%	S, SD, DY, GA	40' <u>5'</u>	40' <u>15'</u>

(AFY) Active Front Yard, (SD) Stoop/Dooryard **WELL**, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types
***5-FOOT STREET SIDE LANDSCAPE REQUIRED FOR DEVELOPMENTS WITH A NET AREA GREATER THAN 20,000 SQUARE FEET**

1221 Van Buren.

- A. **Intent.** The intent of the Van Buren Character Area is to establish a dense, vibrant, urban mixed-use area that is a center for commerce and high-rise urban living. This area comprises some of the tallest height entitlements within the City. The close proximity to government buildings and commercial offices makes this an ideal location for future hotels and iconic residential buildings with a strong urban focus. The active streetscape will connect the primarily residential neighborhoods to the north with the amenities and services provided within the Business Core and Van Buren Character Areas.
- B. **Development Standards.**
1. **Maximum height.**
 - a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) *Height bonus:* None.
 - b. *Accessory structures:* 30 feet.
 2. **Maximum density.**
 - a. Governed by the density map, Section 1202.D.

- (1) *Bonus: 50%.*
- 3. **Maximum lot coverage.**
 - a. *Lot coverage: 55%.*
 - (1) *Bonus: maximum 100%.*
 - b. *Accessory building.*
 - (1) *Maximum footprint: 25% of net lot area.*
- 4. **Minimum side & rear setbacks.**
 - a. *Primary building.*
 - (1) *Side: 10 feet.*
 - (2) *Rear: 10 feet.*
 - (a) THE REAR SETBACK CAN BE REDUCED TO ZERO (0) FEET IF A FULLY DEDICATED ALLEY IS PRESENT**
 - b. *Accessory buildings.*
 - (1) *Side: 0 feet.*
 - (2) *Rear: 0 feet.*
- 5. **Required parking:** Governed by Section 1206
 - a. *Parking bonus:*
 - (1) *Increase: Maximum 50%.*
 - (2) *Decrease: Maximum 100%.*
- 6. **Fences**
 - a. *Side yard: Maximum height 6 feet.*
 - b. *Rear yard: Maximum height 6 feet.*
 - (1) *When a fully dedicated alley is present view fencing shall be*

provided above 40 inches in height.

7. SIGNAGE.

- a.** SIGNAGE SUBJECT TO THE REGULATIONS OF PHOENIX ZONING ORDINANCE SECTION **705** TABLE **D-1**, COMMERCIAL/INDUSTRIAL RIGHT-OF-WAY LOW VOLUME STREET STANDARDS.
- b.** FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.

C. Building Form Guidelines.

1. Above 65 feet, tall buildings should not have massing that is boxy, bulky, and elongated.
2. Upper floors should be served by common entrance lobbies that ~~shall~~ **SHOULD** be accessed from the ~~front or~~ **pPedestrian sStreet**.
3. Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance sky line character.
4. Building towers should have a minimum separation of 20 feet.
5. The reflectivity of windows should be limited to twenty (20) percent.
6. The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile.
7. **Base guidelines.**
 - a. All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.
 - b. The base of a building(s) should be placed parallel, and not at an angle, to the street.

D. Open Space Guidelines.

1. For sites of 50,000 net square feet or larger, open space in an amount of at least 5% of the net lot area should be provided, except for properties that are required to develop the Taylor Street Pedestrian Paseo.

- a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
- b. The open space should connect or be visible from a ~~front or~~ **pedestrian street**.
- c. *Landscape:*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
- d. *Fences/walls.*
 - (1) *Height:* 6 feet maximum.
 - (2) *Materials:* Wrought iron, brick **OR, DECORATIVE MASONRY**.

E. Taylor Street Pedestrian Paseo Standards.

1. Easement dedication.

- a. A 20-foot wide public pedestrian easement (hereafter referred to as "Paseo") shall be dedicated in accordance with the approved alignment as follows:



2. Development standard bonus.

- a. Sites that are required to dedicate and construct the Taylor Street Paseo shall have no maximum lot coverage, maximum density requirements or required minimum open space.

3. Deviation from approved alignment:

- a. The Paseo's alignment may be deviated by up to 50 feet either north or south of the approved alignment under the following conditions:
 - (1) The deviation shall not result in a misalignment of more than 90 feet.
 - (2) A north or south connector Paseo, designed in accordance with this section, shall be provided on site when a deviation results in more than 20 feet of misalignment within the block.

- (3) The revised easement location shall be dedicated prior to final site plan approval.
4. A minimum of 50% of the ground floor along the Paseo shall be active uses.
5. The optional alignment can be used in place of the approved alignment. For sites with an optional alignment two easements are not required.

F. Taylor Street Pedestrian Paseo Guidelines.

1. An ADA compliant walkway a minimum of 8 feet in width and clear of obstructions should be provided within the Paseo.
2. The Paseo should be a minimum of 50 percent shaded at plant maturity.
3. The Paseo should be as straight as possible and avoid meanders.
4. Decorative paving (e.g. pavers, permeable pavement, colored and textured concrete) should be provided within the Paseo.
5. Building frontage along the Paseo should be maximized.
6. Ground floor active uses should be oriented to the Paseo.
7. Each ground floor commercial suite adjacent to the Paseo should provide a primary entrance on the Paseo side.
8. Building facades adjacent to the Paseo should be designed with the following elements:
 - a. Clear glass windows (allowing at least 75% of visible light as specified by the manufacturer) for a minimum of 60% of the ground floor facade between 3 feet and 8 feet.
 - b. A minimum of 1 primary entrance on each Paseo frontage.
9. Parking (surface and structured) and vehicular maneuvering along the Paseo should be minimized.
10. The Paseo should be clearly separated from vehicular maneuvering areas.
11. A minimum 15-foot by 15-foot visibility triangle should be provided at any intersection with the Paseo and vehicular traffic.

12. Parking garage entrances/exits should be oriented to minimize vehicular traffic crossing the Paseo.
13. Paseo segments that cross drive aisles should provide a minimum 20-foot wide crosswalk demarcated to contrast with the drive aisle.
14. Fencing within 50 feet of the edges of the Paseo should not be higher than 40 inches. (excluding temporary fencing in accordance with subsection 18.).
15. Paseo segments that cross surface parking areas should be designed with the following elements:
 - a. A minimum 8-foot wide grade separated walkway.
 - b. A minimum of 6-foot wide landscape strips on each side of walkway (or 12 feet on one side).
16. The following lighting treatment should be provided within the Paseo:
 - a. 15-foot maximum height of lighting fixtures.
 - b. A minimum of 1-foot candle illumination should be maintained throughout the Paseo.
 - c. Uniform lighting should be placed along entire Paseo, avoiding bright high glare areas and low visibility dark areas.
 - d. Lighting within the Paseo should be illuminated from dusk until dawn.
17. One of the following identifying markers should be provided at each street entrance to the Paseo.
 - a. Bollard path light.
 - b. Public art.
 - c. Decorative directional signage.
 - d. Building design elements that emphasize the Paseo entrance.
18. **Temporary security gating.** In the event that a block's Paseo is not fully developed, temporary removable fencing may be erected at the entrances to the Paseo under the following conditions:

- a. A pedestrian gate is provided that is unlocked during business hours.
- b. A revocable permit is obtained.
- c. The fencing is removed upon completion of the block's Paseo.

G. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Fillmore Street Alley West of 7th Ave. to 3 rd 7TH Ave.	All allowed uses	0'	5'	Minimum 50%	ALL	7'5'	7'
FILLMORE STREET 7 TH AVE TO 3 RD AVE		0'	5'	MINIMUM 50%	ALL	5'	10'
Van Buren Street 7th Ave. to 3RD 4 th Ave.	Non-Residential	0'	5'	Minimum 75%	SF	7'5'	7'5'
Monroe Street 7th Ave. to 3RD 4 th Ave.	All allowed uses	0'	5'	Minimum 75%	SD, DY, S	9'8'	10'
ADAMS STREET 4 TH AVE TO 7 TH AVE		0'	5'	MINIMUM 75%	ALL	5'	10'
Adams Street 4 th 7TH Ave. to 5th Ave.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S, GA	7'8'	7'5'
9th Avenue Adams St. to Van Buren St.	Non-Residential	0'	5'	Minimum 50%	ALL	7'5'	7'20'
7th Avenue Adams St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	7'	40'7'

STREETSCAPE STANDARDS MATRIX

STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
6th Avenue Adams St. to Fillmore VAN BUREN St.	All allowed uses	0'	5'	Minimum 50-75%	ALL	7'-EAST 5' WEST 5'	7'-EAST 5' WEST 8'
6 TH AVENUE VAN BUREN ST TO FILLMORE ST		0'	5'	MINIMUM 50%	SD, DY, S, GA	EAST 5' WEST 5'	EAST 8' WEST 5'
5 th Avenue Monroe ADAMS St. to Fillmore VAN BUREN St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S, GA ALL	7'	7'
5 TH AVENUE VAN BUREN ST TO FILLMORE ST		0'	5'	MINIMUM 50%	SD, DY, S, GA	5'	10'
5 th Avenue Adams St. to Monroe St.	All allowed uses	0'	5'	Minimum 50%	ALL	7'	7'
4 TH AVENUE MONROE ST TO VAN BUREN ST		0'	5'	MINIMUM 75%	ALL	7'	7'
4 th Avenue Van Buren St. to Fillmore St.	All allowed uses	0'	5'	Minimum 75-50%	SD, DY, S, GA	4'-5'	4'-15'
3rd Avenue Van Buren MONROE St. to Fillmore VAN BUREN St.	All allowed uses	0'	5'	Minimum 75%	SD, DY, S, GA ALL	4'-5'	4'-5'
3 RD AVENUE VAN BUREN ST TO FILLMORE ST		0'	5'	MINIMUM 50%	SD, DY, S, GA	5'	10'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Taylor Street Paseo 7th Ave. to 3rd Ave.	Non-Residential	0'	5'	Minimum 65%	SD, S	See Paseo Guidelines	See Paseo Guidelines

(AFY) Active Front Yard, (SD) Stoop/Dooryard ~~WELL~~, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

1222 Warehouse.

A. **Intent.** The Warehouse Character Area is a unique urban neighborhood that offers a blend of old railroad charm and modern urban living. The unique old warehouse buildings provide design inspiration for the design of new buildings that complement the existing character. This area has unique sports and entertainment venues, in addition to dining and shopping opportunities that serve the entire region. This area should provide people with the ability to enjoy the character and authenticity of the area while being close to transit and the heart of the City.

B. Development Standards.

1. Maximum height.

a. *Main building:* Governed by the height map, Section 1202.C.

(1) *Bonus:* Maximum 50% or 140 feet.

(A) A 30-year conservation easement to the City of Phoenix for structures with HP or HP-I zoning in the Warehouse Character Area may be used to obtain the maximum height bonus. Only when 90% of eligible structures are subject to 30-year conservation easements may the sustainability bonuses of Section 1223 be used to achieve any height increase.

2. Maximum density.

a. Governed by the density map, Section 1202.D.

(1) *Density bonus*: Maximum 100% increase.

3. **Maximum lot coverage.**

a. *Lot coverage*: 100%.

(1) **Bonus: None.**

4. **Minimum side & rear setbacks.**

a. *Primary building.*

(1) *Side*: 0 feet.

(2) *Rear*: 0 feet.

5. **Required parking**: Governed by Section 1206. (Note: The Warehouse Character area has no minimum parking requirement for non-residential uses).

a. *Parking bonus*:

(1) *Increase*: 100%.

(2) *Decrease*: 100% only for rental housing.

6. **Fences.**

a. *Side yard*: **MAXIMUM HEIGHT** 8 feet.

b. *Rear yard*: **MAXIMUM HEIGHT** 8 feet.

7. SIGNAGE

a. SIGNAGE IN THE WAREHOUSE CHARACTER AREA SHALL BE GOVERNED BY THE REGULATIONS APPLICABLE TO SIGNS IN THE COMMERCIAL DISTRICTS OF SECTION 705 OF THE PHOENIX ZONING ORDINANCE.

(1) SIGNS PROJECTING FROM THE FRONT OF BUILDINGS SHALL BE PERPENDICULAR TO THE STREET (I.E., NINETY-DEGREE ANGLE), WITH A MAXIMUM OF ONE SIGN PER ENTRANCE. ALL SIGNS THAT EXTEND INTO OR OVER THE PUBLIC RIGHT-OF-WAY SHALL BE PERMITTED ONLY UPON ISSUANCE OF A REVOCABLE PERMIT

ADMINISTERED BY THE CITY OF PHOENIX. EACH SIGN SHOULD:

- (A)** IDENTIFY ONLY ONE BUSINESS.
 - (B)** PROVIDE A MINIMUM EIGHT-FOOT HEAD CLEARANCE.
 - (C)** PROJECT NO MORE THAN THREE FEET INTO THE PUBLIC RIGHT-OF-WAY.
 - (D)** BE INDIRECTLY ILLUMINATED FROM A SHIELDED LIGHT SOURCE (I.E., NOT BACKLIT OR CABINET SIGN).
- (2)** AWNING SIGNS SHALL BE PERMITTED BY RIGHT. AWNING SIGNS SHOULD HAVE LETTERS NO MORE THAN TEN INCHES IN HEIGHT.
- (3)** SIGNS PAINTED ON THE BUILDING SURFACE OR LETTERS MOUNTED DIRECTLY TO THE BUILDING SURFACE SHOULD:
- (A)** BE A MAXIMUM OF ONE SQUARE FOOT OF SIGNAGE FOR EACH LINEAL FOOT OF BUILDING ELEVATION TO A MAXIMUM OF ONE HUNDRED SQUARE FEET. MAY HAVE MINIMUM OF FORTY SQUARE FEET.
 - (B)** EXTEND NO CLOSER THAN ONE-HALF THE VERTICAL HEIGHT OF THE LETTERS EMPLOYED TO A BUILDING CORNER (VERTICAL EDGE) OR, TO A ROOFLINE.
- (4)** WINDOWS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED A MAXIMUM OF TWENTY PERCENT **(20%)** OF THE WINDOWPANE AREA.
- (5)** SECOND-STORY BUSINESSES MAY ONLY USE SIGN IN A SECOND-STORY WINDOW. AWNING SIGNS SHALL NOT BE PERMITTED ON SECOND-STORY WINDOWS.
- (6)** CORNER BUILDINGS SHALL BE ALLOWED SIGNAGE ON EACH STREET FRONTAGE.

- (7)** DIRECTIONAL SIGNS FOR ACCESSORY PARKING WILL BE ALLOWED TO A MAXIMUM OF SIX SQUARE FEET PER SIGN PER DRIVEWAY ENTRANCE. SAID SIGN SHALL BE A MAXIMUM OF THREE FEET IN HEIGHT. NO MORE THAN TWENTY-FIVE PERCENT OF THE AREA MAY BE DEVOTED TO BUSINESS IDENTIFICATION.
- (8)** THE PROVISIONS OF SECTION **705.C.6.d** SHALL NOT APPLY WITHIN THE WAREHOUSE CHARACTER AREA.
- (9)** SIGNS, BANNERS, BALLOONS, FLAGS, GUIDONS, AND SIMILAR ADVERTISING DEVICES OTHERWISE PROHIBITED BY SECTION **705.C.2.a, b** AND **c** MAY BE ERECTED SUBJECT TO A USE PERMIT IN CONJUNCTION WITH SPECIAL PROMOTIONAL EVENTS OF A CIVIC OR, COMMERCIAL NATURE. NO MORE THAN TWENTY-FIVE PERCENT (**25%**) OF THE AREA MAY BE DEVOTED TO CORPORATE SPONSORSHIP IDENTIFICATION. IN ADDITION TO THE STANDARDS ENUMERATED IN SECTION **705.F** FINDINGS OF APPROVAL SHALL INCLUDE:
- (A)** THE SIGNS AND OTHER DISPLAYS ARE APPROPRIATE IN SCALE, COMPOSITION, AND MANNER OF DISPLAY WITH SURROUNDING DEVELOPMENT.
- (B)** THE LENGTH AND FREQUENCY OF SUCH DISPLAYS ARE COMPATIBLE WITH THE GOALS AND OBJECTIVES OF THE DOWNTOWN REDEVELOPMENT PROGRAM.
- (C)** WHEN TWO **(2)** OR MORE ADJOINING ESTABLISHMENTS ARE TO PARTICIPATE EQUALLY IN THE EVENT, A SINGLE REQUEST FOR A USE PERMIT MAY BE FILED.
- (10)** WALL SIGNS ON BUILDINGS DESIGNATED HISTORIC PRESERVATION (HP) EXCEEDING THE APPLICABLE SIZE OR AREA REGULATIONS MAY BE ALLOWED BY THE HISTORIC PRESERVATION COMMISSION IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION **812.C.3** AND UPON THE ADDITIONAL FINDING THAT THE PROPOSED SIGNAGE REPLICATES THE SIZE, SHAPE, AND PLACEMENT OF THE ORIGINAL WALL SIGNAGE.

(11) THE FOLLOWING SIGNS ARE PROHIBITED:

(A) THOSE PLACED ABOVE OR ON TOP OF ANY PORTION OF THE ROOF OR FRONT PARAPET OR FAÇADE.

(B) SIGNS ADVERTISING GOODS OR SERVICES NOT PROVIDED ON THE PREMISES EXCEPT FOR NONCOMMERCIAL SIGNAGE.

(C) SIGNS UTILIZING MOVING, FLASHING, OR ROTATING LIGHTS OR MECHANISMS, EXCEPT AS PROVIDED BY A USE PERMIT.

(D) FREESTANDING SIGNS OR GROUND SIGNS.

b. SIGNAGE MAY BE INCREASED BY UP TO TWENTY-FIVE PERCENT **(25%)** BY SUBMITTING A COMPREHENSIVE SIGN PLAN AS PROVIDED IN SECTION **705.E** OF THE PHOENIX ZONING ORDINANCE.

c. FREE STANDING DETACHED MONUMENT SIGNAGE SHOULD BE INTEGRATED WITH THE BUILDING ARCHITECTURE.

C. Building Form Guidelines.

1. **AWNINGS AND CANOPIES.** AWNINGS AND CANOPIES EXTENDING OVER THE PUBLIC SIDEWALK SHOULD BE INCORPORATED INTO THE DESIGN OF NEW BUILDINGS, AND SHOULD BE SUSPENDED OR CANTILEVERED FROM THE BUILDINGS.

2. **PARAPETS.** SIMPLE PARAPET, CORNICE LINES AND, PROJECTIONS ARE MORE COMPATIBLE WITH EXISTING WAREHOUSES AND, WILL ADD TO THE PEDESTRIAN CHARACTER OF THE DISTRICT. NO MORE THAN THREE **(3)** CHANGES IN PLANE AT THE TOP OF THE FACADE PARAPET SHOULD BE INCORPORATED INTO THE DESIGN OF THE PARAPET USING RECTANGULAR SHAPES AND, ARTICULATION.

4.3. **Window design.** WINDOW FORMAT SHOULD BE SQUARE OR, RECTANGULAR AND SIMILAR TO EXISTING BUILDINGS DETERMINED TO HAVE CHARACTER VALUE, WHEN ADJACENT TO EXISTING BUILDINGS. ~~Square or rectangular windows that are similar to existing historic buildings should be used.~~ Window openings ~~shall~~SHOULD be recessed or articulated, particularly at the ground level.

- ~~2.~~ **4. Architectural ELEMENTS.** ARCHITECTURAL details should contribute to creating a coherent architectural BUILDING FORM concept that is IN CONTEXT WITH EXISTING HISTORIC BUILDINGS OR consistent with the design of the Character Area. (e.g. exterior finish materials, architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting), PARTICULARLY ON THE SAME BLOCK FACE.
- 5.** DOORS, WINDOWS, PILASTERS, CORNICES, ARCHES AND, LINTELS SHOULD BE ARTICULATED AND, EXPRESSED IN A MANNER THAT IS IN CONTEXT WITH EXISTING HISTORIC BUILDINGS IN THE CHARACTER AREA, PARTICULARLY ANY BUILDINGS ON THE SAME BLOCK FACE.
- ~~3.~~ **6.** Architecture and applied treatments that express corporate identity should be de-emphasized. Buildings should be a unique structures that complement and blend with the surrounding context.
- ~~4.~~ **7. Building materials.**
- a. New construction from finished grade to sixty-five (65) feet shall use concrete, brick or other quality exterior-facing materials found on the structures in the character area that have been determined to have character value, such as load bearing walls (brick or block) and concrete post-and-beam structural systems. ~~Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of the area for the first 60 feet.~~
- ~~Doors, windows, pilasters, cornices, arches and lintels should be articulated and expressed in a manner that is in context with existing historic buildings in the Character Area, particularly any buildings on the same block face.~~
- b. Brick veneer should ~~be mortared to~~ give the appearance of structural brick. If used, brick tile applications shall use wraparound corner and bullnose pieces to minimize a veneer appearance.
- C.** STUCCO FINISHES SHALL BE LIMITED TO NO MORE THAN TWENTY-FIVE PERCENT (25%) OF STREET-FACING FACADES (FOR NEW OR REMODEL PROJECTS).
- ~~5.~~ **8. StandardsGUIDELINES** applicable to building taller than 65 feet in height.
- a. General ~~standards~~GUIDELINES.

- (1) Above 65 feet, tall building should not have massing that is boxy, bulky, and elongated.
- (2) Upper floors should be served by common entrance lobbies that shall be accessed from the ~~front or p~~Pedestrian sStreet.
- (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.
- (4) Building towers should have a minimum separation of 20 feet.
- (5) The reflectivity of windows should be limited to twenty (20) percent.
- (6) THE UPPERMOST FLOORS OF HIGH RISE BUILDINGS SHOULD BE ARTICULATED TO ACHIEVE A DISTINCTIVE SKYLINE PROFILE.**

~~b. Base standards GUIDELINES.~~

- ~~(1) All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.~~

~~c. Top GUIDELINES.~~

- ~~(1) The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile.~~

D. Prohibited Elements.

1. The following materials are prohibited for new construction from finished grade to 65 feet **IN ORDER TO MAINTAIN THE INHERENT CHARACTER OF THE WAREHOUSE AREA**, unless approved by the Design Review Committee:
 - a. Mill finished aluminum, metal or wood siding.
 - b. Parabolic arches and other non-geometric forms.
 - c. Backlit awnings or panels.

- d. Plastic and acrylic components used in awnings and other accessories.
 - e. ~~Mill finished aluminum and metal.~~
2. The following architectural elements are prohibited from finished grade to 65 feet:
- a. *Angled building walls.* Walls not parallel or perpendicular to adjacent streets. This does not prohibit the use of angled building components at the street level to provide building articulation.
 - b. Steeply pitched roofs (**GREATER THAN THIRTY DEGREES**) including mansard roof forms.
 - c. Curtain-wall facades.

E. Streetscape Standards.

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
7th Avenue Buckeye Rd. to Jefferson St.	Non-Residential	0'	5'	Minimum 50%	S	8'	
7TH AVENUE SOUTH OF THE TRAIN TRACKS TO GRANT ST		NONE	NONE	NONE	ALL	<u>5'</u>	NONE REQUIRED*
7TH AVENUE GRANT ST TO SHERMAN ST.		<u>0'</u>	<u>5'</u>	MINIMUM <u>75%</u>	S	<u>5'</u>	NONE REQUIRED*
6 TH AVENUE SHERMAN ST TO GRANT ST		<u>0</u>	<u>20'</u>	MINIMUM <u>50%</u>	ALL	<u>5'</u>	<u>7'</u>
5 TH AVENUE ALLEY SOUTH OF JACKSON ST TO MADISON ST		<u>0'</u>	<u>5'</u>	MINIMUM <u>75%</u>	S	<u>5'</u>	<u>7'</u>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
4th Avenue Sherman St. to GRANT ST Lincoln St.	All allowed uses	0'	5'	Minimum 50%	ALL	6'5'	6'7'
4TH AVENUE GRANT ST TO LINCOLN ST.	All allowed uses	0'	5'	MINIMUM 50%	ALL	5'	14'
4 TH AVENUE ALLEY SOUTH OF JACKSON ST TO MADISON ST		0'	5'	MINIMUM 75%	S	5'	7'
3rd Avenue Grant St. to Jackson St.	Non-Residential	0'	5'	Minimum 75%	S	8'5'	7'15'
2nd Avenue Grant St. to Lincoln St.	All allowed uses	0'	5'	Minimum 50%	ALL	8'5'	18'
2nd Avenue BUCHANAN ST TO JACKSON Sherman St. to Lincoln St.	All allowed uses	0'	5'	Minimum 50%	S ALL	6'5'	5'
1st Avenue Sherman GRANT St. to Madison St.	Non-Residential	0'	5'	Minimum 75%	S	10'	(1) 6'
Central Avenue GRANT ST Buckeye Rd. to Madison St.	Non-Residential	0'	5'	Minimum 75%	S	8'	(1)
1st Street Grant St. to BUCHANAN RD Madison St.	All allowed uses	0'	5'	Minimum 50%	ALL	8'5'	(1)
1 ST STREET BUCHANAN ST TO MADISON Grant St. to Madison St.	All allowed uses	0'	5'	Minimum 50%	ALL	8'6'	14' (1)

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
2nd Street Lincoln St. to ALLEY SOUTH OF Jackson St.	All allowed uses	0'	5'	Minimum 50%	ALL	8' <u>6</u> '	8' <u>15</u> '
3rd Street SOUTH OF Grant St. to GRANT Jackson St.	All allowed uses	0'	5'	Minimum 75%	S	8' <u>6</u> '	8' <u>14</u> '
3RD STREET GRANT ST. SOUTH TO RAILROAD ROW JACKSON ST.	ALL ALLOWE D-USES	<u>0</u> '	<u>5</u> '	MINIMUM <u>75%</u>	S	8' <u>6</u> '	<u>8</u> '
4th Street GRANT ST SOUTH TO CHARACTER AREA BOUNDARY Lincoln St. to Buchanan St.	Non- Residenti al	0'	5'	Minimum 75%	SD, DY, S	8' <u>5</u> '	NONE REQUIRED ⁽²⁾
5th Street Grant St. to LINCOLN Buchanan St.	All allowed uses	0'	5'	Minimum 50%	ALL	8' <u>6</u> '	4' <u>8</u> '
6th Street Lincoln St. to Buchanan St.	All allowed uses	0'	5'	Minimum 50%	ALL	<u>8</u> '	4' <u>5</u> '
7th Street Buckeye Rd. to Lincoln St TO SOUTH OF GRANT ST.	Non- Residenti al	0'	5'	Minimum 75%	SD, DY, S	8' <u>6</u> '	4' <u>8</u> '
MADISON STREET 5TH AVE. TO 4 TH AVE	NON- RESIDE NTIAL	<u>0</u> '	<u>5</u> '	MINIMUM <u>75%</u>	SD, DY, S	<u>5</u> '	<u>7</u> '

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETSCAPE Zone Width
Madison Street 1st Ave. to 1st St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	5'-8'	<u>7'</u>
Jackson Street 5TH 3rd Ave. to 1ST 4th St.	Non-Residential	0'	5'	Minimum 75%	S	8'	AS ESTABLISHED WITH TREE WELLS ⁽¹⁾
Buchanan Street 3rd Ave. to 3 RD 7th St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	<u>8'7'</u>	<u>5'</u>
Lincoln Street 7th Ave. to 7th St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	<u>8'7'</u>	<u>6'5'</u>
Grant Street 6 TH AVENUE Lincoln St. to 2nd St. 3rd St. to 7th St.	All allowed uses	0'	5'	Minimum 50%	ALL	<u>8'5'</u>	<u>10'14'</u>
Grant Street 2nd St. to 3rd St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	<u>8'5'</u>	<u>10'14'</u>
Sherman Street 7th Ave. to 4th Ave.	All allowed uses	0'	5'	Minimum 75%	SD, DY, S	8'	6'

(AFY) Active Front Yard, (SD) Stoop/Dooryard WELL, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types

⁽¹⁾ [OR AS] APPROVED BY STREET TRANSPORTATION DEPARTMENT

⁽²⁾ 5-FOOT FRONT YARD LANDSCAPE REQUIRED FOR DEVELOPMENTS ON LOTS WITH A NET AREA GREATER THAN 20,000 SQUARE FEET

1223 Sustainability Bonus.

A. **Applicability.** The sustainability bonus system is designed to provide projects that

exhibit environmentally friendly design and performance elements with additional entitlements. This system shall only be applied to projects that are located in character areas that allow such bonuses.

B. Credit Categories.

1. The bonuses shall apply only when permitted by the Character Area, and may be used in any or multiple credit categories. *1

a. *Height increase.* The allowed bonus is an increase in height based upon the underlying allowed height.

Total Credits	Allowed Bonus*
70+	50%
60+	40%
50+	30%
40+	20%
30+	10%
20+	5%

b. *Density increase.* The allowed bonus is an increase based upon the number of allowed units allowed for a project.

Total Credits	Allowed Bonus*
70+	100%
60+	80%
50+	60%
40+	40%
30+	25%
20+	10%

c. *Lot coverage.* The allowed bonus additional lot coverage allowed in addition to the underlying maximum lot coverage.

Total Credits	Allowed Bonus*
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50+	50%
40+	25%
30+	15%
20+	10%
10+	5%

- d. *Maximum parking increase.* The allowed bonus is an increase based upon the maximum parking allowed in Section 1206

Total Credits	Allowed Bonus*
50+	50 <u>100</u> %
40+	40 <u>75</u> %
30+	30 <u>50</u> %
20+	20 <u>25</u> %
10+	15%
5+	10%

- e. *Minimum parking reduction.* The allowed bonus is a decrease based upon the minimum parking allowed in Section 1206

Total Credits	Allowed Bonus*
25+	100%
20+	75%
15+	50%
10+	25%
5+	10%

C. Sustainability Matrix.

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
<p>Project pProvides vertical mixed use development which shall include a combination of uses within a single structure. The combined square footage of all additional uses, EXCLUDING PARKING, BUT INCLUDING USES SUCH AS RETAIL, OFFICE, AND, RESIDENTIAL shall total a minimum 50% of the building'S footprint (not total square footage).</p>	2 DIFFERENT USES	5
	3 DIFFERENT USES	10
<p>Project pProvides pedestrian amenities such as: lit bollards, public restrooms (permanent exterior bathrooms open to the public), waste receptacles (recycling and trash), clocks, way finding, benches, drinking fountains and decorative pedestrian lighting not higher than 15 feet. PROVIDE ACTIVE LIVING AMENITIES SUCH AS RECREATIONAL STRUCTURES WITHIN PROJECT COMMON AREA (E.G. PLAYGROUND EQUIPMENT, SPORTS COURT, SWIMMING POOL, GYMNASIUM). MUST BE IN ADDITION TO REQUIRED AMENITIES.</p>	24 DIFFERENT TYPES OF Amenities	2
	5 DIFFERENT TYPES OF AMENITIES	3
	6+ DIFFERENT TYPES OF AMENITIES	4
	3 Amenities	2
	4 Amenities	3
<p>Project sShades all accessory surface parking lots SPACES using vegetation, low-sloped structural shading with a minimum sriSRI of 7529, or a similar material that achieves additional shading with lowHIGH reflectivity. EXCLUDES DRIVEWAYS AND, AISLES.</p>	30% OF SPACES	4 6
	40% OF SPACES	8
	50%+ OF SPACES	10
	40%	2
	50%+	3
<p>SHADE PROVIDED USING SOLAR STRUCTURES FOR SURFACE PARKING LOT OR, OTHER HARDSCAPE AREAS INCLUDING ROOF TOP PARKING.</p>	30% OF SPACES	12
	40% OF SPACES	16
	50%+ OF SPACES	20

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
<p>Project pProvides permeable paving, structured soil/grass, OPEN GRID PAVING or similar material which allows for water to permeate the surface to promote natural drainage and filtration. The calculation shall include exterior ON SITE pedestrian walkways, private surface driveways and parking stalls. SHALL NOT INCLUDE LOADING AREAS.</p>	<p>20-2040% HARDSCAPE SURFACE AREA</p>	<p>43</p>
	<p>41-60% HARDSCAPE SURFACE AREA</p>	<p>44</p>
	<p>61-80% HARDSCAPE SURFACE AREA</p>	<p>55</p>
	<p>80%+ HARDSCAPE SURFACE AREA</p>	<p>66</p>
	<p>40%</p>	<p>2</p>
	<p>60%+</p>	<p>3</p>
<p>Project pProvides a reciprocal parking agreement FOR REQUIRED PARKING to reduce or eliminate on-site parking.</p>	<p>25%+ OF REQUIRED PARKING</p>	<p>48</p>
<p>Project provides non-reserved parking that is accessible to the general public and identified with signage visible from the public right of way. Public parking shall be identified on the final site plan.</p>	<p>30%+</p>	<p>2</p>
	<p>60+</p>	<p>3</p>
<p>Project uUses non-potable or gray water for a minimum 25% of the totalREQUIRED irrigation water required.</p>	<p>25%+49% 50%+</p>	<p>43 6</p>
<p>Project pProvides on-site renewable energy for the ENTIRE building's electricity from renewable sources, like wind, solar, geothermal, biomass or any similar source that is renewable. BASED ON THE LOAD OF THE SERVICE AND, THE PERCENT OF LOAD BEING PROVIDED BY A RENEWABLE SOURCE.</p>	<p>1%-5%1 POINT FOR EACH % OF BUILDING ENERGY USAGE BEING PROVIDED</p>	<p>12</p>
	<p>6%—25%</p>	<p>10</p>
	<p>25%—50%</p>	<p>12</p>
	<p>50%+</p>	<p>18</p>

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
Project e Outperforms the currently adopted energy code standard by the following percentages. MEASURED BY THE PERCENT (%) OVER REQUIRED ENERGY CODE STANDARD.	10% 5%-9% 10%-14% 15%+	4 5 <u>10</u> <u>15</u>
	11% —29%	4 2
	30% +	4 6
Project h Has a renewable energy purchasing agreement for the entire building for a minimum 5 years, which runs with the property and applies to the entire building(s). This agreement shall be recorded and submitted with the final site plan. MEASURED BY PERCENT (%) OF POWER PURCHASED TO MEET THE ENERGY DEMAND FOR THE BUILDING.	5% —10% <u>10%</u> - <u>35%</u> <u>35%+</u>	4 5 <u>10</u>
	11% —20%	6
	21% —30%	8
	31% —40%	10
	41% —50%	12
	50% +	18
Project p Provides additional bicycle amenities which should SHALL be located in common areas of the site, and may include THE FOLLOWING:	2 -Amenities	2 4
COMMERCIAL USE: Locker, shower, bike rental, bike repair, and/or tire air-up facilities. REQUIRED S short and long term bicycle parking and other required amenities are excluded:	3 TYPES OF Amenities <u>4+</u> TYPES OF AMENITIES SHOWER	3 5 <u>6</u> <u>10</u>
RESIDENTIAL: PROVIDE BICYCLE AMENITIES SUCH AS SECURE PARKING AREAS, LOCKER, AND/OR TIRE AIR-UP FACILITIES FOR TENANTS. NUMBER OF AMENITIES BASED ON PERCENT OF TOTAL NUMBER OF DWELLING UNITS.	2 TYPES OF AMENITIES FOR 20% OF THE DWELLING UNITS	5 PER EACH INCREMENT

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
Project provides edible landscaping for the defined percentage of the required landscape area. These percentages shall only be calculated based upon the required amount.	10%—49%	1
	50%+	2
Project eExceeds the minimum landscaping requirements by the following amount calculation (required landscaping x option used (1.5 or 2) = total landscaping) PROVIDING 3-INCH CALIPER OR LARGER SIZE TREES. LANDSCAPING MUST BE VISIBLE AND ACCESSIBLE BY THE PUBLIC.	x1.5 20%+ ABOVE REQUIRED PLANT MATERIAL	1 3
	MINIMUM 3" CALIPER SIZE TREES	5
	x2	2
Project incorporates passive solar design elements or facilitates air movement and breezes. Provided elements should contribute to the strategic design of buildings to utilize sunlight and air movement for ventilation, heating, and/or cooling with little or no use of mechanical systems. Elements such as window overhangs, louvres, recessed windows, appropriate building orientation, breezeways, solar chimneys, operable windows or similar elements that achieve the desired outcome should be utilized.	2 Element	2
	3 Elements	4
	4+ Elements	6
Project provides multiple housing types intended for different demographics, such as family size or income level. (e.g. number of bedrooms, unit size or live work)	3 Types	2
	4+ Types	3
Project provides active living amenities such as recreational structures within a project's common area. (e.g. playground equipment, sports court, interactive water feature, swimming pool or gymnasium).	2 Amenities	1
	3+ Amenities	2

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
Project p Preserves all VIABLE-large mature trees (over 6-inch caliper) in place. INCLUDES TREES IN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THE DEVELOPMENT.	EACH TREE	2 <u>1</u>
Project p Provides a minimum 30-year historic preservation conservation easement for the original footprint of a property zoned HP or HP-I within the boundary of the Downtown Code as approved by the Historic Preservation Officer.	-	8 <u>20</u>
Project r Rehabilitates a structure (INCLUDING BUILDING STABILIZATION) with HP or HP-I Zoning as approved by the Historic Preservation Officer. BUILDING MUST BE LOCATED WITHIN THE BOUNDARY OF THE DOWNTOWN CODE.	10	10 <u>30</u>
Project i incorporates "cool" building materials above and at the ground floor. Ground floor: high mass, thick, smooth, light-colored materials (e.g. concrete and stone) above ground floor: low mass, thin, smooth and light colored materials (e.g. fritted glass to reduce reflectance and glare), stucco, hollow core clay tiles, and fiber reinforced concrete applied over a free flowing air space or "rain screen"	-	3
Project i ncorporates public art that is a permanent installation that is visually or physically accessible by the general public.	APPROVED BY ARTS COMMISSION	5
Project p Provides civic space that is improved open space intended for use by the general public. Civic space is designed to the same standards as private open space in accordance with the Character Area, but differs by being located at the periphery of the site to be visually and physically accessible by the general public and is overlaid with a dedicated public access easement.	105%—198% NET SITE AREA	26
	9%—12% NET SITE AREA	8
	13%+ NET SITE AREA	10
	20%—29% NET SITE AREA	3
	30%+ NET SITE AREA	4
Project p Provides affordable housing units in the percentage shown with a deed restriction to ensure affordability for a minimum duration commensurate with the project funding agreement, as approved by the Phoenix Housing Department.	10%-24%	8
	25%-49%	12
	50%+	18

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
	25%—49%	12
	50%+	18
PROVIDE SHADE FOR A MINIMUM OF FIFTY PERCENT (50%) OF OCCUPIABLE ROOF AREAS.	-	5
Total Credits		134 +208+

1224 Design Alternatives.

The Design Review Committee (DRC) shall oversee and approve design alternatives and Sustainability Bonus Appeals. *1

1. A design alternative is a deviation from the prescribed standards and design guidelines that would result in a furtherance of the goals and policies of the Downtown Phoenix Plan and the specific intent of the subject Character Area as approved by the DRC.
 - a. The following may be modified by the ~~the~~DRC up to 25% from the prescribed standardS: ~~buildable area~~ (including ~~building~~ MINIMUM / MAXIMUM setbacks;; ~~build-to-line~~, and lot coverage); frontage type standards (but not frontage type); landscaping; AND, parking; ~~lighting~~.
 - b. Substitute methods of meeting the intent of development guidelines may be also be approved by the DRC.
 - c. A design alternative shall be reviewed and acted upon by the DRC in accordance with the procedural requirements of Section 507 of the Phoenix Zoning Ordinance.
 - d. A certificate of approval from the DRC shall be included on the final site plan.