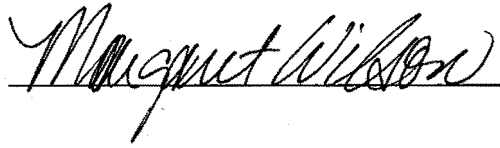
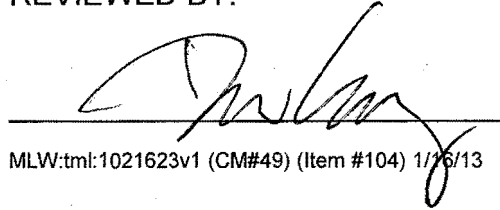


APPROVED AS TO FORM:

 Acting City Attorney

REVIEWED BY:

 City Manager

MLW:tml:1021623v1 (CM#49) (Item #104) 1/26/13

Attachment A
Z-TA-3-12 – Downtown Code

Proposed Language

Amend Chapter 2, Section 202 (Definitions) to add the following definitions in correct alphabetical order:

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.

APPLIANCE REPAIR SERVICES: AN ESTABLISHMENT PROVIDING APPLIANCE REPAIR OR OFFICE MACHINE REPAIR. 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 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 11 OR MORE HANDICAPPED OR 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 STATE OF ARIZONA.

ASSISTED LIVING HOME: A DWELLING UNIT SHARED AS THEIR PRIMARY RESIDENCE BY ONE TO TEN HANDICAPPED, OR 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 STATE OF ARIZONA.

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

BREW PUB, DOMESTIC MICROBREWERY, OR DOMESTIC FARM WINERY: AN ESTABLISHMENT THAT PRODUCES ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A RESTAURANT, RETAIL SALES, OR TASTING ROOM. THE LIQUOR MAY

BE DISTRIBUTED TO OTHER LOCATIONS AND BE SOLD ON-SITE.

BUILDING MATERIALS: AN ESTABLISHMENT THAT SELLS GOODS RELATING TO CONSTRUCTION SUCH AS LUMBER, APPLIANCES, ELECTRICAL SUPPLIES AND PLUMBING SUPPLIES.

Build-To-Line: A-given THE dDistance 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 EXIST OR REQUIRED PUBLIC UTILITY EASEMENTS THAT ARE GREATER THAN THE BUILD-TO, THE MEASUREMENT MAY BE FROM THE DEDICATED PUBLIC UTILITY EASEMENT LINE.

CONTRACTOR'S YARD: AN ESTABLISHMENT USED FOR THE OUTDOOR REPAIR, MAINTENANCE OR STORAGE OF CONSTRUCTION VEHICLES, EQUIPMENT OR MATERIALS OWNED BY THE ESTABLISHMENT.

DENSITY BONUS: ADDITIONAL DENSITY ABOVE ALLOWANCE THAT IS 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, INSURANCE OFFICES, REAL ESTATE OFFICES, AND TAXI-CAB OFFICES.

INTERIM VACANT LAND USES: NEIGHBORHOOD POCKET PARK, DEMONSTRATION GARDEN, PUBLIC PLAYGROUND, MEDITATION GARDEN AND PUBLIC ART DISPLAY ARE ALLOWED USES FOR VACANT PROPERTY.

LABORATORY; MEDICAL, DENTAL OR CLINICAL: AN ESTABLISHMENT FOR SCIENTIFIC ANALYSIS OF BLOOD, TISSUE OR OTHER HUMAN OR ANIMAL COMPONENTS.

LABORATORY, RESEARCH: AN ESTABLISHMENT FOR SCIENTIFIC RESEARCH, INVESTIGATION, TESTING OR EXPERIMENTATION, BUT NOT FOR 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: AN ESTABLISHMENT FOR MANUFACTURING AND ASSEMBLY OF PRODUCTS PRIMARILY FOR SALE TO RETAIL ESTABLISHMENTS.

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

MANUFACTURING, LIGHT: AN ESTABLISHMENT FOR MANUFACTURING, PROCESSING, ASSEMBLY, PACKAGING, TREATMENT, FABRICATION, OR 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: AN ESTABLISHMENT FOR MANUFACTURING, PROCESSING, COMPOUNDING, ASSEMBLY, PACKAGING, TREATMENT OR FABRICATION OF PARTS OR PRODUCTS THAT ARE MASS PRODUCED FROM EXTRACTED OR RAW MATERIALS, RECYCLED OR SECONDARY MATERIALS. INCLUDES BULK STORAGE AND HANDLING OF SUCH PRODUCTS OR MATERIALS. MANUFACTURING AND ASSEMBLY USES ARE CONDUCTED EITHER FULLY OR PARTIALLY WITHIN AN ENCLOSED BUILDING WITH LIMITED OFF-SITE IMPACTS.

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

MOTOR VEHICLE RENTAL: RENTAL OF AUTOMOBILES, INCLUDING STORAGE, AND INCIDENTAL MAINTENANCE OF THE RENTAL VEHICLES.

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

MOTOR VEHICLE 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. VEHICLES MUST BE LESS THAN 10,000 GROSS POUNDS.

MOTOR VEHICLE WASHING: AN ESTABLISHMENT THAT WASHES, WAXES, OR CLEANS AUTOMOBILES OR SIMILAR LIGHT VEHICLES.

Nursing Home: A health care institution other than a hospital or AN ASSISTED LIVING HOME OR CENTER ~~personal care home which~~ THAT PROVIDES is licensed by the Arizona State Department of Health Services as a INPATIENT BEDS OR RESIDENT BEDS TO PERSONS WHO NEED CONTINUOUS NURSING SERVICES ~~facility for two (2) or more unrelated persons.~~ A NURSING HOME SHALL BE LICENSED BY THE STATE OF ARIZONA.

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 OR SALES: AN OUTDOOR ARRANGEMENT OF PRODUCTS OR SERVICES USED FOR THE PURPOSE OF ADVERTISING A BUSINESS THAT IS LOCATED ON SITE.

OUTDOOR STORAGE: AN EXTERIOR SPACE USED FOR THE STOCKPILING, OR PLACEMENT OF MATERIALS OR GOODS FOR MORE THAN 48 CONSECUTIVE HOURS.

PARKING, TEMPORARY: A PARKING AREA TO PROVIDE TEMPORARY PARKING SPACES FOR THE GENERAL PUBLIC TO PARK PASSENGER VEHICLES FOR NO MORE THAN 48 CONSECUTIVE HOURS.

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 INCLUDING 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.

POCKET SHELTER: A CLASS OF RESIDENTIAL FACILITY THAT IS ACCESSORY TO A PLACE OF RELIGIOUS ASSEMBLY, OR SIMILAR PLACE OF WORSHIP, THAT PROVIDES RESIDENCE FOR ONE TO 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.

RELIGIOUS ASSEMBLY: AN ESTABLISHMENT WHERE PERSONS REGULARLY ASSEMBLE FOR RELIGIOUS PURPOSES AND RELATED SOCIAL EVENTS. THE FOLLOWING MAY BE INCLUDED: RECTORY OR CONVENT, DORMITORY, PRIVATE SCHOOL, MEETING HALL, ADMINISTRATIVE OFFICES, LICENSED DAY CARE (ADULT OR CHILD), PLAYGROUND, ATHLETIC FIELDS OR POCKET SHELTER.

SECOND HAND OR USED MERCHANDISE SALES: BUYING, SELLING, TRADING, EXCHANGING, RECEIVING ON CONSIGNMENT OR OTHERWISE DEALING IN SECOND HAND GOODS, WARES, MERCHANDISE OR ARTICLES.

SELF SERVICE STORAGE FACILITY (MINI-WAREHOUSE): A BUILDING OR GROUP OF BUILDINGS THAT CONTAIN SPACES OF VARYING SIZES THAT ARE RENTED FOR STORAGE OF EXCESS PERSONAL PROPERTY. ESTABLISHMENTS HAVE INDIVIDUAL, COMPARTMENTALIZED AND CONTROLLED ACCESS.

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

STREET, PEDESTRIAN: SIDEWALK, LANDSCAPE, DRIVEWAY AND BUILDINGS ARE DESIGNED TO CREATE A SAFE, PLEASANT AND ENJOYABLE EXPERIENCE FOR PEDESTRIANS. BUILDING OPENINGS ARE ORIENTED TOWARD THE STREET AND VEHICULAR CONFLICTS WITH PEDESTRIANS ARE MINIMIZED. DESIGNATED ON MAP 1202.E AND INDIVIDUAL CHARACTER AREAS IN CHAPTER 12.

STREETSCAPE ZONE: THE AREA LOCATED BEHIND THE RIGHT-OF-WAY CURB THAT HAS EITHER LANDSCAPING PER SECTION 1207 OR PUBLIC AMENITIES (SUCH AS SEATING, ART WORK).

TATTOO OR 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.B (Development Review Approval, Applicability) Paragraphs 2.a(2) and 6 to read as follows and renumber remaining section accordingly:

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~~ LANDSCAPING in accordance with adopted streetscape designs. +8 UNLESS PROHIBITIVE BECAUSE OF EXISTING PUBLIC UTILITIES.

6. ~~Implementation of development review shall begin on March 1, 1991, and be phased according to the following schedule: +3 *8~~
 - a. ~~Phase I: On March 1, 1991, development review shall apply to all zoning districts which require formal site plan control on the effective date of this provision, including: Residential Office, Commercial Office, subdivisions, multiple family districts, high-rise, mid-rise and incentive districts, Resort District, P-1, P-2, Planned Shopping Center, Regional Shopping Center, Planned Community Development, all special permit uses, and projects stipulated to site plan control by the City Council at the time of zoning approval.~~
 - b. ~~Phase II: On February 1, 1992, development review shall apply to those districts included in Phase I and the following districts: C-1, C-2, C-3, A-1, A-2 and Commerce Park.~~

Amend Chapter 5, Section 507.C (Development Review Approval, Design Review Principles and Guidelines) Paragraphs 1 and 2 to read as follows:

1. Requirements (R). Requirements (R) are guidelines contained in this and other sections of the Zoning Ordinance and specific plans. Requirements are not permissive in that they contain language that is not discretionary, such as "shall," "must" and "will." Requirements must be satisfied by any plan prior to design review approval. ~~There is no administrative process to overcome a requirement.~~ If a requirement cannot be satisfied, an applicant may seek relief through the variance process with the exception that those requirements followed by an asterisk (R*) are appealable to the Design Review Committee due to their design-related nature. *8
2. Presumptions (P). Most of the guidelines are presumptions (P). A guideline that is a presumption normally will contain the word "should." A plan submitted for design review is incomplete if it does not demonstrate that the presumptive elements have been in some way incorporated or overcome.
 - a. *Overcoming a presumption.* A presumption that may be unsuitable for a given project may be waived if an applicant can demonstrate to the Planning and Development Department that there is a good reason why the presumption is inappropriate, unless the property is located within the boundary of the Downtown Code. The Planning and Development Department may approve an alternative that achieves the intent of the presumption. *8

Appropriate reasons for overcoming a presumption include:

- (4) Explaining the unique site factors that make the presumption unworkable such as lot size and shape, slope, natural vegetation, drainage, and characteristics of adjacent development which are identified through their use of materials, colors, building mass and form, and landscaping.

*3

Increases in the cost of development ~~generally will~~ ~~is not~~ be an acceptable reason to waive a guideline or determine that a guideline is inappropriate. *3

Amend Chapter 5, Section 507.G (Development Review Approval, Design Alternatives and Sustainability Bonus Appeals) by deleting Paragraphs 9 as follows:

9. ~~The City Council may adopt the DRC'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 DRC'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

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

- H. Appeals. There are two distinct categories of review standards, design and technical: +8
1. Appeal of design review decisions. An action or decision of the Planning and Development Department imposing conditions in accordance with presumptive design review guidelines, urban design principles, or design decisions which are imposed to protect the public health, safety and welfare may be appealed by the applicant to the Design Review Committee within fifteen calendar days from the date of the staff's preliminary review decision. The Planning and Development Department will submit any background material regarding the appeal to the Design Review Committee within two working days prior to the hearing date. *8

 - b. An appeal will be heard within ~~thirty~~ 30 calendar days from the date of submission of an appeal. Any person invited to the review of the preliminary report with the applicant shall be informed by the Planning and Development Department of the date, time and location of appeal hearing.

 2. Appeal of technical requirements. An action or decision of the Planning and Development Department which results from a non-design-related issue may be appealed by the applicant within fifteen calendar days to the City Manager's representative if the appeal is from conditions which are not required by City ordinance or conditions which are beyond the requirements of City ordinance or is from a determination that a building addition will have significant impacts and is subject to development review. Deviation from conditions which are ordinance requirements must follow the variance process of that ordinance. The Planning and Development Department will submit any background material regarding the appeal to the City Manager's representative within two working days prior to the hearing date. *3

 - b. An appeal will be heard within ~~fifteen~~ 15 calendar days from the

date of submission of an appeal. Any person invited to the review of the preliminary report with the applicant shall be informed by the Planning and Development Department of the date, time and location of appeal hearing.

- d. Appeal to ~~Council~~ DEVELOPMENT ADVISORY BOARD. An appeal of the decision of the City Manager's representative may be made to the ~~Council~~ DEVELOPMENT ADVISORY BOARD within fifteen calendar days after the date of the decision. Appeals shall be in writing on a form provided by the Planning and Development Department and shall include only those items not agreed upon. Within ~~thirty~~ 30 calendar days after service of the "notice of appeal," the Planning and Development Department shall transmit to the ~~City Council~~ DEVELOPMENT ADVISORY BOARD and to the Law Department a transcript, with exhibits, of the City Manager's representative's hearing. The ~~City Council~~ DEVELOPMENT ADVISORY BOARD shall review the transcript and exhibits and may, at their discretion, hear further oral arguments and receive written briefs from both the applicant and the Law Department.
- e. ~~City Council~~ DEVELOPMENT ADVISORY BOARD action. The ~~City Council~~ DEVELOPMENT ADVISORY BOARD may:
- (1) Affirm the decision of the City Manager's representative;
 - (2) Remand the matter for further proceedings before the City Manager's representative; or
 - (3) Reverse or modify the City Manager's representative's decision.

The decision of the ~~City Council~~ DEVELOPMENT ADVISORY BOARD is final.

Amend Chapter 5, Section 507.I (Development Review Approval, Review of technical documents) by deleting Paragraph 1.r as follows:

- I. Review of technical documents.

1. Technical standards review. As a part of development review process, technical standards will be applied to each property and compliance will be required unless a property owner is relieved of the requirements through an appropriate appeal process. Applicable standards may include, but are not limited to the current editions of the following:

- f. ~~Phoenix Active Management Area Low Water Using Plant List.~~+2

Amend Chapter 5, Section 507.K (Development Review Approval, Effect of development review approval), Paragraph 6 to read as follows:

- 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~~ 24 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~~ 24-month period, the preliminary development review documents will remain valid for an additional ~~twelve~~ 12 months. Additional time beyond the ~~thirty-six~~ 36 months shall require approval by the City Manager's ~~Representative in accordance with subsection G above.~~
 - b. Final approval. Approved development review documents shall be valid for a period of ~~twenty-four~~ 24 months and continue in effect beyond ~~twenty-four~~ 24 months if a building permit has been issued and has not expired or a certificate of occupancy has been issued with the project complying with the approved development review documents.

Amend Chapter 12, Section 1201.C (Downtown Code, Code Administration, Approval Requirements) Paragraphs 3 and 4 to read as follows:

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 ~~previsions~~-PROVISIONS of Chapter 8 shall prevail.

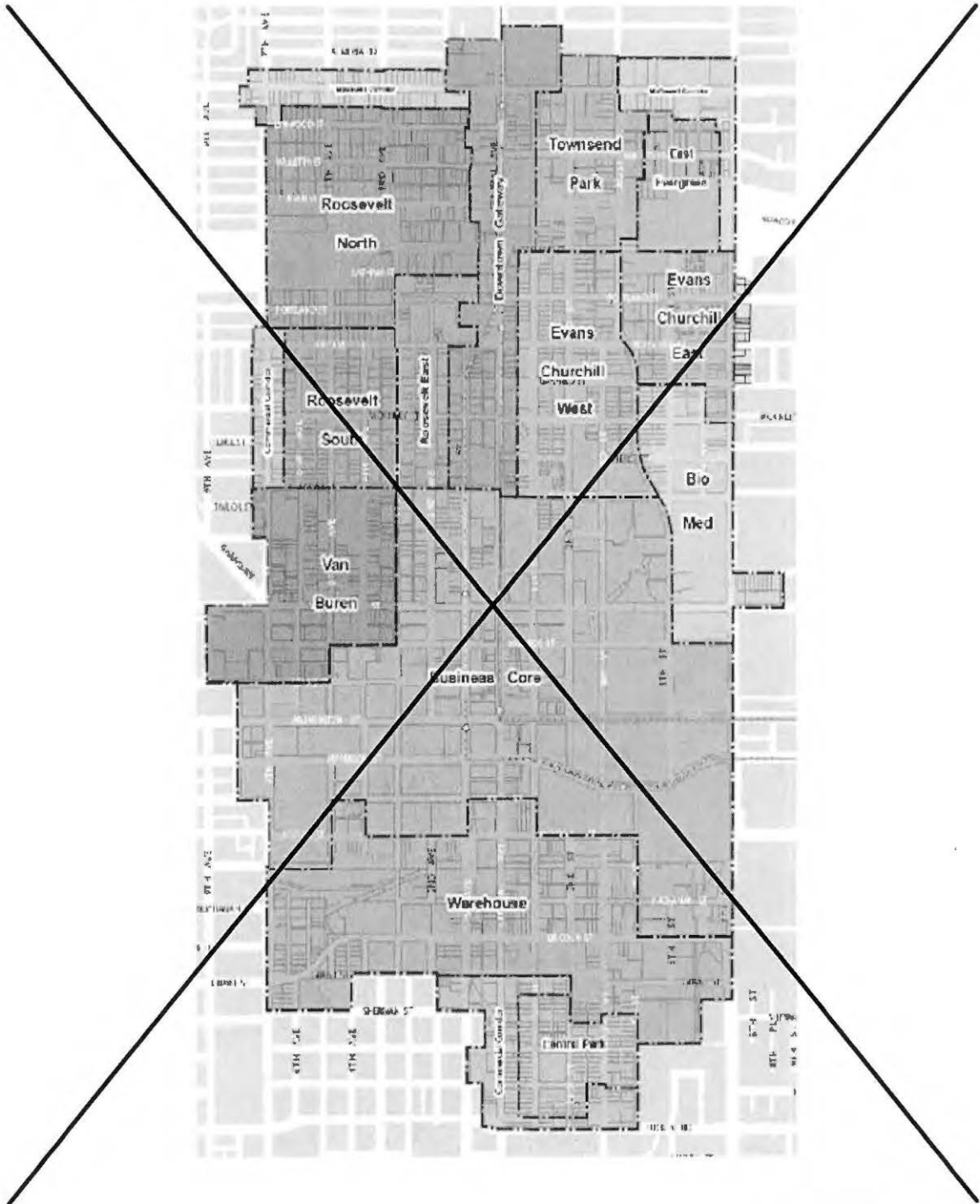
Amend Chapter 12, Section 1202 (Downtown Code, Regulating Maps) to read as follows:

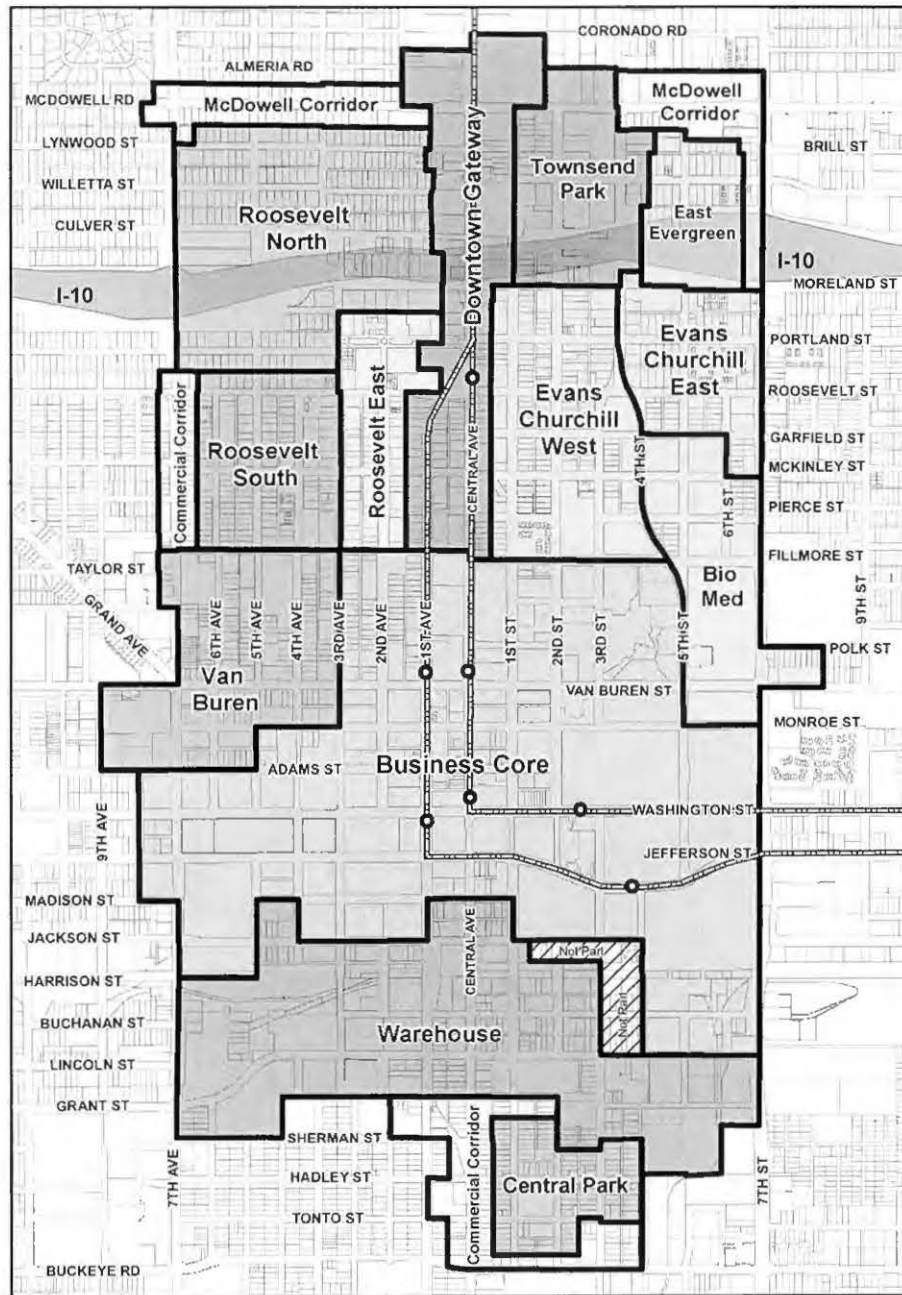
A. This section includes the Regulating Maps for development within Downtown. These maps define the following:

1. Character ~~a~~Areas.
4. ~~Front~~ PEDESTRIAN & ~~AND~~ ~~s~~Side ~~s~~Streets.
5. Pedestrian ~~streets~~.
- 6-5. Residential-BUFFER ~~a~~Alleys.
- 7-6. ARTS, CULTURE AND SMALL BUSINESS AREA.

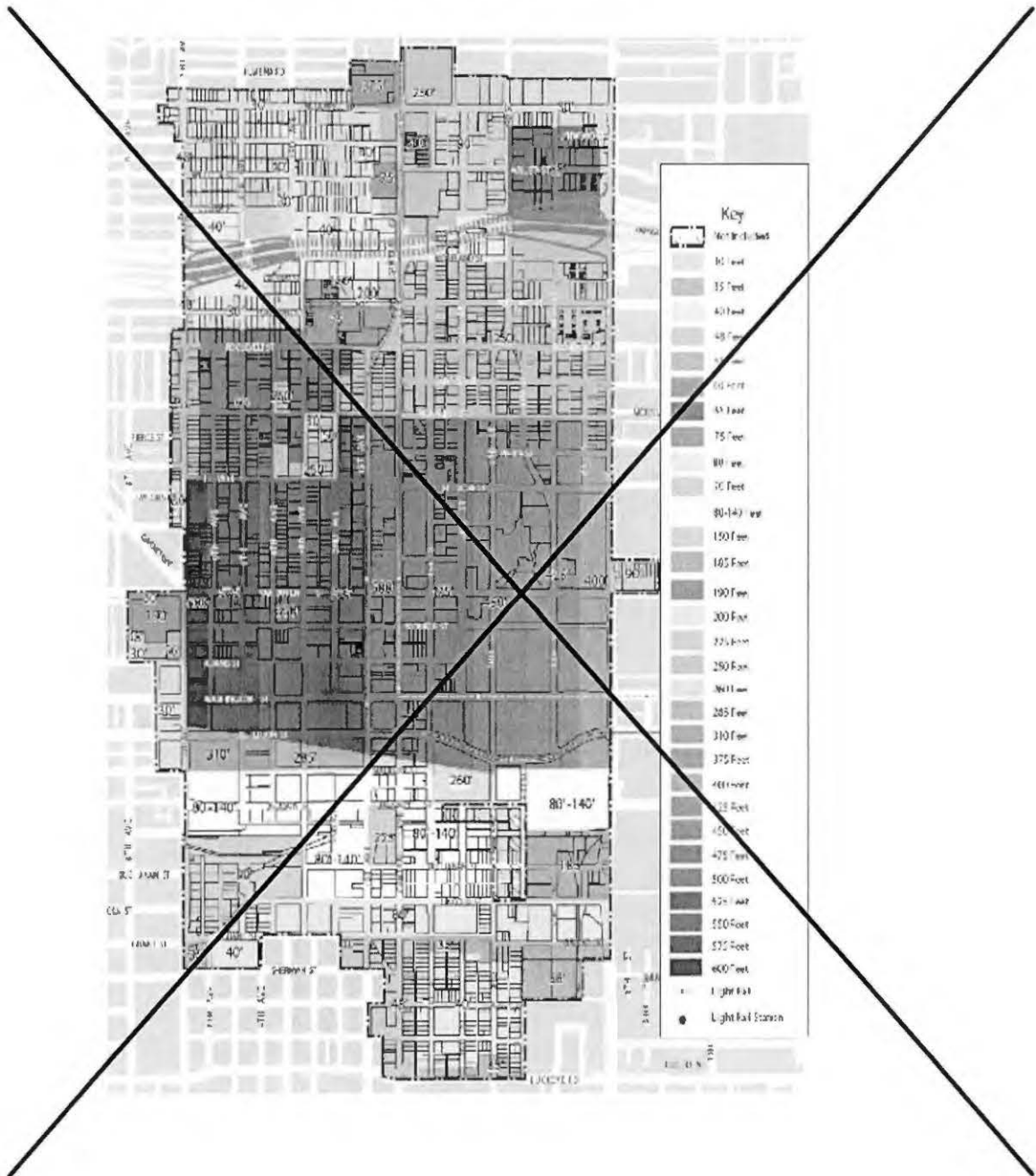
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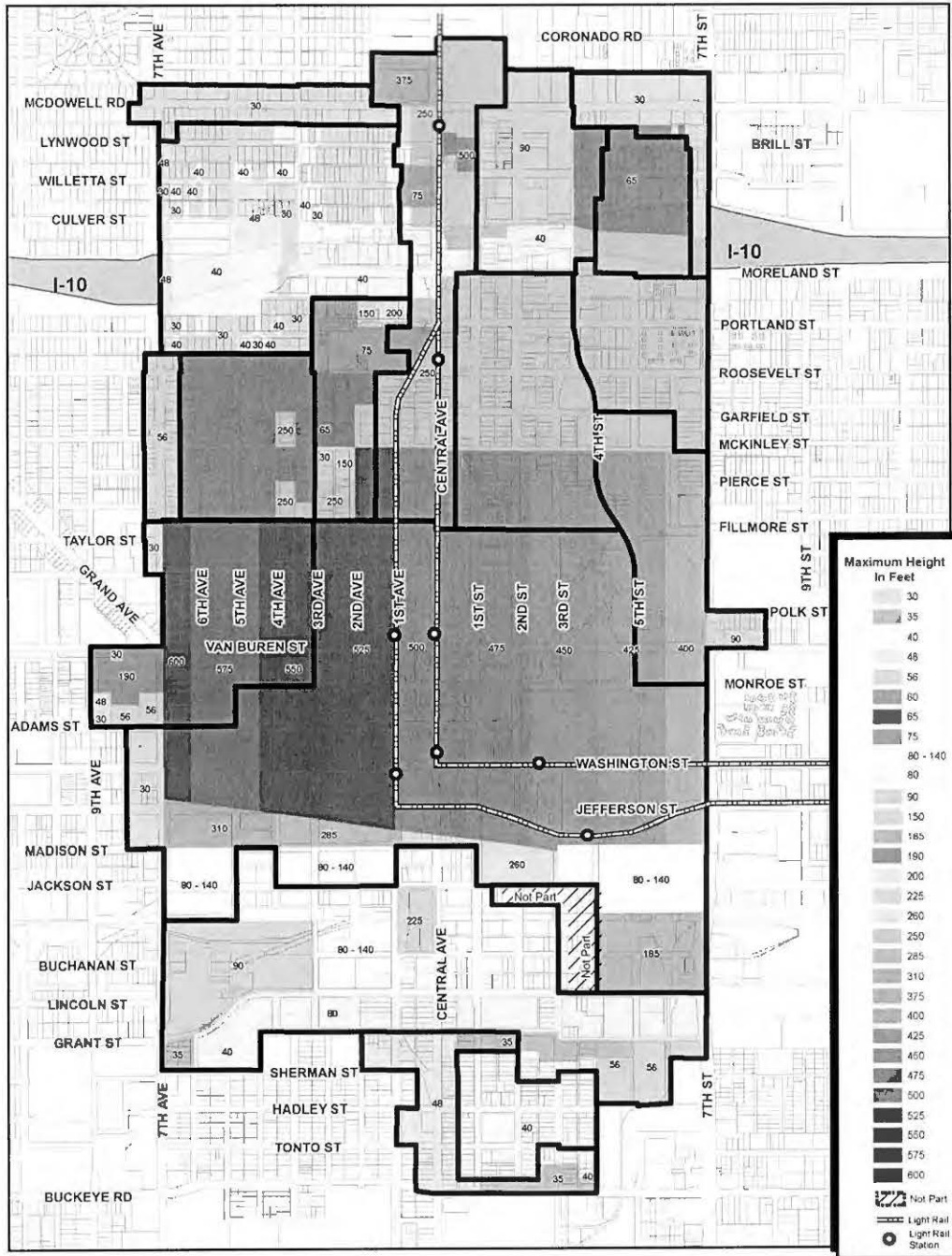
B. This map designates the Character Area boundaries for the Downtown.



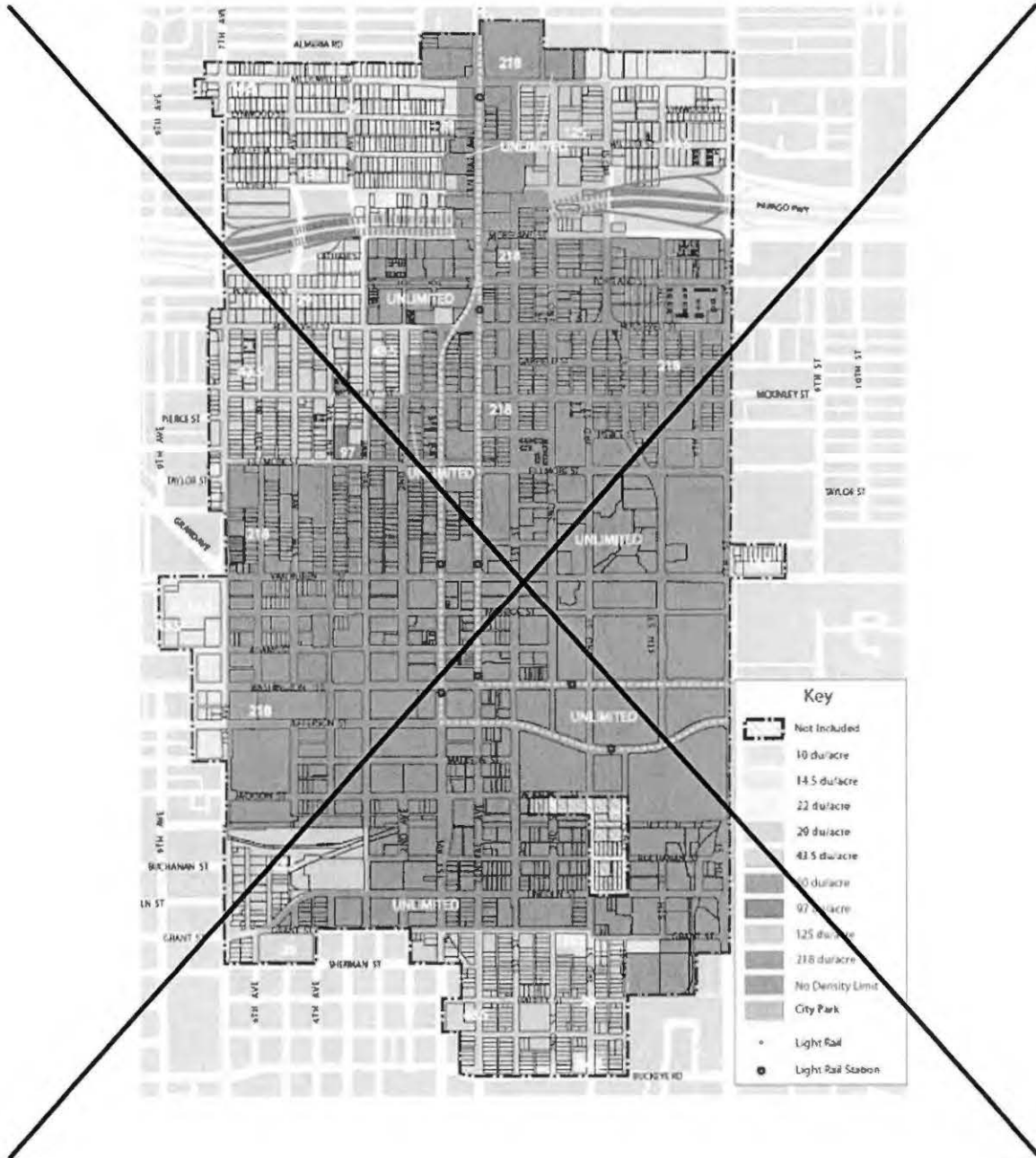


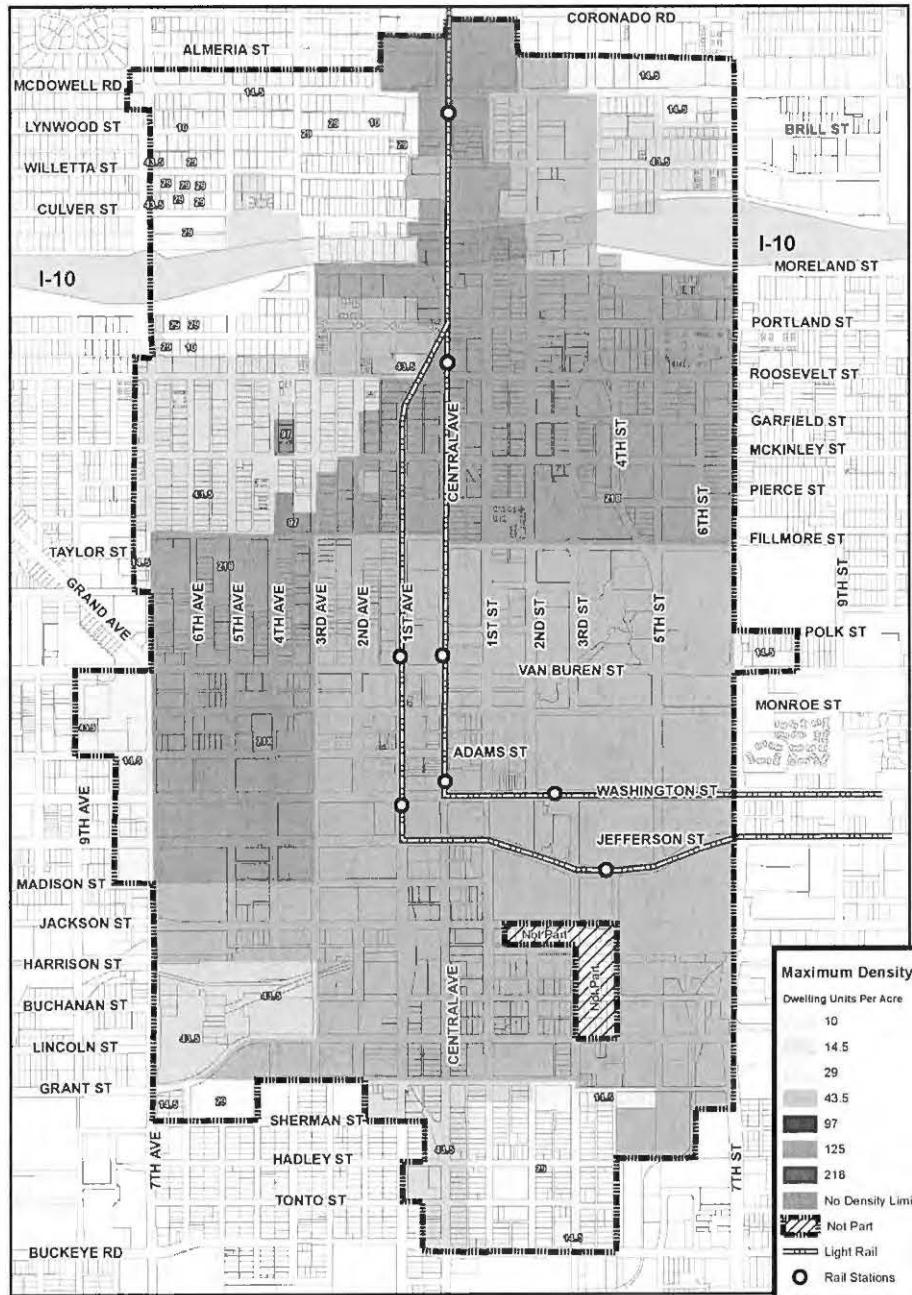
- C. The height for any property in the Downtown area shall not exceed the following unless a height bonus is allowed by the Character Area and approved by PLANNING AND DEVELOPMENT DEPARTMENT STAFF, OR AN APPEAL IS APPROVED BY the Design Review Committee (DRC). IN NO EVENT CAN THE HEIGHT EXCEED THE AIRPORT HEIGHT LIMIT:



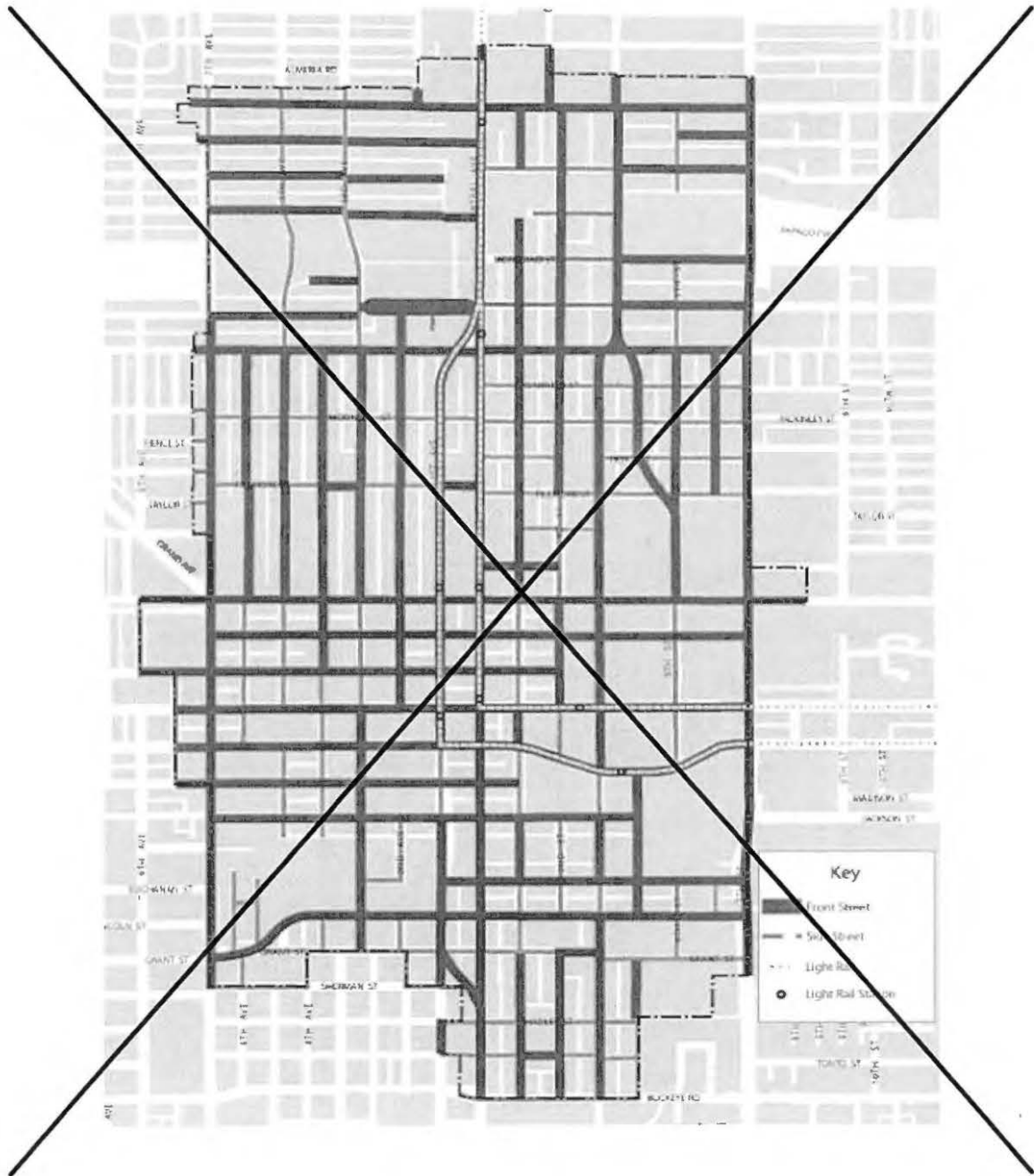


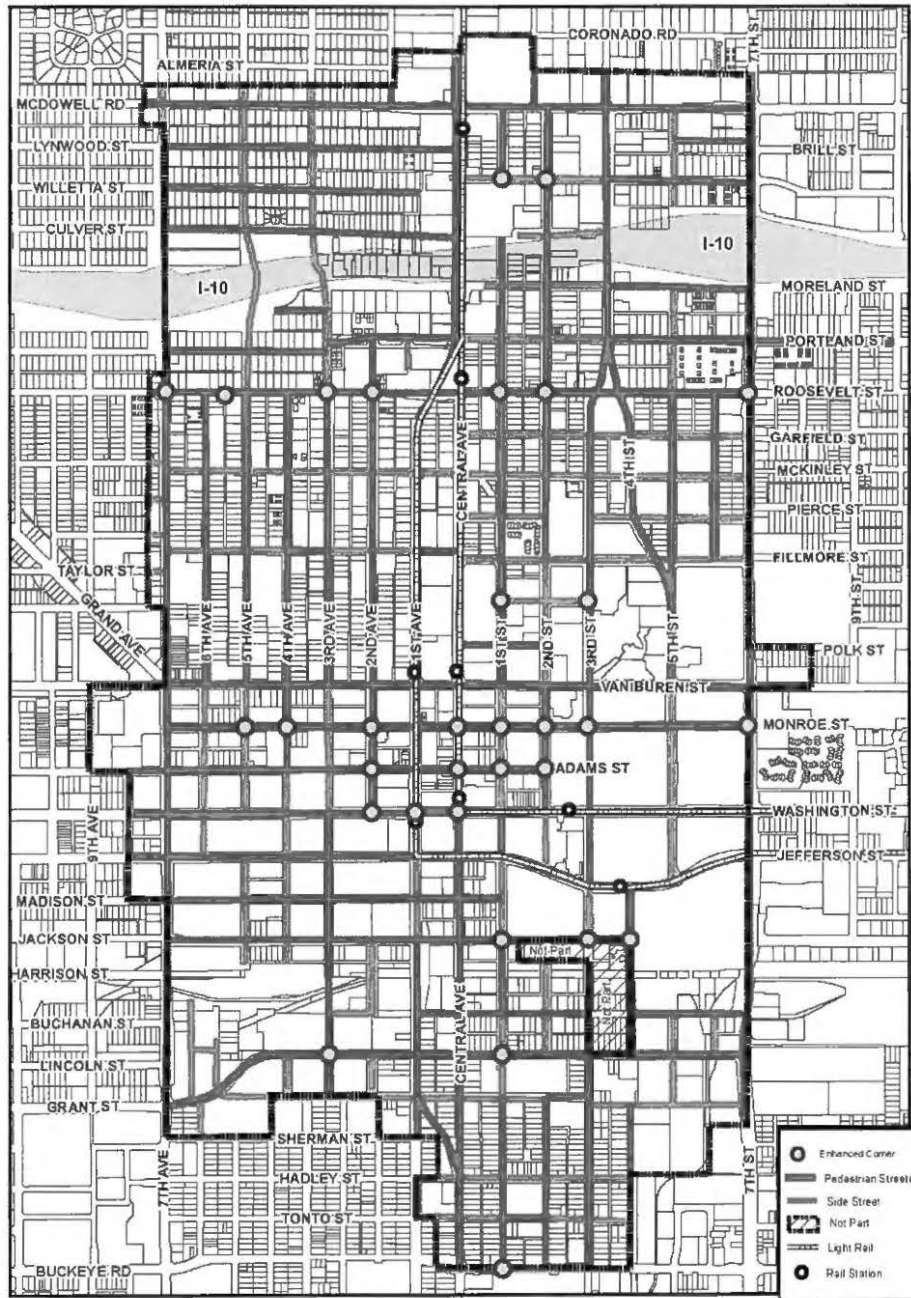
- D. The density for any parcel in the Downtown area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the PLANNING AND DEVELOPMENT DEPARTMENT STAFF OR AN APPEAL IS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC) PURSUANT TO SECTION 1223 REQUIREMENTS:



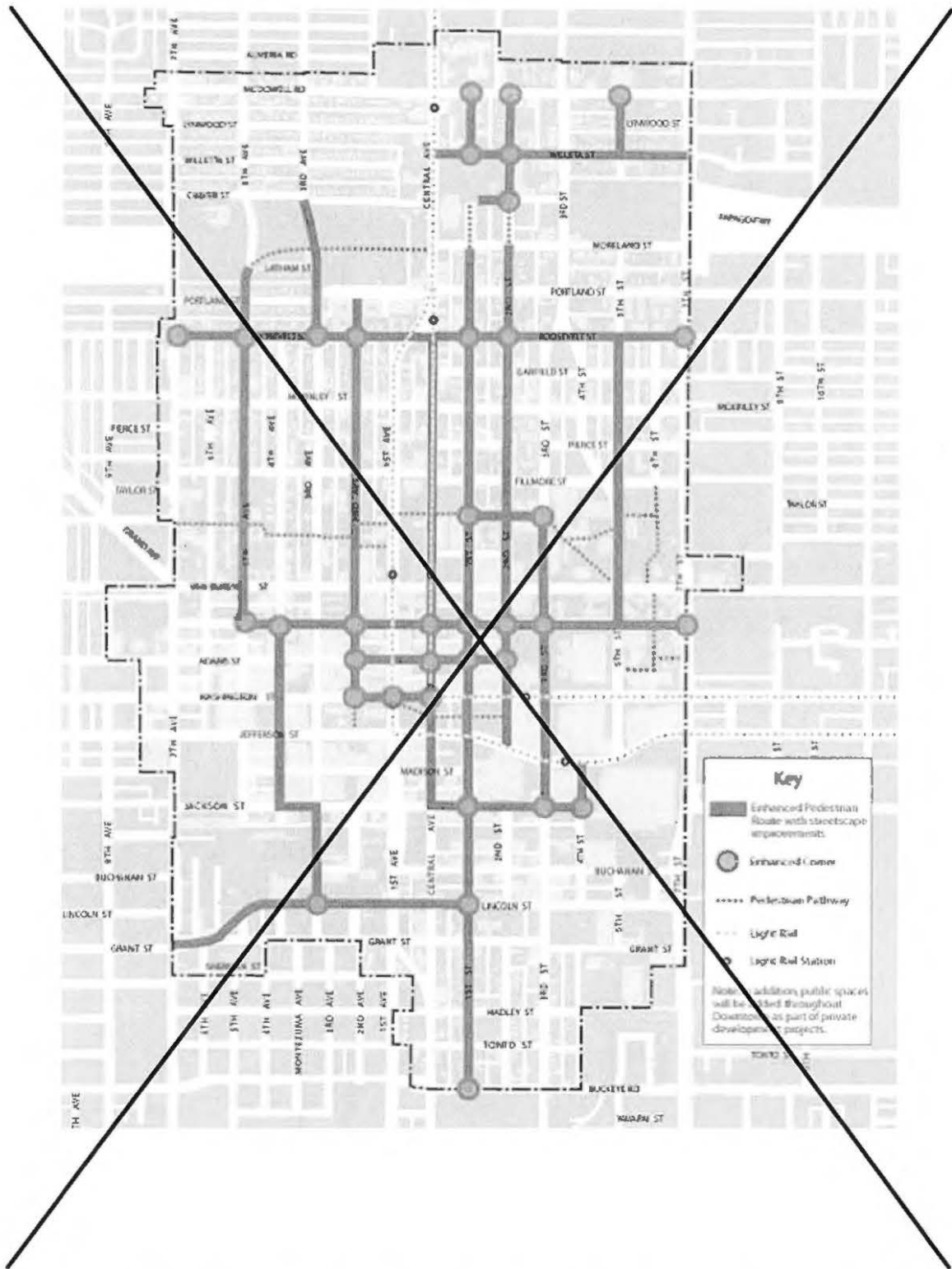


- E. This map designates which THE streets in the Downtown AREA THAT are Front PEDESTRIAN and Side streets as referenced on the street-scape STREETScape matrix for each Character Area AND SECTION 1205.G. THE MAP ALSO DESIGNATES ENHANCED CORNER LOCATIONS AS REFERENCED IN SECTION 1207.M.:

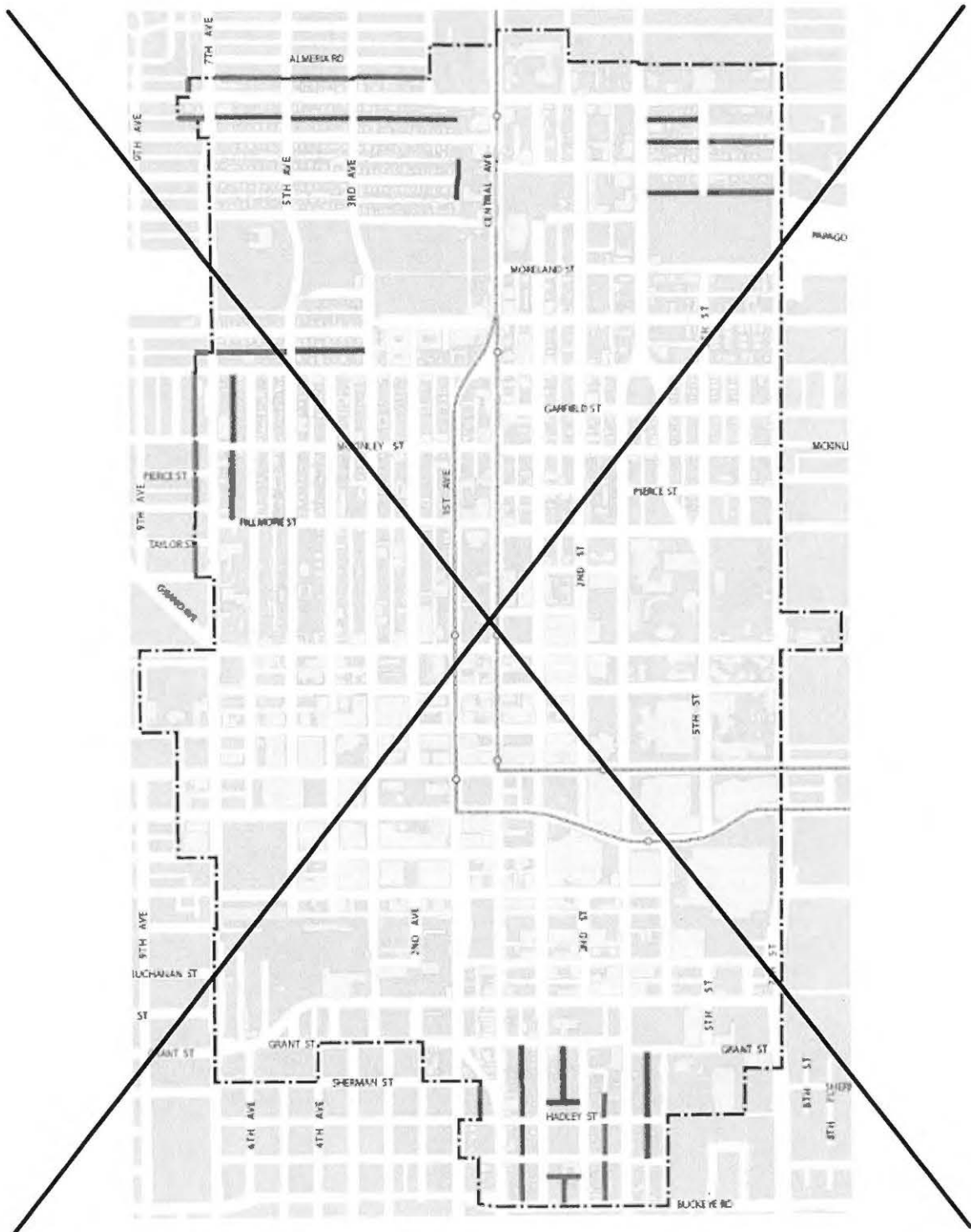


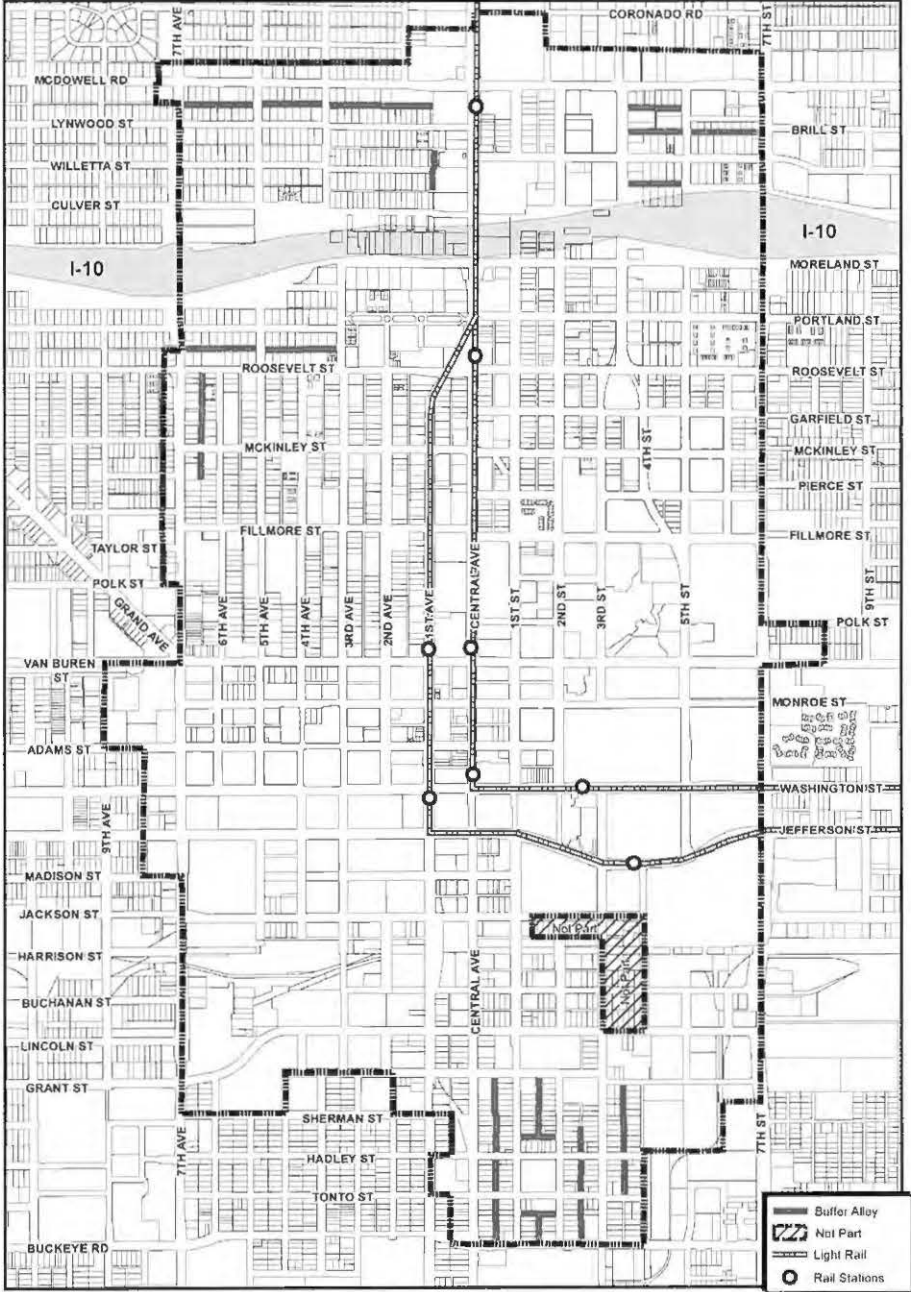


F. ~~The following streets are Pedestrian Streets. Please refer to Sections 1207.K and 1207.L for specific standards and~~

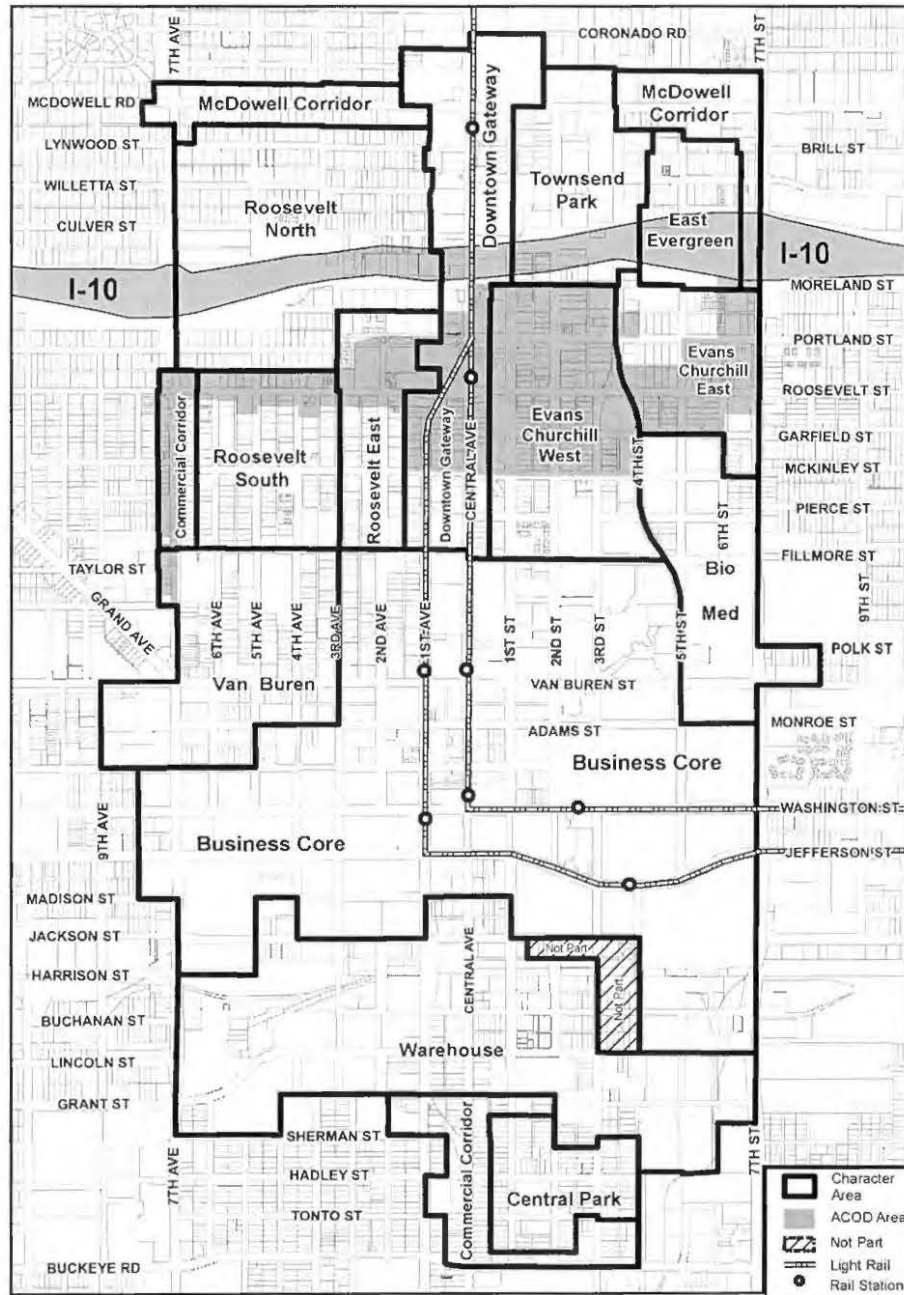


G-F. This map designates BUFFER alleys for which abutting properties must conform to the standards and guidelines outlined in Section 1207.00-P:





H.G. 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.W



Amend Chapter 12, Section 1203 (Downtown Code, Downtown Land Use Definitions) to read as follows:

~~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 an 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 contractors 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.~~

Amend Chapter 12, Section 1204 (Downtown Code, Land Use Matrix) to read as follows:

- 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 LISTED 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:

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:

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~~ 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.

Maximum Size:

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

Location:

27. The use may only occur on a site that is adjoining an arterial street. *1
28. DRIVE-THROUGH WINDOWS SHALL NOT FACE RIGHT-OF-WAY AND DRIVE-THROUGH QUEUING 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 OUTDOOR SALES OR DISPLAYS ALLOWED.
30. OUTDOOR CRAFTING OF ART SUBJECT TO THE FOLLOWING:
 - a. MUST BE ASSOCIATED WITH AN ENCLOSED BUSINESS WHEN THE SUBJECT PARCEL ABUTS AN ARTERIAL OR COLLECTOR STREET.
 - b. STORAGE OF MATERIALS ASSOCIATED WITH THE CRAFTING AREA SHALL NOT EXCEED EIGHT 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 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.
 - b. THE OUTDOOR EVENT OR PERFORMANCE MUST BE PRESENTED BY AN EXISTING BUSINESS ON THE PROPERTY.
 - 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.

- 32 THE FACILITY SHALL BE LICENSED BY THE STATE AS A PRODUCER, DOMESTIC MICROBREWERY OR DOMESTIC FARM WINERY.
- 33 DRUG, ALCOHOL, OTHER SUBSTANCE ABUSE OR MENTAL HEALTH REHABILITATION PROGRAMS SHALL NOT BE ALLOWED AS PART OF THE SHELTER SERVICES.

D. **Land Use Matrix.**

LAND USE CATEGORIES	CHARACTER AREAS																
	AC TIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evan's Churchill East	Evan's Churchill West	McDowell Corridor	Roosvelt East	Roosvelt North	Roosvelt South	Townsend Park	Vanderburgh	Warehouse	
Residential Uses																	

Residential Gate-Home (HIGH) ASSISTED LIVING HOME		pc4	pc4	pc4,20	pc4	pc4	pc4	pc4	pc4,20	pc4,20	pc4,20	pc4,20	pc4,20	pc4,20	pc4	pc4	pc4
Assembly Uses																	
Assembly, General	X̄	p	p	np	p	up	p	p	up	p	np	np	np	p	p	p	p
Day Care, NURSERY SCHOOL	X̄	p	p	pc20,22	p	p	pc20,22	p	pc20,22	p	pc20,22	pc20,22	pc20,22	p	p	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	AC TIV E USE	Biomed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt South	Town send Park	Va n Bu ren	Wa reh ou se
Religious Assembly	<u>X</u>	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
School	<u>X</u>	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
School, Commercial	<u>X</u>	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	up	np	np	np	p	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	AC TIV E US E	BioM ed	BC	Cent ral Park	Comm ercial Corridor	Dntn Gate way	East Ever green	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt South	Town send Park	Va n Bu ren	Wa reh ou se
Pet Grooming		up	np	np	p	p	np	p	p	p	up	np	np	p	p	p
Veterinary Office		up	np	np	p	p	np	p	p	p	up	np	np	p	p	p
Artist Studio/GALLERY	X	p	p	pc7,1 0,24	p	p*	pc7,1 0,24	p*	p*	p	pc7,1 0,24*	np	pc7,1 0,24*	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																

LAND USE CATEGORIES	CHARACTER AREAS															
	AC TIV E US E	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt South	Town send Park	Va n Bu ren	Wa reh ou se
BREW PUB, DOMESTIC MICRO-BREWERY, DOMESTIC FARM WINERY	<u>X</u>	UP3 2	P3 2	NP	UP32	UP3 2	UP32	UP3 2	UP32	UP32	UP32	NP	UP32	UP32	UP 32	P3 2

Farmers Market (Flea Market-net 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

LAND USE CATEGORIES	CHARACTER AREAS														
	AC TIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt North	Roos evelt South	Town send Park	Va n Bu ren	Wa reh ou se

Lodging															
Bed and Breakfast	X	p	p	up	p	p	p	p	p	np	p	p	p	p	p
Hotel	X	p	p	np	p	p	p	p	p	np	up	p	p	p	p
Pawn Shops	X	up	np	np	up	np	up	up	up	np	np	up	up	up	up
PET CARE FACILITY	X	UP	UP	NP	UP	UP	UP	UP	UP	NP	NP	UP	UP	UP	UP
PET DAY CARE FACILITY	X	UP	NP	NP	P	P	P	P	P	NP	NP	UP	P	P	P
PET GROOMING	X	UP	NP	NP	P	P	P	P	P	NP	NP	UP	P	P	P

LAND USE CATEGORIES	CHARACTER AREAS															
	AC TIV E US E	BioMed	BC	Central Park	Commercial Corridor	Dntn Gate way	East Ever green	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt South	Town send Park	Va n Bu ren	Wa reh ou se
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; Cooking	X	up	#p PC 2, 3	np	up	np	np	up	up	up	up	np	np	up	up	up
- Outdoor Dining	X	p	p	np	pC6*	p*	np	p*	p*	p	np	pc5*	p	pc5	p	p
- Patron Dancing	X	p	p	np	p	np	np	p	p	p	np	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													
	AC TIV E USE	BC	Central Park	Commercial Corridor	Dntn Gate way	East Ever green	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt Sout h	Town send Park	Va n Bu ren	Wa reh ou se
SECOND HAND/USED MERCHAN DISE SALES	<u>X</u>	<u>P29</u>	NP	<u>PC15, 29</u>	<u>P29</u>	<u>PC12, 29</u>	<u>PC1 4, 29</u>	<u>PC1 5, 29</u>	<u>PC15, 29</u>	<u>PC14, 29</u>	NP	<u>PC14, 29</u>	<u>PC13, 29</u>	<u>P29</u>	<u>P29</u>
Health & Support Services															
Clinic, Medical OR Dental	<u>X</u>	p	np	p	p	p	p	p	p	up	np	up	p	p	p
Hospital	<u>X</u>	p	np	p	p	up	p	p	p	up	np	up	p	p	p

Medical or Dental Office	<u>X</u>	p	np	p	p	p	p	p	p	p	np	p	p	p	p

CHARACTER AREAS																
LAND USE CATEGORIES	AC TIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dnfn Gateway	East Evergreen	Evan's Churhill East	Evan's Churhill West	McDowell Corridor	Roosvelt East	Roosvelt North	Roosvelt South	Townsend Park	Van Buren	Warehouse
Nursing HOME, OR, Assisted Living Facility CENTER	<u>X</u>	p	p	sp	p	p	p	p	p	p	p	sp	up	p	p	p
VETERINARY OFFICE	<u>X</u>	P	P	NP	P	P	P	P	P	P	P	NP	UP	P	P	P
Services																
Appliance Repair	<u>X</u>	pc7,1 0,24	np	np	pc7,10 ,24	pc7,1 0,24	np	pc7,1 0,24	pc7,1 0,24	pc7,1 0,24	pc7,1 0,24	np	np	pc7,1 0,24	p	p

Transportation Uses																

LAND USE CATEGORIES	CHARACTER AREAS															
	AC TIV E USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gate way	East Ever green	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt South	Town send Park	Va n Bu ren	Wa reh ou se
Automobile MOTOR VEHICLE Rentals	X̄	up	pc17	np	up	pc17	np	sp	sp	sp	sp	np	np	sp	up	up
Automobile MOTOR VEHICLE Sales (new) and Leasing	X̄	sp	pc17	np	pc17	np	sp	sp	sp	sp	sp	np	np	sp	pc17	pc17
MOTOR VEHICLE SERVICE STATION, FUEL SALES	X̄	NP	SP	NP	UP2Z	NP	NP	NP	NP	UP2Z	NP	NP	NP	NP	SP	NP

LAND USE CATEGORIES	CHARACTER AREAS															
	AC TIV E US E	BioM ed	BC	Cent ral Park	Comm ercial Corridor	Dntn Gate way	East Ever green	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt Sout h	Town send Park	Va n Bu ren	Wa reh ou se
Autemobile MOTOR VEHICLE Service and Repair, Minor	X	np	np	np	np	np	np	np	np	np	np	np	np	np	sp	np
Autemobile MOTOR VEHICLE Washing		np	np	np	np	np	np	np	np	np	np	np	np	np	np	np

Accessory Uses & Facilities																

Dependent Care Facility		up	p	up	p	p	pc21; 22	p	p	p	p	up	pc21; 22	p	p	p

LAND USE CATEGORIES	CHARACTER AREAS															
	AC TIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dtn Gateway	East Evergreen	Evan's Churchill East	Evan's Churchill West	McDowell Corridor	Roosvelt East	Roosvelt North	Roosvelt South	Townsend Park	Vanderburg	Warehouse
Drive-Through		np	np	np	#p PC <u>27, 28</u>	np	np	np	#p PC <u>27, 28</u>	np	np	np	np	np	np	np

Home Occupation		p	p	pc22	p ₋ *	p ₋ *	pc22*	p ₋ *	p ₋ *	p ₋ *	pc22	p ₋ *	p	p	p	p
Outdoor Crafting of Art		up	up	up	p ₋ *30	up*	up	p ₋ *30	p ₋ *30	p ₋ *30	up	np*	up	up	up	P ₃₀
Outdoor Display/Sales	X ₋	up	up	np	p	up	up	up	up	up	np	up	up	up	p	p

CHARACTER AREAS																
LAND USE CATEGORIES	AC TIV E USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gate way	East Ever green	Evan s Chur chill East	Evan s Chur chill West	McD owell Corri dor	Roos evelt East	Roos evelt North	Roos evelt South	Town send Park	Va n Bu ren	Wa reh ou se
Outdoor Entertainment	X	up	pc7 <u>23, 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 <u>23, 31</u>	pc7 <u>23, 31</u>
Pocket Shelter (accessory to Religious Assembly only)		pc20, <u>33</u>	pc2 <u>0, 33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc20, <u>33</u>	pc2 <u>0, 33</u>	pc2 <u>0, 33</u>

Local Food Production																

Home Produce Stand	X	np	np	up	np	np	up	np	np	np	np	np	up	np	np	up

CHARACTER AREAS																
LAND USE CATEGORIES	AC TIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dtn Gateway	East Evergreen	Evan s Chur chill East	Evan s Chur chill West	McDowell Corridor	Roosvelt East	Roosvelt North	Roosvelt South	Townsend Park	Va n Bu ren	Warehouse

Interim Uses																

INTERIM VACANT LAND USES	P	P	P	P	P	P	P	P	P	P	P	UP	P	UP	P	P
MOBILE VENDING	UP	UP	UP	NP	UP	UP	UP	UP	UP	UP	UP	UP	UP	NP	UP	UP
ENVIRONMENTAL REMEDIATION	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP

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 LAND USE MATRIX SHALL APPLY. FOR PROPERTIES NOT WITHIN THE ACOD, PER MAP 1202.G., THE STANDARDS WITHIN THE DOWNTOWN LAND USE MATRIX SHALL APPLY.

Amend Chapter 12, Section 1205 (Downtown Code, Frontage Types) to read as follows:

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 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:

 - ~~e.~~ *Maximum area:* ~~No more than 50% of the Active Front Yard.~~
 - ~~d.~~-c. *Maximum height:* 5 feet above adjacent grade.
 - ~~e.~~-d. *Placement:* Adjacent to the front facade of the building at the primary entry.
 - ~~f.~~-e. *Materials:* Hardscape shall consist of concrete slab, pavers, open grid pavers, wood decking (if elevated) or equivalent alternative.
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.

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 wall to provide differentiation-PRIVACY AND TO DIFFERENTIATE from the adjacent public sidewalk.

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 50% view fencing above 40 ~~36~~ inches in height measured from FINISHED grade.

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. **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 THAT is elevated (Stoop) or depressed (Door Well) to provide differentiation from the adjacent public sidewalk.~~

3. **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.

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.F, Landscaping Standards.

7. PRIMARY ENTRANCES MUST LEAD INTO AN OCCUPIABLE SPACE.

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 THAT~~ 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).

4. A permanent shade structure shall be provided in accordance with the following standards:
 - a. *Placement:* 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.

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 ~~retail~~-ACTIVE USE space (50 square foot minimum newspaper stand, coffee cart, kiosk, etc.; not vending machines or outdoor merchandise display).

Amend Chapter 12, Section 1206 (Downtown Code, Parking and Loading Standards and Guidelines) to read as follows:

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.
 - 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.
 - (3) NO PARKING REQUIRED IN BUSINESS CORE AND WAREHOUSE CHARACTER AREAS.

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 EXISTS AT THE TIME OF APPLICATION AND THERE IS SUFFICIENT ROOM FOR FIRE ACCESS, PUBLIC CIRCULATION, AND ACCESS TO UTILITIES.

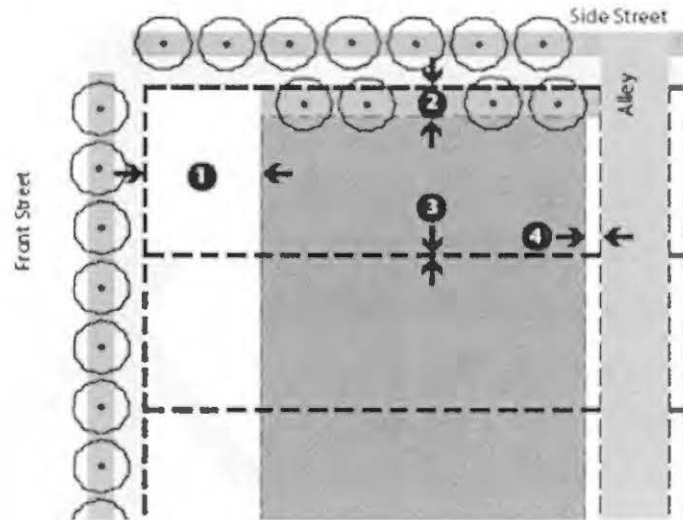
E. **Parking & Loading Guidelines.**

1. **Parking & loading placement.**

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

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: 30 FEET OR BEHIND BUILDING (WHICHEVER IS LESS RESTRICTIVE) 2) SIDE LANDSCAPE SETBACK FROM STREET RIGHT-OF-WAY: 10 FEET 3) INTERIOR SIDE YARD SETBACK: ZERO FEET, AND 4) REAR SETBACK: ZERO FEET

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

2. **Parking & loading access.**

a. ~~Front and Pedestrian Streets should not have parking or loading access if an alley or side street access is available.~~

b. Driveways.

(3) ~~Driveways should not access~~ BE LOCATED ON ~~Front or Pedestrian Streets.~~ 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.

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

- (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 driveways that enter from the street and exit into the alley.

- (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) PASSENGER LOADING AND UNLOADING SHOULD BE LOCATED ALONG SIDE STREETS.
- (17) ~~No vehicular access~~ PASSENGER LOADING AND UNLOADING should be allowed from a ~~Front or Pedestrian Street for automobile drop-offs ONLY~~ if a Side Street drop off is not present.

3. SUBTERRANEAN PARKING GUIDELINE

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

Amend Chapter 12, Section 1207 (Downtown Code, General Standards and Guidelines) to read as follows:

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 25% FOR THE STREETScape WIDTH AND SIDEWALK WIDTH TO ACCOMMODATE EXISTING CONDITIONS OR A DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

~~B-C.~~ **Height Transition Standards.**

4. 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.

1. 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.
2. b. ~~The stepback shall not be required if the proposed new development is setback an additional 10 feet from the required setback line.~~
3. e. 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.

4. ~~d.~~ A stepback shall ~~be~~ not be required in the following circumstances:
 - a. ~~(1)~~ There is a height difference of 20 feet or less between a proposed building and the adjacent height zone.
 - b. ~~(2)~~ A building is adjacent to a height zone of 65 feet or greater.
 - c. ~~(3)~~ A street OR ALLEY (NOT DESIGNATED ON MAP 1202.F) separates different height zones.
 - d. ~~(4)~~ THE PROPOSED NEW DEVELOPMENT IS LOCATED 10 OR MORE FEET BEYOND THE REQUIRED SETBACK LINE.

~~C.~~**D. 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.

~~D.~~**E. Shade Standards.**

4. All buildings over 5,000 square feet shall provide the following:
 1. ~~a.~~ A minimum of 75% of public sidewalks shall be shaded.
 2. ~~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 roof areas shall be shaded.~~
 3. ~~d.~~ Shade calculations shall be based on the summer solstice at 12:00 p.m.
 4. ~~e.~~ Shade cast from a building ~~may~~ SHALL count towards shade calculations.

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

1. 30% tree canopy coverage at maturity.

- a. *Minimum caliper: 2 inches.*
 - (1) At ~~instillation~~ 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.

F-G. Landscaping/ AND HARDSCAPING Guidelines.

- 3. ~~Phased developments shall indicate a mechanism for dust, weed, and debris control on undeveloped portions of the site.~~ *1 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.

G-H. 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 ~~SHALL BE SUBMITTED FOR APPROVAL~~ 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
	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing	Rate		

Cascalote <i>Caesalpinia</i> <i>Caclaco</i>	X	X	X	X		15'	6'	M	U	Low Litter, Medium Thorns
*Chaste Tree <i>Vitex</i> <i>Agnuscastus</i>	X	X	X	X	X	20'	20'	S	S	OK as long as in turf due to peppercorn seeds, seasonal purple flowers

*Desert Willow <i>Chilopsis</i> <i>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		
Mescal Bean, Texas Mountain Laurel <i>Sophora Secundiflora</i> & Varieties	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
	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing	Rate		
Common Name Botanical Name										
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. High water user (moderate following establishment)

Thornless Hybrid Mesquite <i>Prosopis Hybrid AZI</i>	X	X	X	X	X	30'	20'	F	V	Thornless variety, large umbrella-shaped canopy semi-evergreen.

Recommended Tree Species Matrix											
Species	Locations						Growth		Tree Form		Notes & Special features
	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing	Rate	IR		
Desert Fern <i>Lysiloma Microphyll A Variety 'Thornberi'</i>	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.	

H-I. Streetscape Standards.

4. Sidewalk and ~~Green~~ STREETScape Zone.

1. a. Sidewalk.

- a. (1) THE minimum eight (8) foot zone 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 PUBLIC AMENITIES (REFER TO 1207.J.4).
- b. (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.

2. b. ~~Green~~ STREETScape Zone.

- a. (1) Street trees shall be required in the ~~Green~~ STREETScape Zone on every street TO THE EXTENT THAT THERE IS A CONFLICT WITH A PUBLIC UTILITY EASEMENT, PUBLIC AMENITIES IN ACCORDANCE WITH SECTION 1207.J.4 SHALL BE PROVIDED IF STREET TREES ARE NOT PLANTED OR EXISTING.
 - (1) (A) Only trees recommended on the Tree Species Matrix for use in the "street" should be used unless approved by the DRC upon recommendation from the City Arborist PLANNING AND DEVELOPMENT LANDSCAPE ARCHITECT OR DESIGNEE.
 - (B) ~~Tree spacing should be in conformance with the requirements in the Tree Species Matrix.~~
- (2) (C) *Minimum caliper: 3 inches.*
- b. (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:

- (1) (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.~~
 - (2) (C) Live vegetation ground coverage shall be a minimum 75% excluding hardscape for pedestrian amenities.
 - (3) (D) The live vegetation coverage can be reduced to 50% if the ~~green~~ STREETSCAPE zone is used for bioswales.
 - (4) (E) IF UNABLE TO PLANT TREES DUE TO PUBLIC UTILITY CONFLICT, OR PUBLIC UTILITY EASEMENT, PUBLIC AMENITIES SHALL BE PROVIDED IN THE AREA (REFER TO 1207.J.4).
- c. (3) Streets with on-street parking shall be planted with treewells 20 FEET ON CENTER OR EQUIVALENT GROUPINGS ~~and structural soil~~. This standard shall not apply to Roosevelt North, Roosevelt South and East Evergreen.
- (1) (A) Trees shall be planted in the center of the Green STREETSCAPE Zone between curb and back of sidewalk.
 - (2) (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.~~

- d. (4) THE STREETScape 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.

I-J. Streetscape Guidelines.

1. ~~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.~~ ALTERNATIVE PAVING MATERIALS SHOULD BE USED ON PRIVATE PROPERTY TO REDUCE URBAN HEAT ISLAND EFFECT, AND TO ALLOW NATURAL DRAINAGE AND FILTRATION.
 - a. PERMEABLE PAVING, POROUS CONCRETE OR SIMILAR MATERIAL SHOULD BE INSTALLED ADJACENT TO TREETWELLS. THE DESIGN SHOULD ENSURE ADEQUATE WATERING AND ROOT GROWTH.
 - 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 from the Streets Transportation Department may be required to place amenities in the right of way.~~

J-K. 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 RIGHT-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.

K-L. Pedestrian Street Standards GUIDELINES (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 ~~VISIBLE~~ from the sidewalk of a Pedestrian Street.
- 2. AN ENHANCED LEVEL OF PEDESTRIAN AMENITIES SUCH AS BENCHES, LIGHTS, SIGNAGE, STREET TREES, AND SHADE STRUCTURES SHOULD BE PROVIDED.
- 3. BLANK WALLS WITHOUT DOORS AND WINDOWS SHOULD NOT OCCUPY OVER 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 shall 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.

- a. The uses that generate the highest pedestrian traffic should be located on enhanced corners and provide the following:
 1. ~~(1)~~ A primary entrance that faces both streets and serves the greatest number of occupants.
 2. ~~(2)~~ Additional building articulation that emphasizes the corner and promotes activity.
 3. 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 THAT SCREEN PARKING should have A MINIMUM OF 50% of the ground floor AREA FACING THE STREET RIGHT-OF-WAY, excluding driveways, wrapped with CONSIST OF BUILDING AREA habitable spaces THAT CONTAIN ACTIVE USES PER THE LAND USE MATRIX (1204.D) 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.

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).

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.~~ NEW DEVELOPMENT ADJACENT TO BUFFER ALLEYS MUST MITIGATE IMPACTS.
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 aAlley.

- b. A FIVE-FOOT feet landscaping strip shall be required adjacent to a residential-BUFFER aAlley for non-single family buildings and shall contain the following:

- (4) A minimum 40 inch high wall that is consistent with the material, design and character of the primary building, OR A 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 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 aAlley 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 aAlley, 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 aAlley.

2. **Lighting.**

- d. Illuminative gases and fiber optics should not be placed on structure that are adjacent to a residential-BUFFER aAlley.

3. **Residential privacy.**

- a. Windows, ROOFTOP PATIOS and balconies that ARE VISIBLE FROM ~~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 residential BUFFER aAlley and fully screened to prevent visual access, noise, and light from being directed towards the BUFFER aAlley.
- c. Outdoor dining should be prohibited adjacent to or oriented towards a residential-BUFFER aAlley.
 - (1) If an outdoor dining area is visible from residential-BUFFER aAlley 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.~~ SQUARE FEET shall provide a minimum of one (1) ~~long-term BICYCLE~~ space per 40 vehicle parking spaces provided up to a required maximum of 25 ~~long-term BICYCLE~~ spaces.
 - a. If no VEHICLE parking is provided, ~~than~~ THEN a minimum OF two SPACES ARE REQUIRED. TWO 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.~~

2. a. Commercial non-retail uses over 100,000 square feet IN BUILDING AREA shall provide a minimum of two SHOWER STALLS AND 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.~~
3. MULTIFAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE COMMON BICYCLE PARKING AT 0.25 SPACES FOR EACH RESIDENTIAL UNIT, WITH A MAXIMUM OF 50 SPACES.

Q-R. General Building Form Guidelines.

1. Building placement.

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

2. Building design.

- 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.

- k. A designated space for recycle containers should be provided for all new development ~~receiving preliminary site plan approval after (date of ordinance adoption).~~ 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 Ggreen roofs should comply with open space landscaping and shade standards and be accessible to all building occupants.

4. Residential privacy.

- 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:

- (3) Windows that start a minimum of 6 feet above respective finished floor; or

R-S. Window Guidelines.

1. Windows placed above 30 feet in height shall ~~SHOULD~~ be designed to reduce summer solar heat gain AND REFLECTIVITY. ~~within the building by incorporating one of the following:~~

S-T. Lighting Guidelines.

1. ~~Height: Maximum 25 feet.~~
- 2-1. 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.
- 3-2. Lighting fixtures should be consistent with and complement the design and character of the primary building.
- 4-3. Uniform pedestrian scale lighting should be used for all on site lighting at building entrance and exits, and in public assembly and parking areas.
- 5-4. Large "flood" type lights should be avoided.

T-U. General Screening Standards.

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 ~~p~~Pedestrian ~~s~~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 ~~on~~ONE of the following:

U-V. General Screening Guidelines.

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

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. IN THE EVENT OF A CONFLICT WITH OTHER ZONING ORDINANCE PROVISIONS, THE MORE PERMISSIVE SHALL APPLY.
3. **OUTDOOR PUBLIC 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 STAFFED BY AN EMPLOYEE OF AN EXISTING BUSINESS ON THE PROPERTY AND MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES
 - b. THE BUSINESS' ITEMS THAT ARE AVAILABLE FOR PURCHASE DURING NORMAL BUSINESS HOURS 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.
 - 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 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 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 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 FOOT HIGH CONTINUOUS FENCE, WALL OR PLANTER.

- (C) THE OUTDOOR DINING AREA SHALL NOT BE MORE THAN 25% OF THE PRIMARY BUILDING'S GROUND LEVEL GROSS FLOOR AREA. THE OUTDOOR DINING AREA MAY EXCEED 25% TO A MAXIMUM OF 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 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 FEET IN HEIGHT SHALL BE SUBJECT TO OBTAINING A USE PERMIT.

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 A-FRAME SIGN IS PERMITTED PER 25 FEET OF STREET FRONTAGE.
 - (3) A MAXIMUM OF SIX SQUARE FEET OF SIGNAGE PER SIDE OF THE A-FRAME SIGN IS PERMITTED.

- (4) THERE SHALL BE A MAXIMUM HEIGHT OF THREE 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 SIGN IS PERMITTED FOR EACH BUSINESS PER FAÇADE IF ACCESS TO BUSINESS IS AVAILABLE FROM THAT FAÇADE.
 - (2) A MINIMUM CLEARANCE OF EIGHT FEET FROM FINISHED GRADE TO THE BOTTOM OF THE SIGN SHALL BE PROVIDED.
 - (3) A MAXIMUM OF FIVE 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 25%.
 - (B) THE MAXIMUM SQUARE FOOTAGE PERMITTED MAY BE INCREASED BY AN ADDITIONAL 10% IF GRAPHICS COMPRISE A MINIMUM OF 10% OF THE OVERALL SQUARE FOOTAGE OF THE SIGN.
 - (2) WINDOW SIGNS.
 - (A) THE TOTAL AREA OF SUCH SIGNS SHALL NOT EXCEED 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 INCREASED A TOTAL OF EITHER 500 GROSS SQUARE FEET OR 25% OF THE EXISTING STRUCTURE, WHICHEVER IS GREATER, WITHOUT REQUIRING ADDITIONAL PARKING OR LANDSCAPING.
 - (3) BUILDING ADDITIONS MAY EXCEED THE LOT COVERAGE OF THE UNDERLYING ZONING DISTRICT BY 25%, EXCLUDING THOSE WITH HISTORIC PRESERVATION OVERLAYS.
 - (4) INTERIOR SETBACKS MAY BE REDUCED BY A MAXIMUM OF 25% OF THAT REQUIRED BY THE UNDERLYING ZONING DISTRICT, EXCLUDING THOSE WITH HISTORIC PRESERVATION OVERLAYS.
 - b. OUTDOOR DINING THAT DOES NOT EXCEED 25% OF THE PRIMARY BUILDING'S GROUND LEVEL GROSS FLOOR AREA SHALL NOT REQUIRE ANY ADDITIONAL PARKING. THE OUTDOOR DINING AREA MAY EXCEED 25% TO A MAXIMUM OF 50% SUBJECT TO OBTAINING A USE PERMIT.
 - c. SUBJECT TO APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT, VEHICLES ARE PERMITTED TO MANUEVER IN THE ALLEY 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

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

1. DESIGN REVIEW COMMITTEE HAS THE AUTHORITY TO APPROVE REDUCTIONS IN THE REQUIRED SIDE AND REAR BUILDING SETBACKS TO ACCOMMODATE ENTITLED LOT COVERAGE.
2. REQUIRED FRONT BUILDING SETBACKS DO NOT NEED TO BE MET WHEN THERE IS A CONFLICT WITH THE LOT COVERAGE ALLOWANCES.

Y. SIGNAGE

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

Amend Chapter 12, Section 1208 (Downtown Code, Biomed) to read as follows:

B. Development Standards.

7. SIGNAGE.

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

C. Building Form Guidelines.

2. Upper floors should be served by common entrance lobbies that shall SHOULD be accessed from the ~~front or p~~Pedestrian sStreet.

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.

- b. The open space should connect to or be visible from a ~~front or p~~Pedestrian sStreet.

- c. *Landscape:*

- (2) Fences/walls.

- (A) *Height:* 6 feet maximum.
- (B) *Materials:* Wrought iron, brick, 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
Garfield Street 4th St. to 6th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	<u>7'5'</u>	<u>10'15'</u>
McKinley Street 4th St. to 7th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	<u>7'5'</u>	<u>10'15'</u>
Pierce Street 4th St. to 7th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	<u>7'5'</u>	10'
Fillmore Street 5th St. to 7th St.	All-Allowed uses	5'	10'	Minimum 50%	ALL	<u>7'5'</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'

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 Garfield St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	10'
5th Street Fillmore St. to Van Buren MONROE St.	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

Amend Chapter 12, Section 1209 (Downtown Code, Business Core) to read as follows:

- 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.

4. Minimum side & rear setbacks.

a. Primary building.

(1) *Side:* 0 feet.

(2) *Rear:* 50 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.

c. *Building form guidelines.*

~~1-~~(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 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 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 ON-SITE BUSINESS.
 - (B) PROVIDE A MINIMUM EIGHT-FOOT HEAD CLEARANCE. EXISTING SIGNS WITH A MINIMUM OF SEVEN FEET SIX INCHES CLEARANCE MAY REMAIN.
 - (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 SHALL HAVE LETTERS NO MORE THAN 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 SQUARE FOOT OF SIGNAGE FOR EACH LINEAL FOOT OF BUILDING ELEVATION TO A MAXIMUM OF 100 SQUARE FEET.
 - (B) BE AT LEAST HALF THE VERTICAL HEIGHT OF THE LETTERS TO A BUILDING CORNER (VERTICAL EDGE) OR TO A ROOFLINE.

- b. SIGNAGE MAY BE INCREASED BY UP TO 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 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. WINDOW SIGNS FRONTING THE PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED A TOTAL OF MORE THAN 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 40 SQUARE FEET IN AREA IF THE PRIMARY BUILDING IS SET BACK 15 OR MORE FEET FROM THE PROPERTY LINE FOR MORE THAN 50% OF THE STREET FRONTAGE. SAID SIGN SHALL BE A MAXIMUM OF THREE FEET IN HEIGHT. SIGNS MAY BE UP TO 20 FEET IN HEIGHT AND 100 SQUARE FEET IN AREA IF A COMPREHENSIVE SIGN PLAN IS APPROVED AND IF THE PROJECT COVERS A FULL BLOCK OR MORE.
- h. 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 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 25% OF THE AREA MAY BE DEVOTED TO CORPORATE SPONSORSHIP IDENTITY. FINDINGS OF APPROVAL OF THE USE PERMIT SHALL INCLUDE:
 - (1) THE SIGNS AND OTHER DISPLAYS ARE APPROPRIATE IN SCALE, COMPOSITION, AND MANNER OF DISPLAY WITH SURROUNDING DEVELOPMENT.
 - (2) 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 (300 FEET BY 300 FEET MINIMUM), SIGNS, BANNERS, AND FLAGS MAY BE ERECTED SUBJECT TO A USE PERMIT IN COMPLIANCE WITH A COMPREHENSIVE SIGN PLAN. FINDINGS OF APPROVAL OF THE USE PERMIT SHALL INCLUDE:
 - (1) THE SIGNS AND OTHER DISPLAYS ARE APPROPRIATE IN SCALE, COMPOSITION, AND MANNER OF DISPLAY WITH SURROUNDING DEVELOPMENT.
 - (2) THE SIGNS, BANNERS, AND FLAGS ARE MOUNTED AND SECURED SO AS NOT TO POSE A DISTRACTION OR HAZARD TO VEHICLES OR PEDESTRIANS.
 - (3) THE SIGNS AND OTHER DISPLAYS SHALL INCLUDE ONLY LOGOS, GRAPHICS AND PROJECT NAME OF THE MASTER PLANNED DEVELOPMENT.

- 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.
 - (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 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 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 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 50 FEET IN HEIGHT AND NO

SINGLE FACE SHALL EXCEED 600 SQUARE FEET. THE OVERALL HEIGHT OF GROUND SIGNS, INCLUDING SIGN EMBELLISHMENTS, SHALL NOT EXCEED 67% OF THE HEIGHT OF THE CLOSEST BUILDING.

- ii. BUILDING MOUNTED SIGNS. AGGREGATE AREA FOR BUILDING MOUNTED SIGNS SHALL NOT EXCEED 100% OF THE FAÇADE TO WHICH THE SIGNS ARE ATTACHED, INCLUDING THE BUILDING ROOF. BUILDING MOUNTED SIGNS SHALL NOT PROJECT MORE THAN 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 60 FEET TO SUCH RESIDENTIAL USE OR STRUCTURE SHALL NOT BE ILLUMINATED BETWEEN 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 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, THAT 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 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 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 15 WORKING DAYS OF RECEIPT OF THE APPLICATION. THE PLANNING AND DEVELOPMENT DIRECTOR OR DESIGNEE SHALL APPROVE SUCH APPLICATION ONLY IF THE APPLICANT DEMONSTRATES THE FOLLOWING:
- (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 ANIMATION CONFORM TO THE STANDARDS OF THE MASTER DEVELOPMENT SIGN PLAN.
 - (D) THE DURABILITY 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 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 25% IF A COMPREHENSIVE SIGN PLAN IS APPROVED AS PROVIDED IN SECTION 705.E OF THE PHOENIX ZONING ORDINANCE.

D.C. Taylor Street Pedestrian Paseo Guidelines.

E.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 STREETS CAPE Zone Width
Fillmore Street 3rd Ave. to 5th St.	All-allowed uses	5'	10'	Minimum 50%	ALL	8' <u>5'</u>	6' <u>6'</u>
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'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground-floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETS CAPE Zone Width
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'
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 2ND 3rd St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	6'
Washington Street 7th 8 TH Ave. to 2nd St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10'	6'
Washington Street 2ND 3rd St. to 7th St.	Non-Residential	0'	5'	Minimum 75%	S, GA	8'	6'
Jefferson Street 8TH 7th Ave. to 3rd 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 STREETS CAPE Zone Width
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'
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'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETS CAPE Zone Width
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	<u>8'6'</u>	<u>6'8'</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	10'5'	6'5'

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

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground-floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETS CAPE Zone Width
2nd Avenue Fillmore St. to AdamsMON ROE 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'NON E REQUI RED	40'NON E REQUIR ED	Minimum 50%N ONE REQUI RED	ALL	8' 6' PER EXISTING PLANS(1)	
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 STREETS CAPE 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	<u>8'5'</u>	<u>6'5'</u>
4th Street Jefferson JAC KSON 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'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground-floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETS CAPE Zone Width
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'NON E REQUIRED	10'NON E REQUIRED	Minimum 75%NONE REQUIRED	SD, DY, GAALL	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) PER PLANS APPROVED BY STREET TRANSPORTATION DEPARTMENT.

Amend Chapter 12, Section 1210 (Downtown Code, Central Park) to read as follows:

A. **Intent.** Central Park has a strong historic single family 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.

5. Projections.

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.

8. SIGNAGE.

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

C. Building Form Guidelines.

1. Building design.

d. Buildings wider than 50 feet should be designed to read APPEAR as a series of buildings no wider than 50 feet each.

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'

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
Hadley Street ALLEY WEST OF 1 ST ST. to 1st St.	All allowed-uses	5'	25'	Minimum 50-25%	AFY, SD, DY, S	<u>7'5'</u>	<u>40'7'</u>
Hadley Street 1st St. to 2nd St.	All allowed-uses	<u>5'15'</u>	25'	Minimum 50%	AFY, SD, DY, S	<u>7'5'</u>	<u>8'7'</u>
Hadley Street 2nd St. to 4th St.	All allowed-uses	5'	<u>40'25'</u>	Minimum 25-50%	AFY, SD, DY, S	<u>7'5'</u>	<u>8'7'</u>
1st Street SOUTH OF Grant St. to NORTH OF Buckeye Rd.	All allowed-uses	15'	25'	Minimum 50%	AFY, SD, DY, S	<u>6'5'</u>	<u>6'7'</u>
2nd Street SOUTH OF Grant St. to NORTH OF Buckeye Rd.	All allowed-uses	15'	25'	Minimum 50%	AFY, SD, DY	<u>6'5'</u>	<u>6'7'</u>
3rd Street SOUTH OF Grant St. to NORTH OF HADLEY ST. Buckeye Rd.	All allowed-uses	15'	25'	Minimum 50%	AFY, SD, DY	<u>7'5'</u>	<u>40'15'</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
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
 *SEVEN-FOOT FRONT YARD LANDSCAPE REQUIRED FOR DEVELOPMENTS WITH A NET AREA GREATER THAN 20,000 SQUARE FEET.

Amend Chapter 12, Section 1211 (Downtown Code, Commercial Corridors) to read as follows:

- ***
- B. Development Standards.**
- ***
- 3. Maximum lot coverage.**
- a. *Lot coverage: 50%.*
- (1) *Bonus: Maximum 785% lot coverage.*
- ***
- 5. Projections.**
- ***
- 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.*
- ***
- 8. SIGNAGE.**

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

C. **Building Form Guidelines.**

5. Buildings wider than 50 feet should be designed to read-APPEAR as a series of building no wider than 50 feet each.

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>	<u>6'</u> 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>	<u>5'</u> WEST OF 7 TH AVE <u>9'</u> 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>

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 east of 7th AVE.St. to aAlley west of 7th AVE.St.	All allowed-uses	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	<u>6'5'</u>	<u>7'</u> OR GREATER IF ESTABLISHED &'
CENTRAL AVENUE SOUTH CORRIDOR							
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	<u>10'5'</u>	<u>6'10'</u>
Sherman Street 2nd Ave. to 1st St. AVE. Crossover	All allowed-uses	5'	10'	Minimum 50%	SD, DY, S, SY	<u>10'5'</u>	<u>6'</u>
Hadley Street 1st Ave. to aAlley east of Central Ave.	All allowed-uses	5'	10'	Minimum 50%	SD, DY, S, SY	<u>6'5'</u>	<u>6'7'</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
Tenoto Street 1st Ave. to Alley east of Central Ave.	All allowed-uses	5'	10'	Minimum 50%	SD, DY, S, SY	6' <u>5'</u>	6' <u>7'</u>
Buckeye Road Alley west of Central Ave. to 3 rd St. 4th St.	Non-Residential	0'	5'	Minimum 50%	S, GA	6' <u>5'</u>	6' <u>7'</u>
BUCKEYE ROAD Alley west of 3 rd ST to 4th St.	Non-Residential	<u>0'</u>	<u>5'</u>	MINIMUM <u>50%</u>	S, GA	<u>7'</u>	NONE REQUIRED*
2nd Avenue Grant St. to Sherman St.	Non-Residential	0'	5'	Minimum 50%	ALL	10' <u>5'</u>	6' <u>4'</u>
1st Avenue Grant St. to Sherman St.	Non-Residential	0'	5'	Minimum 75%	S, GA	10' <u>5'</u>	6' <u>14'</u>
1st Avenue Crossover Grant St. to Medley SHERMAN HADLEY St.	Non-Residential	0'	5'	Minimum 75%	S, GA	6'	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
1st Avenue Mesley HADLEY St. to TonOto St.	All allowed-uses	5'	25'	Minimum 50%	AFY, SD, DY, S	40' <u>5'</u>	6' <u>13'</u>
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>
1st Street Adjacent to Buckeye Rd.	All allowed-uses	10'	20'	Minimum 50%	AFY, SD, DY, S	6' <u>5'</u>	6' <u>7'</u>
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	<u>5'</u> <u>6'</u>	<u>7'</u> <u>6'</u>
3rd Street TonOto St. to Buckeye Rd.	All allowed-uses	10'	20'	Minimum 50%	AFY, SD, DY, S	7' <u>5'</u>	40' <u>15'</u>
4th Street TonOto St. to Buckeye Rd.	Non-Residential	10'	20'	Minimum 50%	AFY, SD, DY, S, SY	<u>5'</u> <u>6'</u>	<u>5'</u> <u>6'</u>

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

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

Amend Chapter 12, Section 1212 (Downtown Code, Downtown Gateway) to read as follows:

B. Development Standards.

7. SIGNAGE.

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

C. Building Form Guidelines.

2. Upper floors should be served by common entrance lobbies that shall SHOULD be accessed from the front or pedestrian street.

5. The reflectivity of windows should be limited to twenty (20%) percent.

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%	SFD, GA	8'	8'
Lynwood Street 1st Ave. WEST OF CENTRAL AVE. to Central Ave.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	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
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. 1st 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'

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 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'
Pierce Street Central 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
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%	SFD, GA	8'	8'
1st Avenue McKinley St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	SFD, GA	8'	8'
Central Avenue Coronado Rd. to Roosevelt St.	Non-Residential	0'	5'	Minimum 75%	SFD, 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
Central Avenue Roosevelt St. to Fillmore St.	Non-Residential	0'	5'	Minimum 75%	SFD, 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

Amend Chapter 12, Section 1213 (Downtown Code, East Evergreen) to read as follows:

B. Development Standards.

5. Projections.

- 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.

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.

- 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.

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

C. Building Form Guidelines.

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 sStreet fences shall be composed of view fencing.

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'	<u>6'5'</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	<u>12'5'</u>	<u>6'14'</u>
5th Street Approximately SOUTH OF McDowell Rd. to I-10 FREEWAY McFarland St.	All allowed uses	5'	15'	Minimum 50%	AFY, DY, SY	<u>12'5'</u>	<u>6'14'</u>

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

Amend Chapter 12, Section 1214 (Downtown Code, Evans Churchill East) to read as follows:

- 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 ~~hHance p~~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.**

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 FEET IF A FULLY DEDICATED ALLEY IS PRESENT.

7. **SIGNAGE**

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

C. **Building Form Guidelines.**

1. Standards applicable to building taller than 65 feet in height.

a. *General standards.*

(2) Upper floors should be served by common entrance lobbies that shall ~~SHOULD~~ be accessed from the ~~front or~~ pedestrian ~~s~~Street.

(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.

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.

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

c. *Landscape.*

- (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.

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	<u>8'5'</u>	<u>6'15'</u>
Portland Street 3rd St. to 7th St.	All allowed uses	10'	20'	Minimum 75%	AFY, SD, DY	<u>8'5'</u>	<u>6'15'</u>
Roosevelt Street 3rd St. to 7th St.	Non-Residential	5'	15'	Minimum 75%	AFY, SD, DY, S	<u>10'7'</u>	<u>8'10'</u>
Garfield Street 4th St. to 76th St.	All allowed uses	5'	15'	Minimum 50%	ALL	<u>8'5'</u>	<u>6'15'</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 6TH St. to 7th St.	All allowed uses	5'	15'	Minimum 50%	ALL	<u>8'5'</u>	<u>8'15'</u>
Fillmore Street 6th St. to 7th St.	All allowed uses	5'	15'	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
3rd Street NORTH OF Moreland St. to Roosevelt PORTLAND St.	Non-Residential	5'	15'	Minimum 75%	AFY, SD, DY, SALL	8' <u>5'</u>	8' <u>12'</u>
3 RD STREET PORTLAND ST. TO ROOSEVELT ST.		<u>5'</u>	<u>15'</u>	MINIMUM <u>75%</u>	ALL	<u>5'</u>	<u>10'</u>
4th Street Roosevelt St. to McKinley GARFIELD 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>

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 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

Amend Chapter 12, Section 1215 (Downtown Code, Evans Churchill West) to read as follows:

B. Development Standards.

7. SIGNAGE.

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

C. Building Form Guidelines.

1. Standards applicable to building taller than 65 feet in height.

a. *General standards.*

(2) Upper floors should be served by common entrance lobbies that shall ~~SHOULD~~ be accessed from the front or pedestrian street.

(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.

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.

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

- 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.

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

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 1ST ST. to 3rd St.	All allowed-uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	<u>8'5'</u>	<u>6'15'</u>
Portland Street Alley east of Central Ave. to 3rd St.	All allowed-uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	<u>8'5'</u>	<u>6'15'</u>
Roosevelt Street Alley east of Central Ave. to 3rd 4 TH St.	Non-Residential	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	<u>8'5'</u>	<u>6'15'</u>
McKinley Street Alley east of Central Ave. to 4th St.	All allowed-uses	5'	15'	Minimum 50%	SD, DY, S, GA, SY	<u>12'5'</u>	<u>6'15'</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	8' 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)

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 Moreland St. to MCKINLEY ST. 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>
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 <u>75%</u>	SD, DY, S, GA	<u>5'</u>	<u>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
3 RD STREET ROOSEVELT ST TO FILLMORE ST		<u>5'</u>	<u>15'</u>	MINIMUM <u>75%</u>	SD, DY, S, GA	<u>5'</u>	<u>10'</u>
4th Street Moreland ROOSEVELT St. to FILLMORE Van Buren St.	Non-Residential	5'	15'	Minimum 75%	SD, DY, S, GA	4' <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.

Amend Chapter 12, Section 1216 (Downtown Code, McDowell Corridor) to read as follows:

- ***
- B. **Development Standards.**
- ***
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.~~

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.**

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

C. **Building Form Guidelines.**

4.

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
McDowell Road WEST OF 7th Ave. to EAST OF 1st Ave.	Non-Residential	0'	5'	Minimum 75%	S, SD	6' <u>5'</u>	NONE REQUIRED *
McDowell Road 3rd St. to 7th St.	Non-Residential	0'	5'	Minimum 75%	S	6'	8' <u>7'</u>
Lynwood Street EAST OF 7th Ave. to 6th Ave. (North Side Only)	All Allowed Uses	15'	25' <u>20'</u>	Minimum 75% 50% <u>50%</u>	AFY, SD, DY	5'	5' <u>10'</u>
Lynwood Street 5th St. to WEST OF 7th St.	All allowed uses	15'	25' <u>20'</u>	Minimum 75%	AFY, SD, DY	5'	5' <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
7th Avenue Alley North of McDowell to LYNWOOD ST Alley South of McDowell	Non-Residential	0'	5'	Minimum 75%	S	<u>6' 7'</u>	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	<u>6' 5'</u>	<u>40' 11'</u>
3rd Avenue Alley North of McDowell Rd. to Alley South of McDowell Rd.	All allowed uses	5'	15'	Minimum 75%	AFY, SD, S, SY	<u>6' 5'</u>	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	<u>40' 6'</u>	NORTH SIDE NONE REQUIRED <u>11'</u> 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-Residential	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
*FIVE-FOOT STREET SIDE LANDSCAPE SETBACK REQUIRED FOR DEVELOPMENTS GREATER THAN 20,000 SQUARE FEET NET AREA.

Amend Chapter 12, Section 1217 (Downtown Code, Roosevelt East) to read as follows:

- ***
- B. Development Standards.**
- ***
- 5. Projections.**
- ***
- 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.
- ***
- 7. Street trees.**
- a. sStreet trees shall be planted with Arizona Ash or Evergreen Elm trees.
- b. PALM TREES WHERE THEY HAVE HISTORICALLY EXISTED MAY BE PLANTED.

8. **LANDSCAPING GROUND COVER.**

- a. TURF SHOULD BE USED AS GROUND COVER IN THE STREETScape ZONE AND IN THE ACTIVE FRONT YARD OF SINGLE FAMILY RESIDENTIAL PROPERTIES.

~~8-9.~~ **Fences.**

- 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.**

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

C. **Building Form Guidelines.**

1. ~~Standards~~-GUIDELINES applicable to building taller than 65 feet in height.

a. ~~General standards~~-GUIDELINES.

- (1) BUILDINGS TALLER THAN ~~Above 65 feet, tall building~~ should not have massing that is boxy, bulky, and-OR elongated.
- (2) Upper floors should be served by common entrance lobbies that shall be accessed from the ~~front or p~~Pedestrian sStreet.
- ***
- (5) The reflectivity of windows should be limited to ~~twenty (20%)~~ percent.

b. ~~Base standards~~-GUIDELINES.

c. ~~Top.~~

- ~~(1)~~

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

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.

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

- 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 10'
Roosevelt Street 3rd Ave. to 1st Ave.	Non-Residential	0'	5'	Minimum 75%	SD, S	AS ESTABLISHED 6'	AS ESTABLISHED 10'
McKinley Street 3rd Ave. to ALLEY WEST OF 1st Ave.	All allowed uses	0'	10'	Minimum 50%	AFY, SD, DY, SY	<u>6'5'</u>	<u>10'</u>
Fillmore Street 3rd Ave. to Alley WESTeast of 1st Ave.	Non-Residential	0'	10'	Minimum 50%	AFY, SD, DY, SY	<u>6'5'</u>	10' NORTH SIDE <u>6'</u> SOUTH SIDE
1st Drive Roosevelt St. to Portland St.	All allowed uses	0'	10'	Minimum 75%	SD, S	6'	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
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' <u>10'</u> ⁽¹⁾	
2nd Avenue McKinley St. to Fillmore	Non-Residential	10'	20'	Minimum 75%	AFY, SD, S	6' <u>10'</u> ⁽¹⁾	
3rd Avenue LAetham St. to Roosevelt St.	All allowed uses	0'	10'	Minimum 50%	AFY, SD, DY, S, SY	<u>6'</u>	AS ESTABLISHED 10'
3rd Avenue Roosevelt St. to McKinley St.	All allowed uses	20'	20'	Minimum 50%	AFY, SD, S	<u>6'</u>	10' <u>14'</u>
3rd Avenue McKinley St. to Fillmore St.	Non-Residential	10'	20'	Minimum 50%	AFY, SD, S	<u>6'</u>	10' <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
⁽¹⁾ PER PLANS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

Amend Chapter 12, Section 1218 (Downtown Code, Roosevelt North) to read as follows:

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 GENERALLY ~~had~~ HAVE carriage houses and OR garages IN THE BACKYARD 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.**

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.

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.

8. **Street trees.**

a. ~~s~~Street trees shall be planted with ~~a~~Arizona ~~a~~Ash or ~~e~~Evergreen ~~e~~Elm trees.

b. PALM TREES WHERE THEY HAVE HISTORICALLY EXISTED MAY BE PLANTED.

9. **Landscaping ground cover.**

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

10. **SIGNAGE.**

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

C. **Building Form Guidelines.**

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. ~~Front~~-PEDESTRIAN 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.

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 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 Alley 300' west of Central Ave.	All allowed uses	20'	30'	None	AFY	5'	10'
Willetta Street 7th Ave. to 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

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 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' 5'	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'-10'

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

Amend Chapter 12, Section 1219 (Downtown Code, Roosevelt South) to read as follows:

- 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 desirable DESIRABLE, walkable neighborhood.

B. Development Standards.

5. Projections.

- 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.

7. Fences.

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

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

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

- (1) Wall returns or gates should set behind the front ~~fae~~cade to reveal windows and architectural features.

8. Street trees.

- a. sStreet trees shall be planted with Arizona Ash or Evergreen Elm trees.
- b. PALM TREES WHERE THEY HAVE HISTORICALLY EXISTED MAY BE PLANTED.

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.

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

C. Building Form Guidelines.

3. Primary buildings should incorporate a minimum 25% of brick or brick veneer OR DECORATIVE MASONRY on every facade.

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.

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>

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 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>
6th Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	12' <u>6'</u>
5th Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	6' <u>14'</u>
4th Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	12' <u>15'</u>
3rd Avenue Roosevelt St. to Fillmore St.	All allowed uses	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	12' <u>15'</u>
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

Amend Chapter 12, Section 1213 (Downtown Code, Townsend Park) to read as follows:

B. Development Standards.

5 Required parking: Governed by Section 1206

a. *Parking bonus:*

(1) *Increase:* Maximum 50%.

(2) *Decrease:* ~~m~~Maximum 100%.

6 Fences.

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

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

7. SIGNAGE.

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

C. Building Form Guidelines.

1. Standards-GUIDELINES applicable to buildings taller than 65 feet in height.

a. *General standards-GUIDELINES.*

(1) BUILDINGS Aabove 65 feet, ~~tall building~~ should not have massing that is boxy, bulky, and-OR elongated.

(2) ~~Upper floors should be served by common entrance lobbies that shall be accessed from the front or pedestrian street.~~

(3) (2) 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.*

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.

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

c. *Landscape:*

(2) Fences/walls.

(A) *Height:* 6 feet maximum.

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

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	<u>65'</u>	40'NONE REQUIRED *
Willetta Street 1st St. to 3rd St.	All allowed uses	0'	10'	Minimum 50%	ALL	<u>40'5'</u>	<u>40'15'</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
Culver Street 1st St. to 2ND3rd St.	All allowed uses	0'	10'	Minimum 50%	ALL	40' <u>5'</u>	40' <u>15'</u>
Moreland Street 1st St. to 3rd St.	All allowed uses	0'	10'	Minimum 50%	ALL	40' <u>5'</u>	40' <u>15'</u>
Portland Street 1st St. to 3rd St.	All allowed uses	0'	40'	Minimum 50%	ALL	40'	40'
1st Street McDowell Rd. to MorelandWILLETTA St.	Non-Residential	0'	10'	Minimum 75%	S, SD, DY, GA	6' <u>5'</u> EAST 7' WEST	40' <u>6'</u> EAST WEST - NONE REQUIRED *
2nd Street McDowell Rd. to MorelandCULVER St.	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
*FIVE-FOOT STREET SIDE LANDSCAPE REQUIRED FOR DEVELOPMENTS WITH A NET AREA GREATER THAN 20,000 SQUARE FEET.

Amend Chapter 12, Section 1221 (Downtown Code, Van Buren) to read as follows:

B. Development Standards.

4. Minimum side & rear setbacks.

a. *Primary building.*

(1) *Side:* 10 feet.

(2) *Rear:* 10 feet.

REAR: 0 FEET IF ADJACENT TO FULLY DEDICATED ALLEY.

7. SIGNAGE.

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

C. Building Form Guidelines.

2. Upper floors should be served by common entrance lobbies that shall ~~SHOULD~~ be accessed from the ~~front or~~ ~~p~~Pedestrian ~~s~~Street.

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 (4) and four (4) stories in height, and should be scaled to the immediate context.

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.

b. The open space should connect or be visible from a ~~front or~~ ~~p~~Pedestrian ~~s~~Street.

d. *Fences/walls.*

(1) *Height:* 6 feet maximum.

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

F. Taylor Street Pedestrian Paseo Guidelines.

2. The Paseo should be a minimum of 50% percent shaded at plant maturity.

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 ONE primary entrance on each Paseo frontage.

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 4th Ave.	Non-Residential	0'	5'	Minimum 75%	SF	7'5'	7'5'

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
Monroe Street 7th Ave. to 3RD4th 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 4th7TH 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'	10'7'
6th Avenue Adams St. to FillmoreVAN BUREN St.	All allowed uses	0'	5'	Minimum 5075%	ALL	7'EAST T 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'

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
5 th Avenue MonroeADA MS St. to FillmoreVAN BUREN St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S, GAAL L	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%	SD, DY, S, GA	10'5'	10'15'
3rd Avenue Van BurenMONR OE St. to Fillmore VAN BUREN St.	All allowed uses	0'	5'	Minimum 75%	SD, DY, S, GAAL L	10'5'	10'5'

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 AVENUE VAN BUREN ST TO FILLMORE ST		0'	5'	MINIMUM 50%	SD, DY, S, GA	5'	10'
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

Amend Chapter 12, Section 1222 (Downtown Code, Warehouse) to read as follows:

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 HPIL (HISTORIC PRESERVATION LANDMARK) 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.

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., 90-DEGREE ANGLE), WITH A MAXIMUM OF ONE SIGN PER ENTRANCE. ALL SIGNS THAT EXTEND INTO OR OVER THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A REVOCABLE PERMIT ADMINISTERED BY THE CITY OF PHOENIX PRIOR TO ISSUANCE OF THE SIGN PERMIT, EACH SIGN SHALL:
 - (A) IDENTIFY ONLY ONE ON-SITE BUSINESS.
 - (B) PROVIDE A MINIMUM EIGHT-FOOT 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 SHALL HAVE LETTERS NO MORE THAN 10 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 100 SQUARE FEET. MAY HAVE MINIMUM OF 40 SQUARE FEET.
 - (B) BE AT LEAST HALF THE VERTICAL HEIGHT OF THE LETTERS 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 20% OF THE WINDOWPANE AREA.
- (5) SECOND-STORY BUSINESSES 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.
- (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. THE MAXIMUM HEIGHT OF SAID DIRECTIONAL SIGNS IS THREE FEET. NO MORE THAN 25% 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 25% OF THE AREA MAY BE DEVOTED TO CORPORATE SPONSORSHIP IDENTIFICATION. IN ADDITION TO THE STANDARDS ENUMERATED IN SECTION 705.F. FINDINGS OF APPROVAL OF THE USE PERMIT SHALL

INCLUDE:

- (A) THE SIGNS AND OTHER DISPLAYS ARE APPROPRIATE IN SCALE, COMPOSITION, AND MANNER OF DISPLAY WITH SURROUNDING DEVELOPMENT.
- (B) WHEN ADJOINING ESTABLISHMENTS PARTICIPATE IN AN 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 UTILIZING MOVING, FLASHING, OR ROTATING LIGHTS OR MECHANISMS, EXCEPT AS PROVIDED BY A USE PERMIT.
 - (C) FREESTANDING SIGNS OR GROUND SIGNS.
- b. SIGNAGE MAY BE INCREASED BY UP TO 25% BY SUBMITTING A COMPREHENSIVE SIGN PLAN AS PROVIDED IN SECTION 705.E OF THE PHOENIX ZONING ORDINANCE.

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 CHANGES IN PLANE AT THE TOP OF THE FACADE PARAPET SHOULD BE INCORPORATED INTO THE DESIGN OF THE PARAPET USING RECTANGULAR SHAPES AND, ARTICULATION.

- ~~1.~~ 3. **Window design.** ~~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 25% OF ALL FACADES (FOR NEW OR REMODEL PROJECTS) VISIBLE FROM OFFSITE.

5-8. ~~Standards~~ GUIDELINES applicable to buildingS taller than 65 feet in height.

a. ~~General standards~~ GUIDELINES.

- (1) ~~Above 65 feet, tall b~~BuildingS should not have massing that is boxy, bulky, and OR elongated.
- (2) Upper floors should be served by common entrance lobbies that shall be accessed from the ~~front or p~~Pedestrian sStreet.

- (5) The reflectivity of windows should be limited to ~~twenty (20%)~~ percent.
- (6) THE UPPERMOST FLOORS 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:

- e. ~~Mill finished aluminum and metal.~~

2. The following architectural elements are prohibited from finished grade to 65 feet:

- b. Steeply pitched roofs (GREATER THAN 30 DEGREES) including mansard roof forms.

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 STREETS CAPE 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>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground-floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETS CAPE Zone Width
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>
4th Avenue Sherman St. to GRANT ST Lincoln St.	All allowed-uses	0'	5'	Minimum 50%	ALL	<u>6'5'</u>	<u>6'7'</u>
4TH AVENUE GRANT ST TO LINCOLN ST.	All allowed-uses	<u>0'</u>	<u>5'</u>	MINIMUM <u>50%</u>	ALL	<u>5'</u>	<u>14'</u>
4 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>
3rd Avenue Grant St. to Jackson St.	Non-Residential	0'	5'	Minimum 75%	S	<u>8'5'</u>	<u>7'15'</u>
2nd Avenue Grant St. to Lincoln St.	All allowed-uses	0'	5'	Minimum 50%	ALL	<u>8'5'</u>	18'

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground-floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETS CAPE Zone Width
2nd Avenue BUCHANAN ST TO JACKSON Sherman St. to Lincoln St.	All allowed-uses	<u>0'</u>	<u>5'</u>	Minimum <u>50%</u>	S ALL	<u>6'5'</u>	<u>5'</u>
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	<u>8'5'</u>	⁽¹⁾
1 ST STREET BUCHANAN ST TO MADISON Grant St. to Madison St.	All allowed-uses	<u>0'</u>	<u>5'</u>	Minimum <u>50%</u>	ALL	<u>8'6'</u>	<u>14'</u> ⁽¹⁾
2nd Street Lincoln St. to ALLEY SOUTH OF Jackson St.	All allowed-uses	0'	5'	Minimum 50%	ALL	<u>8'6'</u>	<u>8'15'</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 STREETS CAPE Zone Width
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 ALLOWED 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-Residential	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>

STREETSCAPE STANDARDS MATRIX							
STREET SECTION	Ground-floor uses	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Green STREETS CAPE Zone Width
7th Street Buckeye Rd. to Lincoln St TO SOUTH OF GRANT ST.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8' <u>6'</u>	4' <u>8'</u>
MADISON STREET 5TH AVE. TO 4 TH AVE	NON-RESIDENTIAL	<u>0'</u>	<u>5'</u>	MINIMUM <u>75%</u>	SD, DY, S	<u>5'</u>	<u>7'</u>
Madison Street 1st Ave. to 1st St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	5'-8'	<u>7'</u>
Jackson Street 5 TH 3rd Ave. to 1 ST 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	8' <u>7'</u>	<u>5'</u>
Lincoln Street 7th Ave. to 7th St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8' <u>7'</u>	6' <u>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 STREETS CAPE Zone Width
Grant Street 6 TH AVENUE Lincoln St. to 2nd St. 3rd St. to 7th St.	All allowed-uses	0'	5'	Minimum 50%	ALL	8' <u>5'</u>	40' <u>14'</u>
Grant Street 2nd St. to 3rd St.	Non-Residential	0'	5'	Minimum 75%	SD, DY, S	8' <u>5'</u>	40' <u>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⁾ PER PLANS APPROVED BY STREET TRANSPORTATION DEPARTMENT
⁽²⁾ FIVE-FOOT FRONT YARD LANDSCAPE REQUIRED FOR DEVELOPMENTS ON LOTS WITH A NET AREA GREATER THAN 20,000 SQUARE FEET.

Amend Chapter 12, Section 1223 (Downtown Code, Sustainability Bonus) to read as follows:

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

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%

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>	<u>2</u> DIFFERENT USES	<u>5</u>
	<u>3</u> DIFFERENT USES	<u>10</u>
<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	<u>2</u>
	<u>5</u> DIFFERENT TYPES OF AMENITIES	<u>3</u>
	<u>6+</u> DIFFERENT TYPES OF AMENITIES	<u>4</u>

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
	3 Amenities	2
	4 Amenities	3
Project shades all accessory surface parking lots SPACES using vegetation, low-sloped structural shading with a minimum SRI of 75 <u>29</u> , or a similar material that achieves additional shading with low <u>HIGH</u> reflectivity. EXCLUDES DRIVEWAYS AND, AISLES.	30% OF SPACES <u>40%</u> OF SPACES <u>50%+</u> OF SPACES	16 <u>8</u> <u>10</u>
	40%	2
	50%+	3
SHADE PROVIDED USING SOLAR STRUCTURES FOR SURFACE PARKING LOT OR, OTHER HARDSCAPE AREAS INCLUDING ROOF TOP PARKING.	<u>30%</u> OF SPACES <u>40%</u> OF SPACES <u>50%+</u> OF SPACES	<u>12</u> <u>16</u> <u>20</u>

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>13</p>
	<p>41-60% HARDSCAPE SURFACE AREA</p>	<p><u>4</u></p>
	<p>61-80% HARDSCAPE SURFACE AREA</p>	<p><u>5</u></p>
	<p>80%+ HARDSCAPE SURFACE AREA</p>	<p><u>6</u></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><u>18</u></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>13 <u>6</u></p>

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
Project p Provides 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.	1%—5% <u>1</u> POINT FOR EACH % OF BUILDING ENERGY USAGE BEING PROVIDED	<u>12</u>
	6%—25%	10
	25%—50%	12
	50%+	18
Project o 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%+	<u>10</u> <u>10</u> <u>15</u>
	11%—29%	12
	30%+	16
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> +	<u>45</u> <u>10</u>
	11%—20%	6
	21%—30%	8
	31%—40%	10
	41%—50%	12
	50%+	18

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
Project pProvides additional bicycle amenities which should SHALL be located in common areas of the site, and may include THE FOLLOWING:	2 Amenities	<u>24</u>
COMMERCIAL USE: Locker, shower, bike rental, bike repair, and/or tire air-up facilities. REQUIRED Sshort and long term bicycle parking and other required amenities are excluded.	3 TYPES OF Amenities	<u>35</u>
	<u>4+</u> TYPES OF AMENITIES	<u>6</u>
	SHOWER	<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	<u>5</u> PER EACH INCREMENT
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 <u>3</u> -INCH CALIPER OR LARGER SIZE TREES. LANDSCAPING MUST BE VISIBLE AND ACCESSIBLE BY THE PUBLIC.	x1.5 <u>20%+</u> ABOVE REQUIRED PLANT MATERIAL MINIMUM <u>3</u> " CALIPER SIZE TREES	<u>13</u> <u>5</u>
	x2	2

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
<p>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.</p>	<p>2 Element</p>	<p>2</p>
	<p>3 Elements</p>	<p>4</p>
	<p>4+ Elements</p>	<p>6</p>
<p>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)</p>	<p>3 Types</p>	<p>2</p>
	<p>4+ Types</p>	<p>3</p>
<p>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).</p>	<p>2 Amenities</p>	<p>4</p>
	<p>3+ Amenities</p>	<p>2</p>
<p>Project pPreserves all VIABLE-large mature treesEs (over 6-inch caliper) in place. INCLUDES TREES IN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THE DEVELOPMENT.</p>	<p>EACH TREE</p>	<p><u>21</u></p>

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
Project p Provides a minimum 30-year historic preservation conservation easement for the original footprint of a property zoned HP or HP-IL within the boundary of the Downtown Code as approved by the Historic Preservation Officer.	-	<u>820</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-	<u>1030</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 incorporates public art that is a permanent installation that is visually or physically accessible by the general public.	APPROVED BY ARTS COMMISSION	<u>5</u>
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.	<p>105%—198% NET SITE AREA</p> <p>9%—12% NET SITE AREA</p> <p>13%+ NET SITE AREA</p>	<p><u>26</u></p> <p><u>8</u></p> <p><u>10</u></p>
	20%—29% NET SITE AREA	3

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
	30%+ NET SITE AREA	4
Project 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
	<u>25%-49%</u>	<u>12</u>
	<u>50%+</u>	<u>18</u>
	25%—49%	12
	50%+	18
PROVIDE SHADE FOR A MINIMUM OF <u>50%</u> OF OCCUPIABLE ROOF AREAS.	-	<u>5</u>
Total Credits		134+<u>208+</u>

Amend Chapter 12, Section 1224 (Downtown Code, Design Alternatives) to read as follows:

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 ~~drc~~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.~~
