

ORDINANCE G-5743

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 202 (DEFINITIONS), SECTION 615 (R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 616 (R-3A MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 617 (R-4 MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 618 (R-5 MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 619 (R-4A MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 621 (COMMERCIAL OFFICE C-O DISTRICT—RESTRICTED COMMERCIAL), SECTION 622 (COMMERCIAL C-1 DISTRICT—NEIGHBORHOOD RETAIL), SECTION 623 (COMMERCIAL C-2 DISTRICT—INTERMEDIATE COMMERCIAL), SECTION 626 (COMMERCE PARK DISTRICT), SECTION 637 (PLANNED SHOPPING CENTER (PSC) DISTRICT), AND SECTION 647 (SPECIAL PERMIT USES) OF THE ZONING ORDINANCE IN REGARDS TO USE PERMITS AND SPECIAL PERMITS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. That Chapter 6, Section 615.C (R-3 Multiple-Family Residence District, Special Regulations) is amended by adding a new Paragraph 6 to read as follows:

6. DEPENDENT CARE FACILITY FOR THIRTEEN OR MORE DEPENDENTS AND SCHOOLS FOR THE MENTALLY OR PHYSICALLY HANDICAPPED SUBJECT TO SECURING A USE PERMIT PERSUANT TO SECTION 307.

SECTION 2. That Chapter 6, Section 616.C (R-3A Multiple-Family Residence District, Special Regulations) is amended by adding a new Paragraph 7 to read as follows:

7. DEPENDENT CARE FACILITY FOR THIRTEEN OR MORE DEPENDENTS AND SCHOOLS FOR THE MENTALLY OR PHYSICALLY HANDICAPPED SUBJECT TO SECURING A USE PERMIT PERSUANT TO SECTION 307.

SECTION 3. That Chapter 6, Section 617.C (R-4 Multiple-Family Residence District, Special Regulations) is amended by adding a new Paragraph 7 to read as follows:

7. DEPENDENT CARE FACILITY FOR THIRTEEN OR MORE DEPENDENTS AND SCHOOLS FOR THE MENTALLY OR PHYSICALLY HANDICAPPED SUBJECT TO SECURING A USE PERMIT PERSUANT TO SECTION 307.

SECTION 4. That Chapter 6, Section 618.D (R-5 Multiple-Family Residence District, Permitted Uses) is amended by adding a new Paragraph 6 to read as follows and renumber remaining section accordingly:

6. DEPENDENT CARE FACILITY FOR THIRTEEN OR MORE DEPENDENTS AND SCHOOLS FOR THE MENTALLY OR PHYSICALLY HANDICAPPED SUBJECT TO SECURING A USE PERMIT PERSUANT TO SECTION 307.

SECTION 5. That Chapter 6, Section 619.A (R-4A Multiple-Family Residence District, Permitted Uses) is amended by adding a new Paragraph 10 to read as follows:

10. DEPENDENT CARE FACILITY FOR THIRTEEN OR MORE DEPENDENTS AND SCHOOLS FOR THE MENTALLY OR PHYSICALLY HANDICAPPED SUBJECT TO SECURING A USE PERMIT PERSUANT TO SECTION 307.

SECTION 6. That Chapter 6, Section 621.B.1 (Commercial Office C-O District—Restricted Commercial, Permitted Uses), Paragraphs k. and l. are amended to read as follows:

- k. Schools: business, data processing, insurance, private real estate, stenographic and general curriculum private schools. ~~Such schools shall require obtaining a use permit subject to the standards and procedures of Section 307 if the site has a common property line with a lot or parcel which is zoned for single-family or multiple-family development.~~
- l. Copying and reproduction center, ~~subject to a use permit.~~

SECTION 7. That Chapter 6, Section 621.C.1.a (Commercial Office C-O District—Restricted Commercial, General Office option (G-O), Permitted Uses), Paragraph (6) is amended to read as follows:

- (6) Schools. Business, data processing, insurance, private real estate, stenographic and general curriculum private schools. ~~Such schools shall require obtaining a use permit subject to the standards and procedures of Section 307 if the site has a common property line with a lot or parcel which is zoned for single-family or multiple-family development.~~ Dependent care facilities are permitted as an accessory use to any school permitted pursuant to this provision.

SECTION 8. That Chapter 6, Section 622.C (Commercial C-1 District—Neighborhood Retail, District Restrictions), is amended by deleting Paragraph 7 as follows:

- ~~7. Drive-up or drive-through facilities housing permitted uses are allowed in a free-standing or "kiosk" type service building of no more than two hundred fifty (250) square feet in size, subject to a use permit. If there are more than two such facilities proposed for any one site, they may be required to be grouped for common access as a condition of the use permit approval.~~

SECTION 9. That Chapter 6, Section 622.D (Commercial C-1 District—Neighborhood Retail, Permitted Uses), is amended to read as follow and renumber remaining section accordingly:

88. Jewelers, Retail Sales and Repairs—~~subject to a use permit,~~ Gem Stone Repair and Cutting

139. PRIVATE CLUBS, LODGES AND COMMUNITY ORGANIZATIONS QUALIFYING BY LAW AS A NONPROFIT ENTITY WHICH MAY CONDUCT ACTIVITIES OPEN TO THE PUBLIC AND MAY HAVE THEIR FACILITIES AVAILABLE TO THE PUBLIC FOR FUNCTIONS NOT INVOLVING MEMBERS, WITH ACCESS FROM AN ARTERIAL OR COLLECTOR STREET AS DESIGNATED ON THE STREET CLASSIFICATION MAP, SUBJECT TO THE FOLLOWING CONDITIONS OR LIMITATIONS.
- a. MUSIC OR ENTERTAINMENT SHALL BE PERMITTED SUBJECT TO THE FOLLOWING REGULATIONS:
 - (1) THE STAGE OR PERFORMANCE AREA SHALL BE A MAXIMUM OF 80 SQUARE FEET UNLESS A USE PERMIT IS OBTAINED PERSUANT TO SECTION 307.
 - (2) THE NOISE LEVEL, MEASURED AT ANY POINT ON THE RECEIVED PROPERTY, SHALL NOT EXCEED 55 DBA UNLESS A USE PERMIT IS OBTAINED. AN OCCURRENCE WHERE THE SOUND LEVEL INCREASES UP TO 60 DBA FOR FIVE CONTINUOUS SECONDS OR LESS SHALL NOT BE DEEMED A VIOLATION OF THIS SECTION AS LONG AS THERE ARE NO MORE THAN FIVE OCCURRENCES WITHIN AN HOUR LONG INTERVAL.
 - (3) NOTHING IN THIS SECTION SHALL BE CONSTRUED TO INCLUDE AN ADULT USE.
 - b. PATRON DANCING SHALL BE PERMITTED ONLY UPON SECURING A USE PERMIT PERSUANT TO SECTION 307.
 - c. OUTDOOR RECREATION USES, OUTDOOR DINING, AND OUTDOOR ALCOHOLIC BEVERAGE CONSUMPTION SHALL BE PERMITTED AS ACCESSORY USES ONLY UPON SECURING A USE PERMIT, IF WITHIN 500 FEET OF A RESIDENTIAL DISTRICT ZONING LINE. THIS DISTANCE SHALL BE MEASURED FROM THE EXTERIOR WALL OF THE BUILDING OR PORTION THEREOF IN WHICH THE BUSINESS IS CONDUCTED OR PROPOSED USE IS TO BE CONDUCTED CLOSEST TO THE RESIDENTIAL DISTRICT ZONING LINE.

- d. ANY BAR OR COCKTAIL LOUNGE WHICH EXCEEDS 5,000 SQUARE FEET IN GROSS FLOOR AREA AND IS LOCATED ON A LOT OR PARCEL WITHIN 300 FEET OF A RESIDENTIAL DISTRICT SHALL BE PERMITTED ONLY UPON SECURING A USE PERMIT. THIS DISTANCE SHALL BE MEASURED FROM THE EXTERIOR WALL OF THE BUILDING OR PORTION THEREOF IN WHICH THE BUSINESS IS CONDUCTED OR PROPOSED USE IS TO BE CONDUCTED CLOSEST TO THE RESIDENTIAL DISTRICT ZONING LINE.

- e. OUTDOOR FOOD PREPARATION AND COOKING SHALL BE PERMITTED AS AN ACCESSORY USE SUBJECT TO THE FOLLOWING CONDITIONS:
 - (1) SECURING A USE PERMIT PERSUANT TO SECTION 307.

 - (2) THE REGULARLY USED COOKING AREA INSIDE THE ESTABLISHMENT SHALL BE OF EQUAL OR GREATER SIZE THAN THE OUTDOOR COOKING AREA.

 - (3) THE OUTDOOR COOKING AREA SHALL BE LOCATED WITHIN 50 FEET OF A BUILDING ENTRANCE FROM WHERE THE RESTAURANT IS OPERATED. THIS DISTANCE SHALL BE MEASURED FROM THE APPLIANCE IN THE OUTDOOR COOKING AREA CLOSEST TO THE BUILDING ENTRANCE FROM WHERE THE RESTAURANT IS OPERATED.

 - (4) THE OUTDOOR COOKING AREA SHALL BE SET BACK A MINIMUM OF 300 FEET FROM A RESIDENTIAL DISTRICT. THIS DISTANCE SHALL BE MEASURED FROM THE APPLIANCE IN THE OUTDOOR COOKING AREA CLOSEST TO THE RESIDENTIAL DISTRICT ZONING LINE.

- 148. Schools, ~~subject to a use permit~~: Barber, Beauty, Business, Dancing, Data Processing, Insurance, Martial Arts, Modeling, Real Estate and Stenographic.

149. Second Hand/ OR Used Merchandise Sales, subject to the following conditions or limitations:
- a. No merchandise shall be received and/or processed for sale at another site; and
 - b. ~~A use permit shall be obtained in accordance with the standards and procedures of Section 307; and~~
 - c. ~~b. In addition to the findings set forth in Section 307.A.7, the following conditions shall be met:~~
 - b. ~~(1) That no such use is located on a lot with a property line within thirteen hundred twenty (1,320) feet, measured in a straight line in any direction, of the lot line of another such use regardless of the zoning district. or section; and~~
 - ~~(2) That at the time of application, a maximum of three such uses (regardless of the underlying zoning district) shall exist within the same section as the proposed use and all lots abutting the opposite side of the arterial(s) to which the subject site is adjacent.~~
 - ~~(3) "Section" means a section as defined by the Gila and Salt River Baseline and Principal Meridian.~~
 - d. ~~c. The applicant shall provide the following additional information in conjunction with the use permit application:~~
 - (1) A survey of second hand/used merchandise sales uses within ONE MILE OF THE PROPOSED LOCATION the area identified in section 622.D.1497.c.2, SHALL BE PROVIDED ON A FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND APPROVED PRIOR TO SUBMITTAL FOR A CHANGE OF USE TO THE SECOND HAND OR USED MERCHANDISE FACILITY. and within thirteen hundred twenty (1,320) feet of the lot line of the proposed use as provided in section 622.D.147.c.1.
 - ~~(2) Evidence that notice of the date, time, place and nature of the request has been sent by first class mail to each real property owner, as shown on the last assessment of the property, within three hundred (300) feet of the subject property.~~

~~(3) Evidence that notice of the date, time, place and nature of the request has been sent to all homeowners associations registered with the City located within one (1) mile of the subject property.~~

~~e. d. It shall be the responsibility of the applicant to comply with the provisions of Section 142.C, and to provide the City with evidence of such compliance pursuant to Section 142.D.i. Failure to comply with the provisions of Section 142.C shall be grounds for revocation of the use permit.~~

163. TEMPORARY ENVIRONMENTAL REMEDIATION FACILITIES SUBJECT TO A USE PERMIT IF WITHIN 300 FEET OF RESIDENTIAL ZONING DISTRICTS. SCREENING WILL BE REQUIRED AND CANNOT BE CHAIN LINK OR CHAIN LINK WITH SLATS.

169. Veterinary Offices, INDOORS, subject to the following stipulations:

~~a. The granting of a use permit by the Zoning Administrator or Board of Adjustment.~~

b. a. They shall be so constructed and operated as to prevent objectionable noise and odor outside the walls of the office.

e. b. Keeping or boarding of animals shall not occupy more than twenty-five percent (25%) of the gross floor area of the office.

(1) There shall be no outdoor kennels or runs.

(2) There shall be no direct outside exit from any room containing kennels.

170. VETERINARY OFFICES, WITH OUTDOOR ACCESSORY USES, SUBJECT TO THE FOLLOWING LIMITATIONS:

a. A USE PERMIT SHALL BE OBTAINED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES OF SECTION 307.

- b. SHALL BE CONSTRUCTED SO THAT DIRECT UNACCOMPANIED ACCESS BY ANIMALS TO OUTSIDE AREAS OF THE BUILDINGS IS NOT ALLOWED.
- c. ANIMALS MUST BE ACCOMPANIED BY A FACILITY EMPLOYEE OR PET OWNER AT ALL TIMES WHEN OUTSIDE THE BUILDING. ALL WALKS AND EXERCISE PERIODS MUST TAKE PLACE ON FACILITY GROUNDS.
- d. WHEN LOCATED ADJACENT TO A RESIDENTIAL DISTRICT, EVERY BUILDING AND EVERY OUTDOOR ANIMAL EXERCISE RUN SHALL BE SET BACK AT LEAST ONE HUNDRED FEET FROM ANY LOT LINE ABUTTING SUCH RESIDENTIAL DISTRICT.
- e. A SOLID MASONRY WALL OR FENCE SEVEN FEET IN HEIGHT SHALL BE CONSTRUCTED ALONG THE PERIMETER OF ALL OUTDOOR RUNS UNLESS OTHERWISE RESTRICTED IN THIS ORDINANCE.
- f. SOLID WASTE SHALL BE REMOVED FROM OUTDOOR EXERCISE AREAS EVERY FIVE HOURS AT A MINIMUM DURING TIME PERIODS WHEN THESE AREAS ARE IN USE.
- g. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED FIFTY-FIVE DB(ONE LDN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- h. OPERATION SHALL BE LIMITED TO THE HOURS BETWEEN 6:00 A.M. AND 10:00 P.M.
- i. SOME REVIEW PERIOD OF THE USE PERMIT MAY BE ESTABLISHED SHOULD A NEIGHBORHOOD PROTEST OCCUR AT THE USE PERMIT HEARING.

SECTION 10. That Chapter 6, Section 623.D (Commercial C-2 District—Intermediate Commercial, Permitted Uses), is amended to read as follow and renumber remaining section accordingly:

12. AUTOMOBILE RENTAL EXCLUDING HOUSEHOLD MOVING CENTERS, SUBJECT TO THE FOLLOWING REGULATIONS:
- a. NO ON-SITE MAINTENANCE/WASHING ALLOWED.
 - b. MAXIMUM OF 15 RENTAL CARS AT ANY ONE LOCATION.

16. Bank Vault Storage, ~~subject to a Use Permit~~

144. Propane Retail Sales permitted as an accessory use to service stations, subject to the following limitations:

- ~~a. A use permit shall be obtained in accordance with the standards and which is contiguous to a lot or parcel which is zoned for residential development.~~
- b. a. One container of a size not to exceed one thousand (1,000) gallons water capacity nor be mounted higher than four (4) feet.
- c. b. The container shall be installed horizontally.
- d. c. The container shall be screened from view of adjacent public rights-of-way with a two-sided, four (4) foot high masonry block wall. The bottom two (2) feet of the wall shall be ventilated in accordance with the Fire Code. The wall shall be architecturally compatible with the buildings on the site.
- e. d. The container shall not be located closer than one hundred (100) feet to a residential zoning district boundary line nor four hundred (400) feet to a school property line.
- f. e. Compliance with all pertinent requirements of the Phoenix Fire Code, the National Fire Protection Association Standard No. 58 as required by the Fire Department, and other codes and regulations.
- g. f. Safety inspections of the containers for which use permits are issued shall be conducted by the supplier semiannually

and a copy of the safety review form shall be sent to the City for inclusion in the use permit file and sent to and reviewed by the City of Phoenix Fire Marshal.

- h. g. Signage on the container and screen walls shall be limited to that required by the Fire Code.

146. Propane Retail Sales as an outside accessory use to a retail facility, subject to the following limitations:

- ~~a.~~ Securing a use permit in accordance with the provisions of Section 307 if the rack of propane containers is located less than two hundred (200) feet from a residential district including undeveloped or residential R-5 property, day care facility or school property line. The use permit shall specifically address placement of the racks in order to ensure access is not obstructed.
- b. a. Site plan approval in accordance with Section 507 of the Zoning Ordinance through the Planning and Development Department for the purpose of assuring continuous pedestrian access to buildings and minimizing view from public streets.
- e. b. The public's view of the rack of propane containers shall be minimized with screening devices such as planters, building columns, facade elements or walls as determined through the site plan review process.
- d. c. The propane shall be sold only in sealed steel containers with a maximum volume of 20 lbs. (4.8 gallons propane). The containers shall be in racks with an aggregate capacity of not more than 12 containers at each location.
- e. d. The rack of containers shall be mounted or anchored to the ground or building, the rack shall not block the view into a store window and in all events may not be more than 41 inches high.
- f. e. Each 20 lb. (4.8 gallon propane) container shall be fitted with a propane service valve (Type I) for safety purposes.
- g. f. Review by the Fire Department and compliance with all pertinent requirements of the Phoenix Fire Code, the

National Fire Protection Association Standard No. 58 as required by the Fire Department, and other codes and regulations.

- h. g. Signage shall be limited to product identification on each 20 lb. (4.8 gallon propane) container and to six (6) square feet of identification signs on the storage rack.

184. TATTOO SHOPS, SUBJECT TO SECURING A USE PERMIT PURSUANT TO SECTION 307.

SECTION 11. That Chapter 6, Section 626.C.2 (Commerce Park District Single User Option, Permitted Uses), Paragraphs h. and i are amended to read as follows:

- h. Commercial schools, which may include outdoor activities ~~subject to a use permit.~~
- i. BANK VAULT

SECTION 12. That Chapter 6, Section 626.D.2 (Commerce Park District Research Park option, Permitted Uses), Paragraphs g. and h. are amended to read as follows:

- g. Commercial schools, which may include outdoor activities ~~subject to a use permit.~~
- h. BANK VAULT

SECTION 13. That Chapter 6, Section 626.E.2 (Commerce Park District Business Park option, Permitted Uses), Paragraph r is amended to read as follows:

- r. Commercial schools, which may include outdoor activities ~~subject to a use permit.~~

SECTION 14. That Chapter 6, Section 626.F.2 (Commerce Park District General Commerce Park option, Permitted Uses) is amended to read as follows:

- p. Commercial schools, which may include outdoor activities ~~subject to a use permit.~~

- x. BANK VAULT
- y. LIMITED OUTDOOR USES INCLUDING PLANT NURSERY AND/OR INERT LANDSCAPE MATERIALS PROCESSING AND SALES; BUILDING AND LANDSCAPE CONTRACTORS, INCLUDING YARDS; BUILDING MATERIALS, WHOLESALE AND STORAGE; AND RECREATIONAL VEHICLE/BOAT STORAGE, WHEN ANY SUCH USES ARE LOCATED IN A GENERAL COMMERCE PARK (GCP) DISTRICT, SUBJECT TO USE PERMIT APPROVAL PURSUANT TO SECTION 307 AND THE FOLLOWING CONDITIONS:
 - a) THE SITE PLAN REQUIRED FOR THE USE SHALL IDENTIFY SPECIFIC AREAS FOR THE ORDERLY ARRANGEMENT OF ALL OPERATIONS, PRODUCTS, MATERIALS, EQUIPMENT, AND STORAGE ON THE SITE. THIS PLAN SHALL BE SUBMITTED AS PART OF THE USE PERMIT APPLICATION.
 - b) IN ADDITION TO REQUIRED SETBACKS, ALL OPERATIONS AND STORAGE SHALL MAINTAIN A TEN-FOOT LANDSCAPE SETBACK ALONG ALL INTERIOR LOT LINES NOT ON A STREET, UNLESS ADJACENT TO ANOTHER USE PERMITTED BY THIS SECTION.

- c) OPEN USES AND STORAGE AREAS SHALL BE SCREENED BY A MINIMUM SIX-FOOT-HIGH SOLID MASONRY WALL. ADDITIONAL WALL HEIGHT MAY BE REQUIRED AS A CONDITION OF APPROVAL OF THE USE PERMIT. VIEW FENCING MAY BE CONSIDERED INSTEAD OF A SOLID MASONRY WALL ADJACENT TO PLANT NURSERY MATERIALS THAT PROVIDE EQUIVALENT SCREENING.
- d) ANY MATERIAL AND/OR PRODUCT DISPLAY BINS SHALL BE NO HIGHER THAN THE HEIGHT OF THE SCREEN WALL.
- e) A PERIMETER LANDSCAPING PLAN SHALL BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

SECTION 16. That Chapter 6, Section 637.B (Planned Shopping Center (PSC) District, Permitted Uses), Paragraph 4 is amended to read as follows:

- 4. In addition, the following uses shall be permitted:

BANK VAULT STORAGE

Family Game Center (not to exceed two thousand four hundred (2,400) square feet of usable floor area.)

Floor covering store, retail

Key shop

Leather goods shop, retail sales

Music store, retail sales (no instruction)

Reducing salon

Sound systems and equipment, retail sales and rental

SECTION 17. That Chapter 6, Section 647.A.1. (Special Permit Uses, Permitted Uses) is amended by deleting Paragraphs g. and i. and renumber remaining section accordingly:

~~g. Golf and baseball driving ranges.~~

~~h. Temporary environmental remediation facilities in all districts where not otherwise permitted and in all districts where permitted and the standards of that district are exceeded.~~

SECTION 18. That Chapter 6, Section 647.A.2. (Special Permit Uses, Permitted Uses) is amended to read as follows and renumber remaining section accordingly:

- e. Automobile retail sales, rental FOR MORE THAN 15 CARS, and leasing, and household moving centers in C-2. The following special provisions shall be complied with:
- (1) Body repair and painting done on the lot shall be confined to a closed building.
 - (2) The area used for parking, display, storage or circulation shall be dust-free.
 - (3) Lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof, having a minimum height of ten inches above the grade at which the cars are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the ten-inch wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved.
 - (4) Any artificial light used for such lot or area shall be so arranged as to reflect light away from the adjoining premises, lot and/or streets and shall be so located as not to be a nuisance to adjacent property and streets.

~~g. Dependent care facility for thirteen or more dependents and schools for the mentally or physically handicapped in any multiple-~~

~~family residential district, R-3 through R-5 and P.A.D. 13 through 15.~~

- j. ~~Self-service storage warehouse in the C-2 District and bank vault storage in the PSC district subject to the following regulations:~~

- k. Private clubs, lodges and community organizations qualifying by law as a nonprofit entity which may conduct activities open to the public and may have their facilities available to the public for functions not involving members, with access from an arterial or collector street as designated on the street classification map IN ANY RESIDENTIAL DISTRICT.

- y. ~~Tattoo shops in the C-2, C-3, and RSC districts.~~

- dd. ~~Limited outdoor uses including plant nursery and/or inert landscape materials processing and sales; building and landscape contractors, including yards; building materials, wholesale and storage; and recreational vehicle/boat storage, when any such uses are located in a General Commerce Park (GCP) District, subject to the following conditions:~~

- (1) ~~The site plan required for the special permit use shall identify specific areas for the orderly arrangement of all operations, products, materials, equipment, and storage on the site.~~
- (2) ~~In addition to required setbacks, all operations and storage shall maintain a ten-foot landscape setback along all interior lot lines not on a street, unless adjacent to another use permitted by this section.~~
- (3) ~~Open uses and storage areas shall be screened by a minimum six-foot-high solid masonry wall. Additional wall height may be required as a condition of approval of the special permit. View fencing may be considered instead of a solid masonry wall adjacent to plant nursery materials that provide equivalent screening.~~

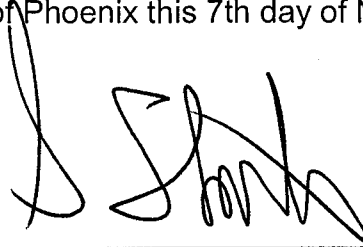
~~(4) Any material and/or product display bins shall be no higher than the height of the screen wall.~~

~~(5) A perimeter landscaping plan shall be approved by the Planning and Development Department.~~

kk. GOLF AND BASEBALL DRIVING RANGES IN C-1 AND C-2.

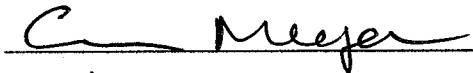
II. TEMPORARY ENVIRONMENTAL REMEDIATION FACILITIES IN ANY RESIDENTIAL DISTRICTS WHERE NOT OTHERWISE PERMITTED AND IN ALL DISTRICTS WHERE PERMITTED AND THE STANDARDS OF THAT DISTRICT BE EXCEEDED AS PART OF THE REMEDIATION PROCESS.

PASSED by the Council of the City of Phoenix this 7th day of November, 2012.



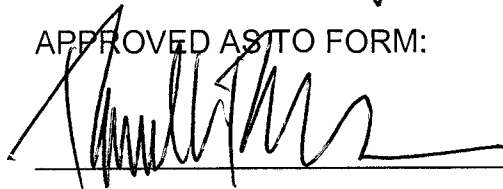
MAYOR

ATTEST:

 City Clerk

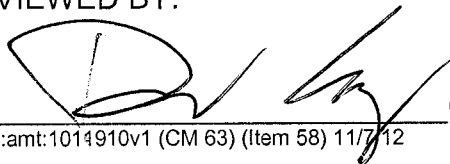


APPROVED AS TO FORM:

 Acting City Attorney

MLW

REVIEWED BY:

 City Manager

MLW:amt:1014910v1 (CM 63) (Item 58) 11/7/12