

Chapter 12
DOWNTOWN CODE

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1201 Code Administration.

A. **Purpose And Intent.** The purpose of the Code is to implement the vision, goals and policies of the Downtown Phoenix Plan and provide the physical environment necessary to create a pedestrian-oriented, dynamic urban center with an authentic sense of place. The intent of the Downtown Code is to address design that impacts the public realm by establishing standards and guidelines that will allow projects to develop over time in a scale and character consistent with the Downtown Phoenix Plan.

B. **Applicability.** The Downtown Code applies to all land uses, subdivisions, and development within the boundary specifically identified in Section 1202.B and generally bounded by McDowell Road on the north, 7th Street on the east, Buckeye Road on the south, and 7th Avenue on the west. This boundary shall be hereafter known as Downtown. If a conflict occurs between requirements of the Downtown Code and the remainder of the City of Phoenix Zoning Ordinance, the requirements of the Downtown Code shall prevail.

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

1. The land use or function must be allowed by the Use Matrix in the Character Area where the site is located.
2. Development review approval must be obtained in accordance with Section 507 of the Phoenix Zoning Ordinance demonstrating compliance with the development standards and guidelines of the Downtown Code with the exception that building additions of more than 500 square feet shall be required to meet the shading requirements in Section 1207.D. Development standards are requirements and development guidelines are equivalent to design presumptions.
3. Existing structures and land 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. *1
4. Properties with Historic Preservation (HP) zoning are subject to the provisions of Chapter 8, Historic Preservation, of the Phoenix Zoning Ordinance in addition to the provisions of Chapter 12, Downtown Code. In the event of a conflict between the provisions of Chapter 8 and Chapter 12, the provisions of Chapter 8 shall prevail. *1

Date of Addition/Revision/Deletion - Section 1201

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

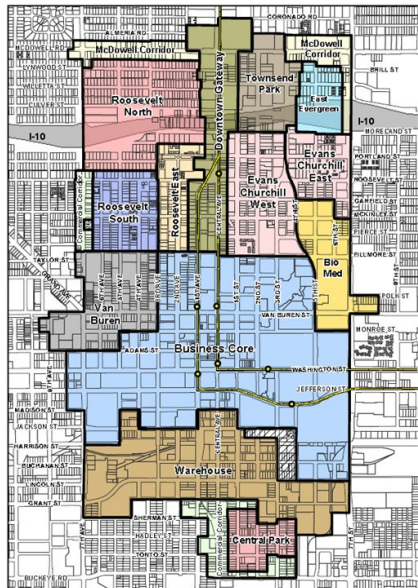
*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1202 Regulating Maps.

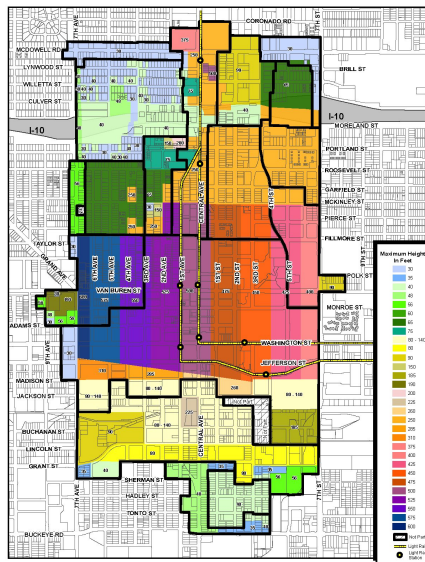
A. This section includes the Regulating Maps for development within Downtown. These maps define the following:

1. **Character Areas.**
2. **Maximum Building Height.**
 - a. The height shown is allowed by right and does not include any applicable bonuses.
 - b. Any approved height bonuses shall not exceed the Airport Height Zoning.
3. **Maximum Density.** This density is allowed by right and does not include any applicable bonuses.
4. **Pedestrian and Side Streets.** *1
5. **Buffer Alleys.** *1
6. **Arts, Culture and Small Business Area.** *1

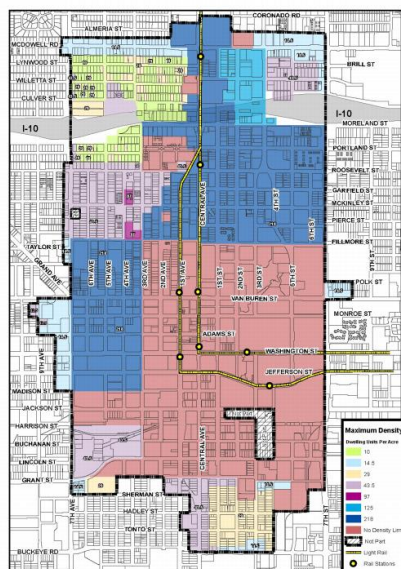
B. This map designates the Character Area boundaries for Downtown. *1 *3



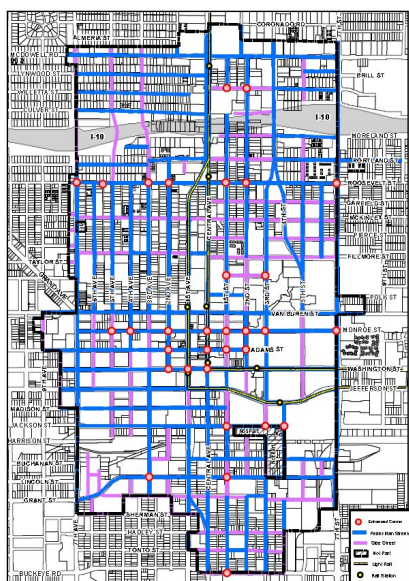
C. The height for any property in the Downtown Area shall not exceed the following unless a height bonus is allowed by the Character Area and approved by Planning and Development Department staff, or an appeal is approved by the Design Review Committee (DRC). In no event can the height exceed the airport height limit: *1 *2 *3



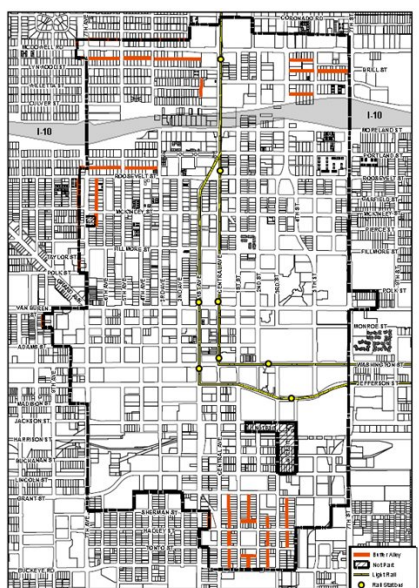
D. The density for any parcel in the Downtown Area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC) pursuant to Section 1223 requirements: *1 *2 *3



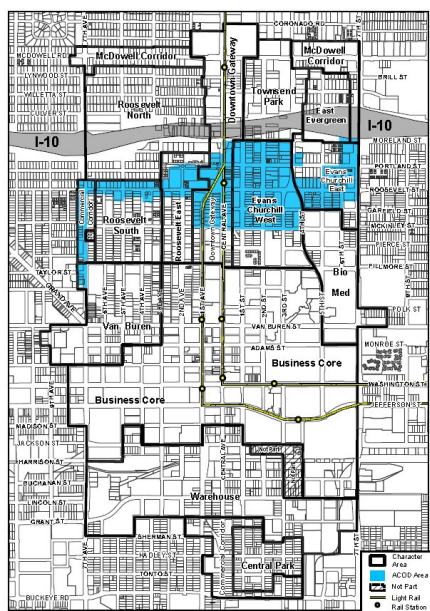
E. This map designates the streets in the Downtown Area that are Pedestrian and Side Streets as referenced on the streetscape matrix for each Character Area and Section [1205](#).G. The map also designates enhanced corner locations as referenced in Section [1207](#).M: *1 *3



F. This map designates Buffer Alleys for which abutting properties must conform to the standards and guidelines outlined in Sections 1207.O and P: *1 *3



G. This map designates the Arts, Culture, Small Business Area that must conform with the standards and guidelines outlined in Section 1207.W: *1 *3



Date of Addition/Revision/Deletion - Section 1202

Addition on 12-2-2009 by Ordinance No. G-5453, eff. 1-10-2010

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*2 Revision on 3-1-2017 by Ordinance No. G-6286, eff. 4-1-2017

*3 Revision on 3-1-2017 by Ordinance No. G-6287, eff. 4-1-2017

***Editor's note**—Ordinance No. G-5785, adopted March 20, 2013, effective March 20, 2013, removed two parcels from the Downtown Code boundary area. The maps in Section 1202 were amended during Supplement No. 26 to reflect these changes.

1203 Reserved. -1

Downtown code definitions (refer to definitions in Section 202 of the Zoning Ordinance).

Date of Addition/Revision/Deletion - Section 1203

-1 Deletion on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1204 Land Use Matrix.

A. **Applicability:** The land use matrix shall replace all existing allowed land uses in the Downtown.

B. **Use Regulations.** The regulations governing the uses of land and structures shall be set forth in the Land Use Matrix, Section 1204.D, and land use conditions in Section 1204.C. Any use not specifically listed in the Use Matrix shall not be permitted. All uses 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). *1 *2

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: *2

Screening:

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

Maximum Height:

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

Spacing:

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

Separation:

5. The use shall not be located within 50 feet of a 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 Buffer Alley. *2
6. The use shall not be located within 25 feet of a 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 Buffer Alley. *2

Environmental Quality:

7. Noise, odor, dust, gas, heat, smoke, glare or vibration shall not be emitted at any time by the use that exceeds the general or ambient level by uses immediately off-site as compared at the parcel boundary.
8. No amplified music or loudspeakers may be used outside.
9. No amplified music or loudspeakers may be used outside after 8:00 p.m. on Sundays and after 10:00 p.m. on Fridays and Saturdays, unless a use permit is obtained. +1 *2
10. 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. *1 *2

Maximum Size:

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

Maximum Persons:

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

Hours of Operation:

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

26. The use may only be conducted between the hours of 10 a.m. and 12 midnight on Fridays and Saturdays and between 10 a.m. and 10 p.m. on Sundays, unless a use permit is obtained to extend the hours. +1

Location:

27. The use may only occur on a site that is adjoining an arterial street. *1

28. Drive-through windows shall not face 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. +2

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. +2

30. Outdoor crafting of art subject to the following: +2

a. Must be associated with an enclosed business when the subject parcel abuts an arterial or collector street. +2

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. +2

c. Storage area shall be fully screened with a solid wall or landscaping. +2

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. +2

31. Outdoor entertainment, subject to the following: +2

a. Outdoor event or performances are open to the public. +2

b. The outdoor event or performance must be presented by an existing business on the property. +2

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. +2

32. The facility shall be licensed by the State as a producer, domestic microbrewery or domestic farm winery. +2

33. Drug, alcohol, other substance abuse or mental health rehabilitation programs shall not be allowed as part of the shelter services. +2

D. Land Use Matrix. *2

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Commercial Corridor	Dntn Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
Residential Uses																
Assisted Living Home		pc4	pc4	pc4,20	pc4,20	pc4	pc4	pc4	pc4	pc4,20	pc4,20	pc4,20	pc4,20	pc4,20	pc4	pc4
Dwelling, Multi-Family		p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Dwelling, Single-Family, detached		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Dwelling, Single-Family and Duplex, attached		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Group Home		pc4	pc4	pc4,20	pc4,20	pc4	pc4	pc4	pc4	pc4,20	pc4,20	pc4,20	pc4,20	pc4,20	p,4	pc4
Live-Work	x	p	p	pc16, 22	p	p	p	p	p	p	p	np	p	p	p	p
Assembly Uses																
Assembly, General	x	p	p	np	p	p	up	p	p	p	up	np	np	p	p	p
Day Care, Nursery School	x	p	p	pc20, 22	p	p	pc20, 22	p	p	p	p	pc20, 22	pc20, 22	p	p	p
Religious Assembly	x	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
School	x	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p
School, Commercial	x	p	p	np	p	p	p	p	p	p	up	np	up	p	p	p
General Retail Sales and Related Service Uses																
Artist Studio/Gallery	x	p	p	pc7,10,24	p	p*	pc7,10,24	p*	p*	p	pc7,10,24*	np	pc7,10,24*	p	p	p
Bakery	x	p	p	np	p	p	up	p	p	p	p	np	up	p	p	p
Bar	x	up	p	np	up	up	up	up	up	up	up	np	up	up	up	p
ACCESSORY ONLY TO BAR/LOUNGE/NIGHT CLUB																
- Outdoor Liquor Service	x	up	up	np	up	up	up	up	up	up	up	np	up	up	up	up
Brew Pub, Domestic Microbrewery, Domestic Farm Winery	x	up32	p32	np	up32	up32	up32	up32	up32	up32	up32	np	up32	up32	up32	p32
Commercial Recreation	x	p	p	np	p	p	np	p	p	p	p	np	np	p	p	p
Dance Hall	x	np	up	np	np	np	np	np	np	np	np	np	np	np	up	up
Farmers Market	x	up	up	np	up	up	up	up	up	up	up	np	up	up	up	up
Garden Center, Plant Nursery	x	np	np	np	p	p	p	p	p	p	p	np	p	p	p	p
Liquor, Retail Sales	x	up	up	np	up	up	np	up	up	up	up	np	np	up	up	up

Lodging																
- Bed and Breakfast	x	p	p	up	p	p	p	p	p	p	p	np	p	p	p	p
- Hotel	x	p	p	np	p	p	p	p	p	p	p	np	up	p	p	p
Pawn Shop	x	up	np	np	up	up	np	up	up	up	up	np	np	up	up	up
Pet Care Facility	x	up	up	np	up	up	up	up	up	up	up	np	np	up	up	up
Pet Day Care Facility	x	up	np	np	p	p	np	p	p	p	up	np	np	p	p	p
Pet Grooming	x	up	np	np	p	p	np	p	p	p	up	np	np	p	p	p
Restaurant	x	p	p	np	p*	p*	pc12	p*	p*	p	p*	np	pc5*	p	p	p
ACCESSORY ONLY TO RESTAURANT/BREW PUB																
- Outdoor Liquor Service	x	up	p	np	up	up	up	up	up	up	up	np	up	up	up	p
- Outdoor Cooking	x	up	pc7,23	np	up	up	np	up	up	up	up	np	np	up	up	up
- Outdoor Dining	x	p	p	np	pc6*	p*	np	p*	p*	p	p*	np	pc5*	p	pc5	p
- Patron Dancing	x	p	p	np	p	p	np	p	p	p	p	np	np	p	p	p
Retail Sales	x	p	p	np	pc15	p	pc12	pc14	pc15	pc15	pc14	np	pc14	pc13	p	p
Second Hand/Used Merchandise Sales	x	p29	p29	np	pc15, 29	p29	pc12, 29	pc14, 29	pc15, 29	pc15, 29	pc14, 29	np	pc14, 29	pc13, 29	p29	p29
Health and Support Services																
Clinic, Medical or Dental	x	p	p	np	p	p	p	p	p	p	up	np	up	p	p	p
Hospital	x	p	p	np	p	p	up	p	p	p	p	np	up	p	p	p
Laboratory, Medical, Dental or Clinical		p	p	np	up	p	up	p	p	up	up	np	up	up	up	up
Laboratory, Research		p	p	np	up	up	up	up	up	up	up	np	up	up	up	p
Medical or Dental Office	x	p	p	np	p	p	p	p	p	p	p	np	p	p	p	p
Nursing Home or Assisted Living Center	x	p	p	sp	p	p	p	p	p	p	p	sp	up	p	p	p
Veterinary Office	x	p	p	np	p	p	p	p	p	p	p	np	up	p	p	p
Industrial and Manufacturing Uses																
Building Materials		np	np	np	np	np	np	np	np	np	np	np	np	np	up	p
Contractor's Yards		np	up	np	np	np	np	np	np	np	np	np	np	np	up	up
Manufacturing and Assembly																
- Manufacturing - Artisan		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
- Manufacturing - Light		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
- Manufacturing - General		np	np	np	np	np	np	np	np	np	np	np	np	np	np	p
- Manufacturing - Heavy		np	np	np	np	np	np	np	np	np	np	np	np	np	np	np
Office and Professional Uses																
Financial institutions	x	p	p	np	p	p	up	p	p	p	p	np	up	p	p	p
General Office	x	p	p	np	p	p	p	p	p	p	p	np	up	p	p	p
Professional Office	x	p	p	np	p	p	p	p	p	p	p	pc27	p	p	p	p
Services																
Appliance Repair	x	pc7, 10, 24	np	np	pc7, 10, 24	pc7, 10, 24	np	pc7, 10, 24	pc7, 10, 24	pc7, 10, 24	pc7, 10, 24	np	np	pc7, 10, 24	p	p
Business Services	x	p	p	np	p	p	np	p	p	p	p	np	np	p	p	p
Personal Services	x	p	p	np	p	p	np	p	p	p	p	np	p	p	p	p
Tattoo/Body-Piercing Studio	x	p	p	np	p	p	np	np	p	p	sp	np	np	np	p	p
Storage and Wholesaling Uses																
Self Service Storage Facility		sp	np	np	p	sp	np	np	sp	sp	sp	np	np	np	p	p
Storage/Warehousing (indoor)		np	np	np	sp	np	np	np	np	np	np	np	np	np	sp	sp
Wholesale Sales		np	np	np	up	np	np	np	np	np	np	np	np	np	up	up
Transportation Uses																
- Motor Vehicle Rentals	x	up	pc17	np	up	pc17	np	sp	sp	sp	sp	np	np	sp	up	up
- Motor Vehicle Sales (new) and Leasing	x	sp	pc17	np	pc17	pc17	np	sp	sp	sp	sp	np	np	sp	pc17	pc17
- Motor Vehicle Service Station, Fuel Sales	x	np	sp	np	up27	np	np	np	np	up27	np	np	np	np	sp	np
- Motor Vehicle Service and Repair, Minor	x	np	np	np	np	np	np	np	np	np	np	np	np	np	sp	np
- Motor Vehicle Washing		np	np	np	np	np	np	np	np	np	np	np	np	np	np	np
- Bus Terminal		np	sp	np	np	np	np	np	np	np	np	np	np	np	np	sp
Accessory Uses and Facilities																
Accessory Dwelling Unit		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Accessory Structure		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
Dependent Care Facility		up	p	up	p	p	pc21	p	p	p	p	up	pc21	p	p	p

Drive-Through		np	np	np	pc27, 28	np	np	np	np	pc27, 28	np	np	np	np	np	np
Helistop/Heliport		sp	sp	np	sp	sp	np	np	sp	sp	sp	np	np	np	sp	sp
Home Occupation		p	p	pc22	p*	p*	pc22*	p*	p*	p*	p*	pc22	p*	p	p	p
Outdoor Crafting of Art		up	up	up	p*30	up*	up	p*30	p*30	p30	p*30	up	np*	up	up	p30
Outdoor Display/Sales	x	up	up	np	p	up	up	up	up	up	up	np	up	up	p	p
Outdoor Storage		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
Outdoor Entertainment	x	up	pc7, 23, 31	np	up*	pc9, 23, 26*, 31	up	pc9, 23, 26*, 31	pc9, 23, 26*, 31	up	up*	np	up*	up	pc7, 23, 31	pc7, 23, 31
Pocket Shelter (accessory to Religious Assembly only)		pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33	pc20, 33
Storage		np	np	np	p	np	np	np	np	np	np	np	np	np	p	p
Local Food Production																
Community Garden		up	up	up	up	up	up	up	up	up	up	np	up	up	up	up
Home Produce Stand	x	np	np	up	np	np	up	np	np	np	np	np	up	np	np	up
Interim Uses																
Interim Vacant Land Uses		p	p	p	p	p	p	p	p	p	p	up	p	up	p	p
Environmental Remediation		up	up	up	up	up	up	up	up	up	up	up	up	up	up	up
Surface parking		up	up	np	np	up	np	up	up	np	up	np	np	np	up	up
Civic Event		p	p	np	np	np	np	np	np	np	np	np	np	np	np	p

LAND USE KEY: p=permitted use, pc=permitted with conditions (see numbered footnote for conditions), up=use permit, sp=special permit, np=not permitted

* = For properties within the Arts, Culture, Small Business Overlay District (ACOD), per Map 1202.G., the more permissive standard between the ACOD and the Downtown 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.

Note: Alcohol sales and service on properties within an Entertainment District designated by the City Council pursuant to Section 4-207, Arizona Revised Statutes, must also comply with Section 307(A)(17) of the Zoning Ordinance. +3

Date of Addition/Revision/Deletion - Section 1204

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010
 *1 Revision on 11-3-2010 by Ordinance No. G-5562, eff. 12-3-2010
 +2 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
 *2 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
 +3 Addition on 1-20-2016 by Ordinance No. G-6116, eff. 2-19-2016

1205 Frontage Types.

A. **Intent:** The Frontage Types regulate the area between the property line and the front facade of a building. Building frontages require that building entrances and seating areas face toward the street in order to meet the intent of activating the public realm.

B. Active Front Yard.

1. **Definition.** An Active Front Yard is the area between the property line and main facade of the building with a permanent hardscaped or landscaped area that can accommodate seating. *1
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. *1
3. A permanent hardscaped or landscaped area shall be provided in accordance with the following standards: *1
 - a. *Minimum depth:* Six feet.
 - b. *Minimum width:* 50 percent of the building facade.
 - c. *Maximum height:* Five feet above adjacent grade. *1
 - d. *Placement:* Adjacent to the front facade of the building at the primary entry. *1
 - e. *Materials:* Hardscape shall consist of concrete slab, pavers, open grid pavers, wood decking (if elevated) or equivalent alternative. *1
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 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 feet beyond the front corner(s) of the primary structure.

5. A minimum of one primary entrance shall be provided along each frontage that directly connects to the street, unless a corner entrance is provided.
6. The area between the property line and main facade of the building which is not improved with permanent hardscape shall be landscaped in accordance with Section [1207.E](#), Landscaping Standards.

C. Dooryard.

1. **Definition.** A Dooryard incorporates a courtyard or patio at street level for each unit that is surrounded by a fence to provide privacy and to differentiate from the adjacent public sidewalk. *1
2. A permanent hardscape area shall be provided in accordance with the following standards:
 - a. *Minimum depth:* 8 feet.
 - b. *Minimum area:* 64 square feet.
 - c. *Placement:* adjacent to the front facade of the building at the building/unit entry.
 - d. *Materials:* hardscape shall consist of concrete slab, pavers, open grid pavers or equivalent alternative.
 - e. *Spatial definition:* Either a solid masonry wall a minimum of 30-inches and a maximum of 36-inches in height, or elevation of the hardscaped area a minimum of 30-inches and a maximum of 36-inches from adjacent grade. Open view fencing may be provided in addition to the wall or elevated area up to a maximum height of 72-inches from adjacent grade.
 - f. *Pedestrian access:* An opening in the masonry wall or stairs to the elevated area of a minimum 36-inches and maximum 48-inches in width.
3. **Fences.** Maximum height six 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 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 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 percent view fencing above 40 inches in height measured from finished grade. *1
4. The area between the property line and main facade of the building which is not improved with permanent hardscape shall be landscaped in accordance with Section [1207.E](#), Landscaping Standards.
5. A minimum of one 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. +1

D. Stoop/Door Well.

1. **Definition.** A Stoop/Door Well is a type of facade that provides an entryway that is elevated (Stoop) or depressed (Door Well) to provide differentiation from the adjacent public sidewalk. *1

2. A landing area shall be provided in accordance with the following standards:

- a. *Minimum dimension:* 6 feet.
- b. *Minimum area:* 36 square feet.
- c. *Placement:* adjacent to the front facade of the building at the building/unit entry.
- d. *Materials:* concrete, stone, metal or equivalent alternative.
- e. *Spatial definition:* Elevated a minimum of 24-inches and a maximum of 60-inches, or depressed a minimum of 24-inches and a maximum of 60-inches from adjacent grade.
- f. *Pedestrian access:* Stairs a minimum 36-inches and maximum 48-inches in width.

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 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 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](#), Landscape Standards. *1

5. A minimum of one primary building entry shall be provided per street frontage.

6. Each ground floor residential unit adjacent to a street shall provide a primary entrance on the street side that directly connects to the street, unless a corner entrance is provided.

7. Primary entrances must lead into an occupiable space. +1

E. Storefront Standards.

1. **Definition:** A Storefront means the area between the property line and main facade of the building when the building is located within 10 feet of the property line and which includes a ground floor elevation with a high percentage of transparent windows to create visual interest from the adjacent public sidewalk. A Storefront is traditionally used for retail frontage and typically includes a cantilevered canopy or awning.

2. The ground floor building elevation shall be designed in accordance with the following standards:

- a. *Minimum glazing:* 75% of the area measured between 3 and 8 feet above grade for the entire width of the front facade.
- b. *Materials:* Glazing shall allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
- c. *Spatial definition:* Up to 50% of the front facade may be recessed up to 12 feet from the property line to enhance building entries or allow for outdoor dining.

3. **Fences:** maximum 40 inches.

- a. Fences shall be a minimum 50% view fencing.

4. A cantilevered canopy, fixed awning or retractable awning shall be provided in accordance with the following standards:

- a. *Placement:* Minimum 8 feet from curb. No projection or encroachment into public right-of-way is permitted unless a revocable permit is obtained from the Street Transportation Department.
- b. *Minimum depth:* 5 feet.
- c. *Minimum length:* 75% of front facade.
- d. *Minimum clear height:* 10 feet.

5. A minimum of one primary building entry shall be provided per street frontage.

6. Each ground floor commercial suite adjacent to a street shall provide a primary entrance on the street side that directly connects to the street, unless a corner entrance is provided.

F. Gallery/Arcade Standards.

1. **Definition.** A Gallery/Arcade means the area between the property line and main facade of the building 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). *1

2. The ground floor building elevation shall be designed in accordance with the following standards:

- a. *Minimum glazing:* 75% of the area measured between 3 and 8 feet above grade for the entire width of the front facade.

b. *Materials:* glazing shall allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

3. **Fences:** Maximum 40 inches.

a. Fences shall be a minimum 50% view fencing.

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

a. *Placement.* The gallery/arcade shall extend to the edge of the 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. *1

b. *Minimum depth:* 10 feet.

c. *Minimum length:* 100% of front facade.

d. *Minimum spacing between supports:* 10 feet.

e. *Minimum clear height at exterior opening:* 10 feet. No maximum limit on interior clear height.

5. A minimum of one primary building entry shall be provided per street frontage.

6. Each ground floor commercial suite adjacent to a street shall provide a primary entrance on the street side that directly connects to the street, unless a corner entrance is provided.

G. **Side Street Standards.**

1. **Definition.** A Side Street Frontage is only for use along streets identified as Side Streets (Map 1202.E). This frontage type is used typically where alleys, driveways, loading and other vehicular activities occur along the street. Walkability, connectivity and safety are still critical functions along this frontage to enhance the Pedestrian Streets. These standards are a minimum and can be enhanced to promote greater walkability and access. *1

2. The ground floor building elevation shall be designed in accordance with the following standards:

a. A minimum 50 percent of the ground floor building facade shall include two or more of the following treatments:

(1) Green screen.

(2) Artwork (mural, mosaic, custom masonry, sculpture, relief, etc.).

(3) Small active use space (50-square-foot minimum newspaper stand, coffee cart, kiosk, etc., not vending machines or outdoor merchandise display). *1

(4) Outdoor dining patio, physically delineated by a low wall, fence or planters.

(5) Distinctive architectural lighting design.

(6) Shade structure.

(7) Changes to building plane, indentations, textures, or accent materials.

(8) Permanent seating (benches, perches, ledges, etc.)

(9) Windows that provide a minimum 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

b. Up to 50% of the building facade may be recessed up to 12 feet from the property line to apply or utilize the ground floor building facade screening options.

3. **Fences:** Maximum height 8 feet.

a. Fences shall be a minimum 50% open view fencing.

4. A minimum of one building entry shall be provided per street frontage. This entry can be a service entry.

5. Downward pedestrian lighting shall be installed along or attached to the facade every 25 feet at a height no greater than 15 feet.

Date of Addition/Revision/Deletion - Section 1205

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1206 Parking and Loading Standards and Guidelines.

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

B. Parking Standards.

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

a. *Residential units.*

- (1) *Minimum:* 1 space per dwelling unit.
- (2) *Maximum:* 2 spaces per dwelling unit.

b. *Nonresidential 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. +1

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

3. Surface parking setbacks.

- a. *Front street setback from property line:* 30 feet or behind building. *1
- b. *Side street landscape setback from property line:* Ten feet. *1
- c. *Side yard setback:* Zero feet.
- d. *Rear setback:* Zero feet.

C. **Loading Standards.** On-site loading bays shall be a minimum of ten feet in width and 30 feet in length and be used for the standing, loading and unloading of vehicles. *1

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. *1

b. *Residential uses.*

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

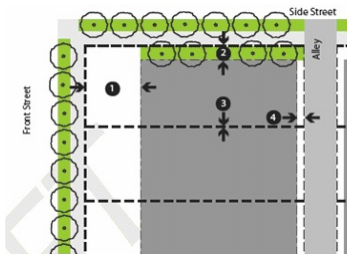
2. On-street loading shall be allowed adjacent to the site if adequate right-of-way exists at the time of application and there is sufficient room for fire access, public circulation, and access to utilities. +1

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

E. Parking and Loading Guidelines.**1. Parking and loading placement.**

Off-street parking and loading should be provided in accordance with the following standards: *1

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



Key code for surface parking diagram: (1) front setback from street right-of-way: 30 feet or behind building (whichever is less restrictive), (2) side landscape setback from street right-of-way: ten feet, (3) interior side yard setback: zero feet, and (4) rear setback: zero feet. +1

2. Parking and loading access.

- a. Pedestrian Streets should not have parking or loading access if an alley or Side Street access is available. *1
- b. *Driveways.*

- (1) The number of and width of driveways should be minimized.
- (2) Driveways and drive aisles should not be wider than the minimum required by the City.
- (3) Driveways should not be located on 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. *1

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. +1

- (4) Street frontages with parking and service entrances from a Pedestrian Street identified on Map 1202.E should receive special design treatment to increase pedestrian safety, comfort, and should include the following: *1

- (a) Access should be limited to one way in driveways that enter from the street and exit into the alley. *1
- (b) Specialty paving or bollards should be provided where the driveway crosses the sidewalk.
- (c) Garage openings should be enhanced with specialty lighting, artwork, or materials to identify to the pedestrian the possible presence of automobiles.

- (5) Site vehicular access should be provided according to the following table: *1

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 Section 1206.E.2.b.3	None

- (6) Passenger loading and unloading should be located along Side Streets. +1
- (7) Passenger loading and unloading should be allowed from a Pedestrian Street only if a Side Street drop off is not present. *1

3. **Subterranean parking guideline.** 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.

Date of Addition/Revision/Deletion - Section 1206

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1207 General Standards and Guidelines.

A. **Applicability.** The following shall apply to all property within the Downtown Code Area. If a conflict between the Character Area and these standards and guidelines occurs, the Character Area shall take precedent. Any deviation from these standards or guidelines shall be approved per Section 1224. *2

B. Planning and Development Department staff have the authority to modify the measurement identified in each Character Area Streetscape Matrix up to 25 percent for the streetscape width and sidewalk width to accommodate existing conditions or a design solution consistent with a pedestrian environment. +2

C. Height Transition Standards. *2

For all new development adjacent to lots of a lower height zone, a stepback shall be provided to compensate for disproportionate height disparities. *2

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

1. The stepback shall be a minimum ten 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
2. When new development is adjacent to multiple lots of differing height zones lower than its own, then the stepback shall mirror the adjacent height zones. *2
3. A stepback shall not be required in the following circumstances unless modified by Character Area standards: *2 *3
 - a. There is a height difference of 20 feet or less between a proposed building and the adjacent height zone. *2
 - b. A building is adjacent to a height zone of 65 feet or greater. *2
 - c. A street or alley (not designated on Map 1202.F) separates different height zones. *2
 - d. The proposed new development is located ten or more feet beyond the required setback line. +2

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. *2

E. Shade Standards. All buildings over 5,000 square feet shall provide the following: *2

1. A minimum of 75 percent of public sidewalks shall be shaded. *2
2. A minimum of 50 percent of all accessible public and private open space areas shall be shaded, of which 50 percent of the shade shall be provided by trees or trellised vines. *2
3. Shade calculations shall be based on the summer solstice at 12:00 p.m. *2
4. Shade cast from a building shall count towards shade calculations. *2

F. **Landscape Standards.** Unless there is a conflict with an existing or proposed public utility easement landscaping treatment shall be used for the entire site exclusive of building(s) and structural shade provided in accordance with the following: *2

1. Thirty percent tree canopy coverage at maturity.
 - a. *Minimum caliper:* Two inches.
 - (1) At installation a minimum 20 percent of all trees shall have a minimum caliper of three inches. *2
 - b. A minimum two-foot six-inch radius shall be clear of hardscape around the base of the tree.
2. 50% living vegetation ground coverage.
3. Permanent automatic irrigation system.

G. Landscape and Hardscape Guidelines. *2

1. A gradual transition of landscaping material should be provide where different oasis and arid landscape themes are proposed among adjacent uses. *1
2. Any proposed landscape treatment should be compatible with and relate to an established distinctive character in the surrounding area. *1
3. 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. *1 *2

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 guidelines shall be submitted for approval by the Planning and Development Department Landscape Architect or designee, and for properties with HP designation, the Historic Preservation Officer. Tree locations in conflict with overhead power lines may use alternative tree species that are on the approved utility plant list. *2

TREE MATRIX KEY**Growth Rate:**

(S) Slow

Tree Form:

(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 and Special features
	Park	Street	Courtyard Plaza	Campus	Linear Park	Height	Spacing	Rate		
Common Name Botanical Name										
Blue Palo Verde <i>Parkinsonia Florida</i>	X		X	X		25'	20'	F	V	Seasonal litter, small thorns, vivid spring color
Bonita Ash <i>Fraxinus Velutina</i> "Bonita"	X			X		35'	25'	F	UM	Large Deciduous, High water user (moderate following establishment)
California Fan Palm <i>Washingtonia Filifera</i>	X			X		45'+	15'	F	P	Distinctive; needs seasonal (annual) maintenance for fronds and seeds; hybridizes readily with W. robusta
Cascalote <i>Caesalpinia Cacalaco</i>	X	X	X	X		15'	6'	M	U	Low litter, medium thorns
*Chaste Tree <i>Vitex Agnuscastus</i>	X	X	X	X	X	20'	20'	S	S	OK as long as in turf due to peppercorn seeds, seasonal purple flowers
Evergreen Elm <i>Ulmus Parvifolia</i>	X	X	X	X	X	40'-60'	30'	M	UM	Good shade tree, but suffers in reflected heat; should only be planted in turf. Deciduous
Chinese Pistachio <i>Pistacia Chinensis</i>	X	X		X	X	40'	25'	M	R	A large deciduous tree with a broad, spreading growth. Leaves have 10—16 leaflets. Fall coloring arrives in beautiful shades of red, orange and yellow. Young trees are often gawky, but become shapely with age. Other varieties-e.g. 'Red Push'
*Chitalpa <i>Chitalpa Tashkentensis</i>	X		X	X	X	20'—30'	20'	M	R	Small tree: orchid-like, fragrant flowers, deciduous
Date Palm <i>Phoenix Dactylifera</i>			X	X	X	50'—60'	25'	S	P	Often used in formal groupings around large buildings and important boulevards. A source of edible dates. Has a 30 foot canopy and grayish/green leaves on a slender trunk. Stately and distinctive;

										needs maintenance to remove dates and fronds seasonally.
Desert Museum Palo Verde <i>Parkinsonia Praecox</i> 'Desert Museum'	X	X	X	X	X	30'	25'	F	V	Yellow flowering tree with green bark. Needs help getting roots established; not in turf; no thorns. Lush desert image. Soft wood, prone to breakage
*Desert Willow <i>Chilopsis Linearis</i>	X	X	X	X	X	25'	20'	F	V	Varieties: AZT Amethyst, AZT Bi-color, Lucretia, Hamilton, Warren Jones'; fragrant flowers all summer, deciduous
Ebony Varieties <i>Ebenopsis ssp.</i>	X		X	X	X	30'	20'	S	V	Dark green foliage with cream puffballs flowers in late spring. Good, but slow growing; prone to sunburn/borer damage
Fan-tex Ash <i>Fraxinus Velutina</i> 'Fantex'	X		X	X		50'	30'	MF	IR	Large deciduous, high water user, (moderate following establishment); seedless; see notes for native
Heritage Live Oak <i>Quercus Virginiana</i>	X	X		X	X	40'	30'	S	IR	Very slow growing; dark green foliage.
Indian Rosewood <i>Daibergeria Sissoo</i>	X	X	X	X	X	40'	25'	F	U	Fast growing, good shade tree, prune for structure.
Ironwood <i>Olney Tesota</i> and Variety AZT	X		X	X		25'	25'	S	R	Not in turf: slow growing picturesque desert evergreen tree; AZT variety is faster; thorny grey-green foliage with lavender flowers in early summer.
Mescal Bean, Texas Mountain Laurel <i>Sophora Secundiflora</i> and 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.
Mexican Redbud <i>Canadensis</i> Varieties Mexicana	X		X	X	X	25'	25'	M	S	Small, deciduous. Consider C. Canadensis (not hybrid), Nice, but slow grower; looks beautiful when it blooms.
Native Ash (Arizona Ash) <i>Fraxinus Velatina</i>	X		X	X	X	50'	30'	MF	R	Large deciduous shade tree; fall color; more

										irregular than other varieties; connected to City's cultural heritage. High water user (moderate following establishment)
Orchid Tree <i>Bauhinia Mexicana</i>			X		X	18'	20'	SM	S	Small tree with very showy white flowers lasting from June to late September. Cold sensitive.
Orchid Tree, <i>Bauhinia Lunarioides</i>			X			10'	10'	SM	S	Small tree, grown from seed, salt intolerant and nice flowers. Consider B, variegate, prune for tree form.
Palo Brea <i>Parkinsonia Praecox</i>	X	X		X	X	25'	25'	F	V	Not in turf; green thorny bark with yellow flowers in late spring to early summer. Open canopy. Sonoran praecox variety.
Thornless Hybrid Mesquite <i>Prosopis Hybrid</i>	X	X	X	X	X	30'	20'	F	V	Thornless variety, large umbrella-shaped canopy semi-evergreen.
Silk Floss Tree <i>Chorisia Speciosa</i>				X	X	30'	25'	M	U	Large tree, distinctive flowers, thorns on trunk.
Swan Hill Olive <i>Olea Europaea 'Swan Hill'</i>	X	X	X	X	X	30'	25'	(S) M	IR	Good all-around, nice structure/form grey-green foliage with black seeds.
Sweet Acacia <i>Acacia Smallii</i>			X	X	X	20'	20'	M	V	Thorny, but fragrant spring bloom; needs regular maintenance to remove sucker growth. Lots of volunteers.
Texas Redbud <i>Cercis Canadensis Varieties Texensis</i>	X	X	X	X	X	15'	15'	M	IR	Spring flowers, deciduous
Willow <i>Pittosporum Pittosporum Phillyraeoides</i>					X	20'	15'	S	U	Narrow, yellow flowers spring and summer. Wonderful form.
Tenaza <i>Pithecellobium Pallens</i>	X		X	X	X	25'	15'	M	S	Slow growing evergreen tree with cream puffball flowers that repeat all summer long.
Desert Fern <i>Lysiloma Microphyll A Varuety "Thornberi"</i>	X	X	X	X	X	15'	20'	M	IR	Smaller semi-evergreen tree with feathery foliage, cream puffball flowers in early summer and large seed pods.

*1—Table amended by Ord. No. G-5562, § 13, adopted 11-3-2010, eff. 12-3-2010.

*2—Table amended by Ord. No. G-5777, adopted 1-16-2013, eff. 2-15-2013.

I. Streetscape Standards—Sidewalk and Streetscape Zone. *2**1. Sidewalk. *2**

- a. The minimum sidewalk width shall be clear of obstacles except for tree grates and public amenities (refer to Section 1207.J.4). *2
- b. 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 percent or more of a block face. *2

2. Streetscape Zone. *2

- a. Street trees shall be required in the 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. *2

(1) Only trees recommended on the Tree Species Matrix for use in the "street" should be used unless approved by the Planning and Development Landscape Architect or designee. *2

(2) *Minimum caliper:* three inches. *2

- b. Streets without on-street parking shall be planted with a continuous landscaping strip for the entire width of the Streetscape Zone as follows: *2

(1) Trees shall be planted in the center of the Streetscape Zone between curb and back of sidewalk. *2

(2) Live vegetation ground coverage shall be a minimum 75 percent excluding hardscape for pedestrian amenities. *2

(3) The live vegetation coverage can be reduced to 50 percent if the Streetscape Zone is used for bioswales. *2

(4) If unable to plant trees due to public utility conflict, or public utility easement, public amenities shall be provided in the area (refer to Section 1207.J.4). +2

- c. Streets with on-street parking shall be planted with trees 20 feet on center or equivalent groupings. This standard shall not apply to Roosevelt North, Roosevelt South and East Evergreen. *2

(1) Trees shall be planted in the center of the Streetscape Zone between curb and back of sidewalk. *2

(2) *Treewell size:* Minimum five feet by five feet or a two-foot six-inch radius from the base of the tree. *2

A minimum two inches of decomposed granite, nitrogen stabilized mulch or similar material shall be installed atop the soil and below the tree grates. *2

- d. The streetscape location may be shifted away from the curb as long as the sidewalk is set back 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. +2

J. Streetscape Guidelines. *2

- 1. Alternative paving materials should be used on private property to reduce urban heat island effect, and to allow natural drainage and filtration. *2

- a. Permeable paving, porous concrete or similar material should be installed adjacent to treewells. The design should ensure adequate watering and root growth. +2
- b. Alternative materials such as brick pavers, permeable concrete pavers, granite and flagstone should be encouraged on walkways. +2

- 2. **Utility location.** No utility lines or boxes should be placed below street trees in the Streetscape Zone unless approved by the Planning and Development Department Landscape Architect. *2

- 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: +2

- a. Seating (benches/chairs). +2
- b. Structural shade elements (may be cantilevered). +2
- c. Public art elements. +2
- d. Community information/news event board/kiosk. +2
- e. Area wayfinding signage. +2
- f. Designer light fixtures. +2

Planning and Development Department staff have authority to accept alternative solutions for these guidelines. +2

K. Street and Alley Abandonment Guidelines. *2

- 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. *2
4. Alley abandonments should only be approved when they result in fewer driveways along Pedestrian Streets while promoting a pedestrian friendly block pattern. *2

L. Pedestrian Street Guidelines (See Map 1202.E). *2

1. All pedestrian plazas should be located adjacent to or visible from the sidewalk of a Pedestrian Street. +2
2. An enhanced level of pedestrian amenities such as benches, lights, signage, street trees, and shade structures should be provided. +2
3. Blank walls without doors and windows should not occupy over 70 percent of the ground floor frontage. +2
4. Sidewalk lighting should be limited to a maximum height of 20 feet. *2

M. Enhanced Corner Guidelines. The uses that generate the highest pedestrian traffic should be located on enhanced corners and provide the following: +2

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. *2
3. Active uses identified on the Land Use Matrix (Section 1204.D) should occupy the ground floor level. +2

N. Parking Garage Design Guidelines. *2

1. Parking garages or liner buildings that screen parking should have a minimum of 50 percent of the ground floor area facing the street right-of-way, excluding driveways, consist of building area that contains active uses per the Land Use Matrix (Section 1204.D). *2
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. *2
3. Lighting within the parking structures should provide safety and security and be integrated into the architectural character both in terms of illumination and fixtures.
4. Rooftop lighting should be 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 within the parking structure for both pedestrian and vehicular traffic including appropriate signage and placement of pedestrian circulation cores (elevators and stairs).
6. Appropriate visibility triangles and pedestrian crossings at exits and entrances should be provided in all parking structures.
7. Parking structures should not be adjacent to streets but should be adjacent to alleys or be internal to the site.

O. Buffer Alley Standards. *2

1. The following standards shall apply to properties adjacent to alleys identified on Map 1202.F in addition to any other requirements of the Downtown Code. New development adjacent to Buffer Alleys must mitigate impacts. *2
2. **General requirements.**
 - a. A minimum 15-foot 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 Buffer Alley. *2
 - b. A five-foot landscaping strip shall be required adjacent to a Buffer Alley for non-single-family buildings and shall contain the following: *2

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. *2
3. **Mechanical equipment and ventilation.**
 - a. New non-roof-mounted mechanical equipment and vents shall not be located within a required setback from the Buffer Alley. *2
 - (1) The minimum distance can be reduced by 50 percent if the equipment and vents are fully screened. *2
 - b. New roof-mounted equipment, antennas and satellite dishes shall be located a minimum 15 feet from the property line adjacent to the Buffer Alley with the exception of solar panels and/or solar water heaters. *2
4. **Service area.**
 - a. When loading areas are within 30 feet from the Buffer Alley, loading, pickup and deliveries shall be prohibited between 9:00 p.m. and 6:00 a.m. and posted with

signage. *2

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.

P. Buffer Alley Guidelines. *2

1. Service areas.

a. Any trash/recycling container higher than six feet should be treated with a green screen on the side visible from the street or Buffer Alley. *2

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

2. Lighting.

a. Lighting should be minimized or turned off when the building is not in use.

b. Security lighting should be activated by motion detectors rather than remaining on throughout the night.

c. Lighting that emits white or near white light should be avoided and replaced with softer light that is compatible with the adjacent uses.

d. Illuminative gases and fiber optics should not be placed on structures that are adjacent to a Buffer Alley. *2

3. Residential privacy.

a. Windows, rooftop patios and balconies that are visible from 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. *2

b. Rooftop patios should be oriented away from the Buffer Alley and fully screened to prevent visual access, noise, and light from being directed towards the Buffer Alley. *2

c. Outdoor dining should be prohibited adjacent to or oriented towards a Buffer Alley. *2

(1) If an outdoor dining area is visible from Buffer Alley it should be fully screened at a height of six feet with vegetation and a wall that is consistent with the design and character of the primary building. *2

Q. Bicycle Parking and Amenity Standards. *2

1. Commercial nonretail uses over 5,000 square feet shall provide a minimum of one bicycle space per 40 vehicle parking spaces provided up to a required maximum of 25 bicycle spaces. *2

If no vehicle parking is provided, then a minimum of two spaces are required. Two spaces shall be provided for every 25,000 square feet of building square footage. *2

2. Commercial nonretail uses over 100,000 square feet in building area shall provide a minimum of two shower stalls and ten lockers that are accessible to the building's occupants. *2

3. Multifamily residential development shall provide common bicycle parking at 0.25 spaces for each residential unit, with a maximum of 50 spaces. +2

R. General Building Form Guidelines. *2

1. Building placement.

a. Where the street setbacks of existing buildings on either side have differing setbacks from the street, the new development should resolve the difference through the design and location of the facade.

b. Building additions and alterations should not eliminate an existing developed pedestrian path or public area.

c. The proposed building orientation should respect climate conditions by minimizing heat gain and considering the impact of shade on adjacent areas.

d. Awnings, cornices, roof overhangs and eaves may project into any required setback. +2

2. Building design.

a. Natural surveillance should be maximized in project design to encourage easy observation of people and property near entryways, pathways, public spaces and parking lots.

b. The building facade should be designed to provide a sense of human scale at the ground level by providing a clear architectural distinction between ground floor levels and all additional levels.

c. All sides of a building should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.

d. Side and rear building facades should have a level of trim and finish compatible with the front facade, particularly if they are visible from the street.

e. Monotonous building elevations should be avoided, building accents should be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.

f. Architecture and applied treatments that express corporate identity should be de-emphasized. The building should be a unique structure that compliments and blends with the surrounding context. *2

g. Architectural details such as exterior finish materials, architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting should contribute to creating a coherent architectural concept.

h. Wall surface materials, if the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g. stucco); if the building volume and pattern of wall openings are simple, additional texture and articulation should be employed (e.g. bricks or blocks, rusticated stucco, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.

i. Building walls above 90 feet should utilize light colored, smooth textured, low mass or thin, highly dense materials.

j. Overhangs and canopies should be integrated in the building design.

k. A designated space for recycle containers should be provided for all new development. Location and size shall be determined by the Solid Waste Division of the Public Works Department. *2

l. *Roofs.* Green roofs may be counted toward open space (useable or passive) requirements. Occupiable green roofs should comply with open space landscaping and shade standards and be accessible to all building occupants. *2

(1) Roof should have the following Solar Reflective Index (SRI) for 75% of the roof surface:

(A) 78 SRI for low-sloped that have a slope less than 2:12.

(B) 29 SRI for steeped sloped roofs that have slopes greater than 2:12.

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

3. Pedestrian access and circulation.

a. Buildings, primary entrances, crosswalks and pathways should be sited, oriented and designed to minimize walking distances to public sidewalks.

b. Primary entrances adjacent to streets should connect directly to public sidewalks.

c. Sites with multiple buildings should provide a pedestrian network connecting each building together and to public sidewalks, common areas and adjacent sites when compatible.

4. Residential privacy.

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

b. Windows and balconies that face each other should receive special design treatment to increase privacy for residential uses by providing one of the following:

(1) Louvers;

(2) Privacy screens;

(3) Windows that start a minimum of six feet above respective finished floor; *2

(4) Frosted or tinted window treatments.

(5) Windows facing into interior side yards should be kept to a minimum to ensure privacy.

S. Window Guidelines. *2

1. Windows placed above 30 feet in height should be designed to reduce summer solar heat gain and reflectivity. *2

2. Windows shall have a Solar Heat Gain Coefficient (SHGC) of .40 or lower.

a. *East SLF:* 0.8 or louvers.

b. *Southeast SLF:* 1.4.

c. *South SLF:* 3.6.

d. *Southwest SLF:* 1.4.

e. *West SLF:* 0.8 or louvers.

T. Lighting Guidelines. *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 foot candle at the property line. *2

2. Lighting fixtures should be consistent with and complement the design and character of the primary building. *2

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. *2

4. Large "flood" type lights should be avoided. *2

U. **General Screening Standards.** *2

1. All rooftop equipment and satellite dishes must be screened to the height of the highest equipment or integrated into the building design with the exception of solar panels and/or solar water heaters.
2. Ground floor vents shall be oriented away from pedestrian plazas and Pedestrian Streets. *2
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 one of the following: *2
 - a. **Structural screening/parapet**—The material, design and character shall be consistent with the primary building.
 - b. **Vegetation**—A minimum 75% of the equipment shall be screened upon installation of the vegetation.
 - c. **Mechanical penthouse**—The material, design and character shall be consistent with the primary building.

V. **General Screening Guidelines.** *2

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

W. **Arts, Culture, Small Business Area.** +2

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
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. +2
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: +2
 - 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. +2
 - 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. +2
 - c. Outdoor events or performances are limited to Fridays, Saturdays and Sundays only. +2
 - 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. +2
 - 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. +2
 - 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. +2
 - 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. +2
4. **Accessory uses.** +2
 - a. Home occupations are permitted subject to the following: +2
 - (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

(2) No more than 50 percent of the dwelling unit may be used for any home occupation. +2

b. The following accessory uses are permitted: +2

(1) Outdoor dining as accessory to a restaurant is permitted subject to the following: +2

(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. +2

(B) The outdoor dining area and accessory public space shall be clearly delineated by a minimum three-foot-high continuous fence, wall or planter. +2

(C) The outdoor dining area shall not be more than 25 percent of the primary building's ground level gross floor area. The outdoor dining area may exceed 25 percent to a maximum of 50 percent subject to obtaining a use permit. +2

(D) Hours of operation for outdoor dining area shall not extend beyond restaurant hours of operation. +2

(E) The outdoor dining area shall not restrict or impede accessible access to the building or the parking area. +2

(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: +2

(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. +2

(B) Storage area shall be fully screened with a solid wall or landscaping. +2

(C) Storage of materials associated with the crafting area exceeding eight feet in height shall be subject to obtaining a use permit. +2

5. **Signs.** +2

a. A-frame signs are permitted on private property, subject to the following: +2

(1) No off-site advertising is permitted. +2

(2) A maximum of one A-frame sign is permitted per 25 feet of street frontage. +2

(3) A maximum of six square feet of signage per side of the A-frame sign is permitted. +2

(4) There shall be a maximum height of three feet from natural grade. +2

(5) All signs shall be removed daily at the close of business or event. +2

b. Shingle signs are permitted subject to the following: +2

(1) A maximum of one sign is permitted for each business per facade if access to business is available from that facade. +2

(2) A minimum clearance of eight feet from finished grade to the bottom of the sign shall be provided. +2

(3) A maximum of five square feet in area shall be permitted per side. +2

(4) No backlit or cabinet signs are permitted. +2

c. Wall and window signs are permitted for structures existing as of May 2, 2008, as follows: +2

(1) *Wall signs.* +2

(A) The maximum square footage permitted per Section 705.D may be increased by 25 percent. +2

(B) The maximum square footage permitted may be increased by an additional ten percent if graphics comprise a minimum of ten percent of the overall square footage of the sign. +2

(2) *Window signs.* +2

(A) The total area of such signs shall not exceed 40 percent of each window area located on the ground floor of the building. +2

d. Freestanding detached monument signage should be integrated with the building architecture. +2

6. **Parking, yard and area requirements for nonresidential uses or mixed use containing nonresidential uses.** +2

a. For parking, yard and area requirements for structures existing as of May 1, 2008: +2

(1) Regardless of change of use or occupancy no additional parking or landscaping shall be required. +2

(2) Structures may be increased a total of either 500 gross square feet or 25 percent of the existing structure, whichever is greater, without requiring

additional parking or landscaping. +2

(3) Building additions may exceed the lot coverage of the underlying zoning district by 25 percent, excluding those with Historic Preservation Overlays. +2

(4) Interior setbacks may be reduced by a maximum of 25 percent of that required by the underlying zoning district, excluding those with Historic Preservation Overlays. +2

b. Outdoor dining that does not exceed 25 percent of the primary building's ground level gross floor area shall not require any additional parking. The outdoor dining area may exceed 25 percent to a maximum of 50 percent subject to obtaining a use permit. +2

c. Subject to approval by the Planning and Development Department, vehicles are permitted to maneuver 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. +2

X. **Lot Coverage.** Lot coverage by right or obtained by sustainability bonus points may be up to 100 percent in the following Character Areas: Downtown Gateway, Evans Churchill East, Evans Churchill West, Roosevelt East, Townsend Park, Van Buren, and Warehouse. +2

1. Design Review Committee has the authority to approve reductions in the required side and rear building setbacks to accommodate entitled lot coverage. +2

2. Required front building setbacks do not need to be met when there is a conflict with the lot coverage allowances. +2

Y. **Signage.** Freestanding detached monument signage should be integrated with the building architecture. +2

Z. **Historic Preservation Standards.** Structures with historic preservation designation are considered to be conforming and may be maintained, restored and/or rebuilt at each structure's historic setbacks and height subject to the provisions of Chapter 8, Historic Preservation. +4

Date of Addition/Revision/Deletion - Section 1207

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

*1 Revision on 11-3-2010 by Ordinance No. G-5562, eff. 12-3-2010

+2 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*2 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*3 Revision on 3-1-2017 by Ordinance No. G-6286, eff. 4-1-2017

+4 Addition on 3-1-2017 by Ordinance No. G-6287, eff. 4-1-2017

1208 Biomed.

A. **Intent.** The Biomed Character Area which is home to the biomedical campus should be a lively urban district with medical workers, researchers, and students. Restaurants and shops on Garfield Street, Roosevelt Row, and Arizona Center are all located within a short walk and development should be designed to reinforce pedestrian convenience to these areas through a consistent pattern of shaded sidewalks. Small plazas and courtyards are encouraged to be located along streets, typically near building entrances, providing gathering places and "cool pockets" on hot days. Landscaped courtyards interior to the campus should serve as mid-block pedestrian connections. Views of the landscaped courtyards should be visible from the street, enriching the street environment.

B. Development Standards.**1. Maximum height.**

a. *Main building:* Governed by the height map, Section [1202.C](#).

(1) *Height bonus:* None.

2. Maximum density.

a. Governed by the density map, Section [1202.D](#).

(1) *Bonus:* Maximum 50% increase in density.

3. Maximum lot coverage.

a. *Lot coverage:* 100%.

(1) *Bonus:* None.

4. Minimum side and rear setbacks.

a. Primary building.

(1) *Side:* 0 feet.

(2) *Rear:* 0 feet.

5. Required parking: governed by Section [1206](#)

a. *Parking bonus:*

(1) *Increase:* Maximum 50%.

(2) *Decrease:* Maximum 100%.

6. Fences.

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

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

7. **Signage.** Signage subject to the regulations of Phoenix Zoning Ordinance Section 705, Table D-1, Commercial/Industrial Right-of-Way Low Volume Street Standards. +1

C. Building Form Guidelines.

1. Above 65 feet, tall buildings should not have massing that is boxy, bulky, and elongated.

2. Upper floors should be served by common entrance lobbies that should be accessed from the Pedestrian Street. *1

3. Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.

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

D. Open Space Guidelines.

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

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

b. The open space should connect to or be visible from a Pedestrian Street. *1

c. *Landscape:*

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

(2) *Fences/walls.*

(A) *Height:* Six feet maximum.

(B) *Materials:* Wrought iron, brick, decorative masonry. *1

E. Streetscape Standards. *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Garfield Street 4th St.	5'	10'	Minimum 50%	ALL	5'	15'

to 6th St.						
McKinley Street 4th St. to 7th St.	5'	10'	Minimum 50%	ALL	5'	15'
Pierce Street 4th St. to 7th St.	5'	10'	Minimum 50%	ALL	5'	10'
Fillmore Street 5th St. to 7th St.	5'	10'	Minimum 50%	ALL	5'	10'
Van Buren Street 5th St. to 9th St.	0'	5'	Minimum 75%	S, GA	6'	6'
4th Street Garfield St. to Fillmore St.	5'	10'	Minimum 75%	SD, S, GA	6'	8'
5th Street Garfield St. to Fillmore St.	0'	5'	Minimum 75%	S, GA	10'	10'
5th Street Fillmore St. to Monroe St.	0'	5'	Minimum 75%	S, GA	10'	10'
6th Street Garfield St. to Fillmore St.	5'	10'	Minimum 75%	SD, S, GA	10'	10'
7th Street McKinley St. to Monroe St.	0'	5'	Minimum 75%	S, GA	5'	10'

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

Date of Addition/Revision/Deletion - Section 1208

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+ 1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1209 Business Core.

A. **Intent.** The Business Core should function as a strong regional center for employment, entertainment, conventions, tourism, and cultural institutions, 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. *1

B. Development Standards.

1. **Maximum height.** (**Note:** The Business Core has unlimited height up to the airport height zoning limits).

- a. *Main building:* Governed by the height map, Section [1202.C](#).

- (1) *Height bonus:* None.

2. **Maximum density.**

- a. Governed by the density map, Section [1202.D](#). (**Note:** The Business Core has unlimited density).

- (1) *Bonus:* None.

3. **Maximum lot coverage.**

- a. *Lot coverage:* 100%.

- (1) *Bonus:* None.

4. **Minimum side and rear setbacks.**

- a. *Primary building.*

- (1) *Side:* Zero feet.

- (2) *Rear:* Zero feet. *1

5. **Required parking:** Governed by Section [1206](#). (**Note:** The Business Core has no parking requirements for nonresidential uses).

- A. *Parking bonus:*

- (1) *Increase:* 100%.

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

6. **Fences.**

- a. *Side yard:* Maximum height 8 feet.

- b. *Rear yard:* Maximum height 8 feet.

7. **Base guidelines.**

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

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

- c. *Building form guidelines.*

- (1) Above 65 feet, tall buildings should not have massing that is boxy, bulky, and elongated.

- (2) Upper floors should be served by common entrance lobbies that shall be accessed from the Front or Pedestrian Street.

- (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.

- (4) Building towers should have a minimum separation of 20 feet.

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

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

8. **Signage.** +1

- 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

- (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., 90-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: +1

- (A) Identify only one on-site business. +1

- (B) Provide a minimum eight-foot head clearance. Existing signs with a minimum of seven feet six inches clearance may remain. +1

- (C) Project no more than three feet into the public right-of-way. +1
- (D) Be indirectly illuminated from a shielded light source (i.e., not backlit or "cabinet" sign). +1
- (2) Awning signs shall be permitted by right. Awning signs shall have letters no more than ten inches in height. +1
- (3) Signs painted on the building surface or letters mounted directly to the building surface shall: +1
 - (A) Be a maximum of one square foot of signage for each lineal foot of building elevation to a maximum of 100 square feet. +1
 - (B) Be at least half the vertical height of the letters to a building corner (vertical edge) or to a roofline. +1
- b. Signage may be increased by up to 25 percent by submitting a comprehensive sign plan as provided in the Phoenix Sign Code, Section 705.E. +1
- 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. +1
- d. Window signs fronting the public right-of-way shall not exceed a total of more than 20 percent of the window panel area. +1
- 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. +1
- f. Corner buildings shall be allowed signage on each street frontage. +1
- 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 percent 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. +1
- 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 percent of the area may be devoted to business identification. +1
- i. The provisions of Section 705.C.6.d (illuminated sign spacing from residential use) shall not apply within the Business Core Character Area. +1
- 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 percent of the area may be devoted to corporate sponsorship identity. Findings of approval of the use permit shall include: +1
 - (1) The signs and other displays are appropriate in scale, composition, and manner of display with surrounding development. +1
 - (2) When two or more adjoining establishments are to participate equally in the event, a single request for a use permit may be filed. +1
- 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
 - (1) The signs and other displays are appropriate in scale, composition, and manner of display with surrounding development. +1
 - (2) The signs, banners, and flags are mounted and secured so as not to pose a distraction or hazard to vehicles or pedestrians. +1
 - (3) The signs and other displays shall include only logos, graphics and project name of the master planned development. +1
- 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. +1
- m. The following signs are prohibited: +1
 - (1) Signs placed above or on top of any portion of the roof or front parapet. +1
 - (2) Signs advertising goods or services not provided on the premises. +1
 - (3) Signs utilizing moving, flashing, or rotating lights or mechanisms, except as provided by a use permit. +1
- n. For master planned developments covering contiguous area of at least ten acres, signs, including those signs, banners, and flags otherwise prohibited by Sections ~~1209~~ 812.B.8.j and 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

(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 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. +1

(2) *Master Planned Development Sign Plan application.* A Master Planned Development Sign Plan application shall include the following elements: +1

(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. +1

(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. +1

(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: +1

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 percent of the height of the closest building. +1

ii. *Building mounted signs.* Aggregate area for building mounted signs shall not exceed 100 percent of the facade 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. +1

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. +1

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 percent of construction fencing and barricades. +1

(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. +1

(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. +1

(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: +1

(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. +1

(B) The signs and architectural lighting are appropriate in scale, composition, and manner of display with surrounding development. +1

(C) The signs and architectural lighting conform to the vision, goals and policies of the Downtown Phoenix Plan. +1

(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: +1

(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. +1

(B) Graphic rendering of the signs depicting their lettering, illumination, color, shape, area, and height. +1

- (C) Details regarding any proposed animation or changeable messages, including duration of each message and intensity of illumination. +1
 - (D) Proposed hours for illumination of the signs. +1
 - (E) A written narrative discussing the detailed project sign plan's consistency with the Master Planned Development Sign Plan. +1
- (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: +1
- (A) The size and location of the signs, banners, flags or architectural lighting are allowed under the standards of the Master Development Sign Plan. +1
 - (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. +1
 - (C) The type and hours of illumination and animation conform to the standards of the Master Development Sign Plan. +1
 - (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. +1
- (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](#). +1
- (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](#). +1
- (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. +1
- o. For master planned developments for sports, entertainment or concert venues with a minimum of 4,000 seats, signs, including those signs, banners, and flags otherwise prohibited by Sections [1209.B.8.j](#) and [m](#), may be erected subject to approval of a Master Planned Development Sign Plan. The City may approve a Master Planned Development Sign Plan to allow signs that are larger and taller than are otherwise allowed within the Business Core Character Area within the Downtown Code District. All signage permitted under this section shall be reviewed and approved in accordance with Section [1209.B.8.o](#) with the following: +2
- (1) *Sign types.* In addition to other signs permitted in the Business Core Character Area, the following sign types shall be permitted in a master planned development: 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, supergraphics signs, and wayfinding signs. +2
 - (2) *Master Planned Development Sign Plan application.* An application for a Master Planned Development Sign Plan shall be submitted to the Planning and Development Director or designee for review and approval. A Master Planned Development Sign Plan application shall include the following: +2
 - (A) *Design guidelines.* 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 the sign. This shall include 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. +2
 - (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. +2

(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: +2

i. *Building mounted signs.* Aggregate area for building mounted signs shall not exceed 25 percent on one elevation facing an arterial street and 10 percent on the other elevations, with the ability to transfer up to five percent from the arterial elevation to one other elevation. Building mounted signs shall not project more than 20 feet above the parapet or from the face of the building. If the sign is placed at an angle to the building elevation, the applicant must specify to which elevation the sign area will be counted. +2

ii. *Supergraphics.* Supergraphics signs not to exceed 300 square feet or five percent of building elevation whichever is less. +2

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. +2

iv. *Temporary signs.* Temporary signs may be allowed at the same sizes and heights as permanent signs. Temporary signs or graphics shall be allowed to cover 100 percent of construction fencing and barricades. +2

(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 dated December 14, 2004. The narrative shall also address the quantity and durability or anticipated lifespan of the proposed sign materials. +2

(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. +2

(3) *Approval of a Master Planned Development Sign Plan.* The Planning and Development Director or designee shall approve, approve with conditions or deny such application. The Planning and Development Director or designee shall approve such application in writing only if the following findings are made: +2

(A) The signs, banners, flags and architectural lighting are mounted, secured, and operated so as to not pose a nuisance. +2

(B) The signs and architectural lighting are appropriate in scale, composition, and manner of display with surrounding development. +2

(C) The signs and architectural lighting are consistent with the vision, goals and policies of the Downtown Phoenix Plan dated December 14, 2004. +2

(4) *Appeals.* An applicant may appeal the decision of the Planning and Development Director or designee regarding the 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.o](#). +2

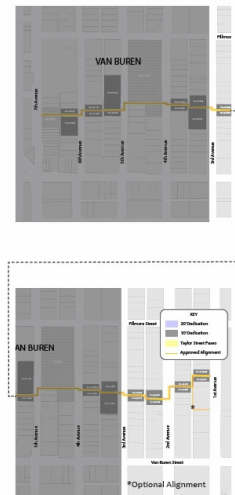
(5) *Amendment.* Any proposal to exceed the standards and restrictions established in a Master Planned Development Sign Plan shall require amendment through the process required for initial application and approval of a Master Planned Development Sign Plan in Section [1209.B.8.o](#). +2

p. Signage may be increased by up to 25 percent if a comprehensive sign plan is approved as provided in Section 705.E of the Phoenix Zoning Ordinance. +1 *2

C. Taylor Street Pedestrian Paseo Guidelines. *1

1. Easement dedication.

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



2. Deviation from approved alignment:

a. The Paseo's alignment may be deviated by up to 50 feet either north or south of the approved alignment under the following conditions:

- (1) The deviation should not result in a misalignment of more than 90 feet.
- (2) A north or south connector Paseo, designed in accordance with this section, should be provided on site when a deviation results in more than 20 feet of misalignment within the block.
- (3) The revised easement location should be dedicated prior to final site plan approval.

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

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

5. Paseo design guidelines.

- a. An ADA compliant walkway a minimum of 8 feet in width and clear of obstructions should be provided within the Paseo.
- b. The Paseo should be a minimum of 50 percent shaded at plant maturity.
- c. The Paseo should be as straight as possible and avoid meanders.
- d. Decorative paving (e.g. pavers, permeable pavement, colored and textured concrete) should be provided within the Paseo.
- e. Building frontage along the Paseo should be maximized.
- f. Ground floor active uses should be oriented to the Paseo.
- g. Each ground floor commercial suite adjacent to the Paseo should provide a primary entrance on the Paseo side.
- h. Building facades adjacent to the Paseo should be designed with the following elements:
 - (1) Clear glass windows (allowing at least 75% of visible light as specified by the manufacturer) for a minimum of 60% of the ground floor facade between 3 feet and 8 feet.
 - (2) A minimum of 1 primary entrance on each Paseo frontage.
- i. Parking (surface and structured) and vehicular maneuvering along the Paseo should be minimized.
- j. The Paseo should be clearly separated from vehicular maneuvering areas.
- k. A minimum 15-foot by 15-foot visibility triangle should be provided at any intersection with the Paseo and vehicular traffic.
- l. Parking garage entrances/exits should be oriented to minimize vehicular traffic crossing the Paseo.
- m. Paseo segments that cross drive aisles should provide a minimum 20-foot wide crosswalk demarcated to contrast with the drive aisle.
- n. Fencing within 50 feet of the edges of the Paseo should not be higher than 40 inches. (Excluding temporary fencing in accordance with [sub]section r)
- o. Paseo segments that cross surface parking areas should be designed with the following elements:
 - (1) A minimum 8-foot wide grade separated walkway.

(2) A minimum of 6-foot wide landscape strips on each side of walkway (or 12 feet on one side).

p. The following lighting treatment should be provided within the Paseo:

(1) 15-foot maximum height of lighting fixtures.

(2) A minimum of 1 foot candle illumination should be maintained throughout the Paseo.

(3) Uniform lighting should be placed along entire Paseo, avoiding bright high glare areas and low visibility dark areas.

(4) Lighting within the Paseo should be illuminated from dusk until dawn.

q. One of the following identifying markers should be provided at each street entrance to the Paseo.

(1) Bollard path light.

(2) Public art.

(3) Decorative directional signage.

(4) Building design elements that emphasize the Paseo entrance.

r. Temporary security gating—In the event that a block's Paseo is not fully developed, temporary removable fencing may be erected at the entrances to the Paseo under the following conditions:

(1) A pedestrian gate is provided that is unlocked during business hours.

(2) A revocable permit is obtained.

(3) The fencing is removed upon completion of the block's Paseo.

D. Streetscape Standards. *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Fillmore Street 3rd Ave. to 5th St.	5'	10'	Minimum 50%	ALL	5'	6'
Taylor Street 1st St. to 3rd St.	5'	5'	Minimum 75%	S, GA, SY	8'	6'
Polk Street Central Ave. to 2nd St.	0'	5'	Minimum 75%	S, GA, SY	8'	6'
Van Buren Street 3rd Ave. to 5th St.	0'	5'	Minimum 75%	S, GA	8'	6'
Monroe Street 5th Ave. to 5th St.	0'	5'	Minimum 75%	S, GA	10'	6'
Adams Street 7th Ave. to 7th Ave.	0'	5'	Minimum 75%	ALL	5'	10'
Adams Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	S, GA	8'	6'
Adams Street 3rd Ave. to 2nd St.	0'	5'	Minimum 75%	S, GA	10'	6'
Washington Street 8th Ave. to 2nd St.	0'	5'	Minimum 75%	S, GA	10'	6'
Washington Street 2nd St. to 7th St.	0'	5'	Minimum 75%	S, GA	8'	6'
Jefferson Street 8th Ave. to 3rd Ave.	0'	5'	Minimum 75%	S, GA	8'	6'
Jefferson Street 3rd Ave. to 5th St.	0'	5'	Minimum 75%	S, GA	10'	6'
Jefferson Street	0'	5'	Minimum 75%	S, GA	8'	6'

5th St. to 7th St.						
Madison Street 8th Ave. to 7th Ave.	0'	5'	Minimum 75%	S, GA	8'	6'
Madison Street 5th Ave. to 1st St.	0'	5'	Minimum 75%	S, GA	8'	6'
Jackson Street 7th Ave. to 5th Ave.	0'	5'	Minimum 75%	S, GA	8'	6'
Jackson Street 4th Ave. to 1st Ave.	0'	5'	Minimum 75%	S, GA	8'	6'
Jackson Street 1st St. to 4th St.	0'	5'	Minimum 75%	S, GA	10'	6'
Buchanan Street 4th St. to 7th St.	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
Lincoln Street 4th St. to 7th St.	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
8th Avenue Adams St. to Madison St.	5'	10'	Minimum 75%	S, GA, SY	8'	6'
7th Avenue Adams St. to Jefferson St.	5'	10'	Minimum 75%	S, GA	6'	8'
7th Avenue Jefferson St. to Harrison St. alignment	None Required	None Required	None Required	ALL	6'	8'
6th Avenue Adams St. to Washington St.	5'	10'	Minimum 50%	S, GA	8'	6'
5th Avenue Monroe St. to Washington St.	5'	10'	Minimum 75%	SD, DY, S, GA	5'	5'
5th Avenue Jefferson St. to Harrison St. alignment	5'	10'	Minimum 50%	ALL	8' West 5' East	6' West 5' East
4th Avenue Monroe St. to Washington St.	5'	10'	Minimum 50%	ALL	8'	6'
4th Avenue Washington St. to Jackson St.	5'	10'	Minimum 75%	SD, DY, S, GA	10'	6'
3rd Avenue Fillmore St. to Van Buren St.	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
3rd Avenue Van Buren St. to Washington St.	5'	10'	Minimum 50%	ALL	8'	6'
3rd Avenue Washington St. to Jackson St.	5'	10'	Minimum 75%	S, GA	8'	6'
2nd Avenue Fillmore St. to Monroe St.	5'	10'	Minimum 75%	SD, DY, S, GA	(1)	

2nd Avenue Monroe St. to Adams St.	5'	10'	Minimum 75%	SD, DY, S, GA	10'	6'
1st Avenue Fillmore St. to Madison St.	5'	10'	Minimum 75%	S, GA	8'	6'
1st Avenue Madison St. to Jackson St.	None Required	None Required	None Required	ALL	Per Existing Plans ⁽¹⁾	
Central Avenue Fillmore St. to Madison St.	5'	10'	Minimum 75%	S, GA	10'	6'
1st Street Fillmore St. to Jackson St.	5'	10'	Minimum 75%	S, GA	10'	6'
2nd Street Fillmore St. to Jefferson St.	5'	10'	Minimum 75%	S, GA	10'	6'
3rd Street Fillmore St. to Jackson St.	5'	10'	Minimum 75%	S, GA	10'	6'
4th Street Jefferson St. to Jackson St.	5'	10'	Minimum 75%	S, GA	5'	5'
4th Street Jackson St. to Lincoln St.	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
5th Street Fillmore St. to Van Buren St.	5'	10'	Minimum 75%	SD, DY, S, GA	8'	6'
5th Street Van Buren St. to Jefferson St.	5'	10'	Minimum 50%	S, GA, SY	8'	6'
5th Street Buchanan St. to Lincoln St.	5'	10'	Minimum 50%	ALL	8'	6'
6th Street Buchanan St. to Lincoln St.	5'	10'	Minimum 50%	ALL	8'	6'
7th Street Monroe St. to Jefferson St.	5'	10'	Minimum 75%	S, GA	8'	6'
7th Street Jefferson St. to Lincoln St.	None Required	None Required	None Required	ALL	8'	6'

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

(1) Per plans approved by Street Transportation Department.

Date of Addition/Revision/Deletion - Section 1209

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010
+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
+2 Addition on 2-5-2014 by Ordinance No. G-5892, eff. 3-7-2014
*2 Revision on 2-5-2014 by Ordinance No. G-5892, eff. 3-7-2014

1210 Central Park.

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. *1

B. Development Standards.**1. Maximum height.**

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

2. Maximum density.

- a. Governed by the density map, Section [1202.D](#).
 - (1) *Bonus:* 50%.

3. Maximum lot coverage.

- a. *Lot coverage:* 50%.
 - (1) Lot coverage may be increased to 60% for stand alone accessory dwelling units and garages and storage sheds with vertically integrated accessory dwelling units.
 - (2) *Bonus:* None.
- b. *Accessory building.*
 - (1) *Maximum footprint:* 10% of net lot area.

4. Minimum side and rear setbacks.

- a. *Primary building.*
 - (1) *Side:* 5 feet.
 - (2) *Rear:* Minimum 40 feet.
- b. *Accessory buildings.*
 - (1) *Side:* 3 feet.
 - (2) *Rear:* 5 feet.
 - (A) The rear setback can be reduced to 0 feet if a fully dedicated alley is present.

5. Projections.

- a. Maximum projection by porches, patios, balconies and 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 feet into any required setback providing they come no closer than two feet from a property line. *1

6. Required parking: governed by Section [1206](#)

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

7. Fences.

- a. *Side yard:* maximum height 6 feet.
- b. *Rear yard:* maximum height 6 feet.
- c. *Wall returns or gates:* Should be set behind the front facade to reveal windows and architectural features.

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. +1**C. Building Form Guidelines.****1. Building design.**

- a. Architectural details should contribute to creating a coherent architectural concept that is consistent with the design of the Character Area. (e.g. exterior finish materials, architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting)
- b. Side and rear building facades should have a level of trim and finish similar to

the front facade.

c. Monotonous building elevations should be avoided. Building accents should be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.

d. Buildings wider than 50 feet should be designed to appear as a series of buildings no wider than 50 feet each. *1

2. **Fences.**

a. Fences along the front street should be placed at the property line.

b. Front street fences should be composed of view fencing.

3. **Maintaining residential privacy.**

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

D. **Frontage Modifications.**

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

a. *Depth:* Minimum 8 feet.

b. *Width:* Minimum 75% of the facade.

c. *Elevation above grade:* Maximum 2.5 feet.

d. *Roof type:* Consistent with primary structure.

E. **Streetscape Standards. *1**

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Tonto Street Alley west of 1st St. to 4th St.	5'	25'	Minimum 50%	AFY, SD, DY, SY	5'	7'
Hadley Street Alley west of 1st St. to 1st St.	5'	25'	Minimum 50%	AFY, SD, DY	5'	7'
Hadley Street 1st St. to 2nd St.	15'	25'	Minimum 50%	AFY, SD, DY	5'	7'
Hadley Street 2nd St. to 4th St.	5'	25'	Minimum 50%	AFY, SD, DY, S	5'	7'
1st Street South of Grant St. to north of Buckeye Rd.	15'	25'	Minimum 50%	AFY, SD, DY, S	5'	7'
2nd Street South of Grant St. to north of Buckeye Rd.	15'	25'	Minimum 50%	AFY, SD, DY	5'	7'
3rd Street South of Grant St. to north of Hadley St.	15'	25'	Minimum 50%	AFY, SD, DY	5'	15'
4th Street South of Grant St. to Hadley	15'	25'	Minimum 50%	AFY, SD, DY	5'	None Required*

St.						
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(AFY) Active Front Yard, (SD) Stoop/Door 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.

Date of Addition/Revision/Deletion - Section 1210
Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010
+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1211 Commercial Corridors.

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

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

B. Development Standards.**1. Maximum height.**

a. *Main building:* Governed by the height map, Section [1202.C](#).

(1) *Height bonus:* None.

b. *Accessory structures:* 20 feet.

2. Maximum density.

a. Governed by the density map, Section [1202.D](#).

(1) *Bonus:* None.

3. Maximum lot coverage.

a. *Lot coverage:* 50 percent.

(1) *Bonus:* Maximum 85 percent lot coverage. *1

4. Minimum side and rear setbacks.

a. Primary building.

(1) *Side:* 5 feet.

(2) *Rear:* 15 feet.

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

5. Projections.

a. Maximum projection by porches, patios, balconies and 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 into any required setback. *1

6. Required parking. Governed by Section [1206](#).

a. Parking bonus:

(1) *Increase:* Maximum 50%.

(2) *Decrease:* Maximum 50%.

7. Fences.

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

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

8. **Signage.** Signage is subject to the regulations of Phoenix Zoning Ordinance Section 705, Table D-1, Commercial/Industrial Right-of-Way Low Volume Street Standards. +1

C. Building Form Guidelines.**Design**

1. Architectural details should contribute to creating a coherent architectural concept that is consistent with the design of the Character Area. (e.g. exterior finish materials, architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).

2. All sides of a building should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.

3. Side and rear building facades should have a level of trim and finish similar to the front facade.

4. Monotonous building elevations should be avoided, building accents should be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.

5. Buildings wider than 50 feet should be designed to appear as a series of building no wider than 50 feet each. *1

6. Fences.

a. Front street fences should be composed of view fencing.

D. Streetscape Standards. *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
7th Avenue Corridor						
7th Avenue Alley north of Roosevelt St. to Fillmore St.	0'	5'	Minimum 75%	S, GA	6'	6'
Roosevelt Street Alley east of 7th Ave. to alley west of 7th Ave.	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	5'	6' or greater if established
McKinley Street Alley east of 7th Ave. to alley west of 7th Ave.	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	5'	5' west of 7th Ave. 9' east of 7th Ave.
Pierce Street 7th Ave. to alley west of 7th Ave.	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	5'	5'
Fillmore Street Alley east of 7th Ave. to alley west of 7th Ave.	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	5'	7' or greater if established
Central Avenue South Corridor						
Central Avenue Grant St. to Hadley St.	0'	5'	Minimum 75%	S, GA	5'	6'
Central Avenue Hadley St. to Buckeye Rd.	0'	5'	Minimum 75%	S, GA	5'	3'
Grant Street 2nd Ave. to 2nd St.	5'	10'	Minimum 50%	SD, DY, S, SY	5'	10'
Sherman Street 2nd Ave. to 1st Ave. crossover	5'	10'	Minimum 50%	SD, DY, S, SY	5'	6'
Hadley Street 1st Ave. to alley east of Central Ave.	5'	10'	Minimum 50%	SD, DY, S, SY	5'	7'
Tonto Street 1st Ave. to alley east of Central Ave.	5'	10'	Minimum 50%	SD, DY, S, SY	5'	7'
Buckeye Road Alley west of Central Ave. to 3rd St.	0'	5'	Minimum 50%	S, GA	5'	7'
Buckeye Road	0'	5'	Minimum 50%	S, GA	7'	None Required*

Alley west of 3rd St. to 4th St.						
2nd Avenue Grant St. to Sherman St.	0'	5'	Minimum 50%	ALL	5'	4'
1st Avenue Grant St. to Sherman St.	0'	5'	Minimum 75%	S, GA	5'	14'
1st Avenue Hadley St. to Tonto St.	5'	25'	Minimum 50%	AFY, SD, DY, S	5'	13'
1st Street South of Grant St.	15'	25'	Minimum 50%	AFY, SD, DY, S	5'	7'
1st Street Adjacent to Buckeye Rd.	10'	20'	Minimum 50%	AFY, SD, DY, S	5'	7'
2nd Street South of Grant St.	15'	25'	Minimum 50%	AFY, SD, DY	5'	7'
2nd Street Adjacent to Buckeye Rd.	10'	20'	Minimum 50%	AFY, SD, DY, S	5'	7'
3rd Street Tonto St. to Buckeye Rd.	10'	20'	Minimum 50%	AFY, SD, DY, S	5'	15'
4th Street Tonto St. to Buckeye Rd.	10'	20'	Minimum 50%	AFY, SD, DY, S, SY	5'	5'

(AFY) Active Front Yard, (SD) Stoop/Door 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.

Date of Addition/Revision/Deletion - Section 1211

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1212 Downtown Gateway.

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

B. Development Standards.**1. Maximum height.**

a. *Main building:* governed by the height map, Section [1202.C](#).

(1) *Height bonus:* None.

2. Maximum density.

a. Governed by the density map, Section [1202.D](#).

(1) *Bonus:* Maximum 50% increase in density.

3. Maximum lot coverage.

a. *Lot coverage:* 100%.

(1) *Bonus:* None.

4. Minimum side and rear setbacks.

a. *Primary building.*

(1) *Side:* 0 feet

(2) *Rear:* 0 feet.

5. Required parking: Governed by Section [1206](#).

a. *Parking bonus.*

(1) *Increase:* Maximum 50%.

(2) *Decrease:* Maximum 100%.

6. Fences.

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

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

(1) When a fully dedicated alley is present view fencing shall be provided above 40 inches in height.

7. **Signage.** Signage subject to the regulations of Phoenix Zoning Ordinance Section 705, Table D-1, Nonresidential Activity in a Residential District Right-of-Way Standards.
+2

C. Building Form Guidelines.

1. Above 65 feet, tall buildings should not have massing that is boxy, bulky, and elongated.

2. Upper floors should be served by common entrance lobbies that should be accessed from the Pedestrian Street. *2

3. Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.

4. Building towers should have a minimum separation of 20 feet.

5. The reflectivity of windows should be limited to 20 percent.

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

7. Base guidelines.

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

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

D. Streetscape Standards. *2

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Coronado Road Central Ave. to Alvarado Rd.	0'	5'	Minimum 75%	SD, DY, S	8'	8'
McDowell Road	0'	5'	Minimum 75%	SD, GA	8'	8'

1st Ave. to Alvarado Rd.						
Lynwood Street West of Central Ave. to Central Ave.	0'	5'	Minimum 75%	SD, DY, S	8'	8'
Willetta Street Central Ave. to 1st St.	0'	5'	Minimum 50%	ALL	8'	8'
Culver Street West of Central Ave. to Central Ave.	0'	5'	Minimum 50%	ALL	8'	8'
Roosevelt Street Alley west of 1st Ave. to alley east of Central Ave.	0'	5'	Minimum 75%	SD, DY, S	8'	8'
Portland Street West of Central Ave. to Central Ave.	0'	5'	Minimum 75%	SD, DY, S	8'	8'
Portland Street Central Ave. to alley east of Central Ave.	0'	5'	Minimum 50%	ALL	8'	8'
Garfield Street Central Ave. to alley east of Central Ave.	0'	5'	Minimum 50%	ALL	8'	8'
McKinley Street Alley west of 1st Ave. to alley east of Central Ave.	0'	5'	Minimum 50%	ALL	8'	8'
Pierce Street Central Ave. to alley east of Central Ave.	0'	5'	Minimum 50%	ALL	8'	8'
Fillmore Street Alley west of 1st Ave. to alley east of Central Ave.	0'	5'	Minimum 50%	ALL	8'	8'
1st Avenue Alley north of Almeria Rd. to McDowell Rd.	5'	20'	N/A	SD, SY	8'	8'

1st Avenue Roosevelt St. to McKinley St.	0'	5'	Minimum 75%	SD, GA, S *3	8'	8'
1st Avenue McKinley St. to Fillmore St.	0'	5'	Minimum 75%	SD, GA, S *3	8'	8'
Central Avenue Coronado Rd. to Roosevelt St.	0'	5'	Minimum 75%	SD, GA, S *3	8'	8'
Central Avenue Roosevelt St. to Fillmore St.	0'	5'	Minimum 75%	SD, GA, S *3	8'	8'
1st St. McDowell Rd. to Willetta St. (Cancer Survivor Park)	0'	5'	Minimum 75%	SD, DY, S	8'	8'

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

Date of Addition/Revision/Deletion - Section 1212

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

*1 Revision on 11-3-2010 by Ordinance No. G-5562, eff. 12-3-2010

+2 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*2 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*3 Revision on 1-15-2014 by Ordinance No. G-5880, eff. 2-14-2014

1213 East Evergreen.

A. **Intent.** The East Evergreen Character Area centers on its incorporation of a historic residential district along with residential offices and newer mixed-use/mid-rise developments. New developments should be compatible with the size of existing buildings, providing an alternative to high-rise housing and offices downtown. New mixed-use projects should be integrated with the historic character of the area by preserving the existing planting strips, palm trees, and landscaped yards on sites within or adjacent to the Historic District. Streets and pedestrian corridors should be inviting and conveniently link the neighborhood to services, parks, cultural facilities and public transportation.

B. Development Standards.**1. Maximum height.**

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

2. Maximum density.

- a. Governed by the density map, Section [1202.D](#).
 - (1) *Bonus:* None.

3. Maximum lot coverage.

- a. *Lot coverage:* 50%.
 - (1) Lot coverage may be increased to 55% for detached accessory dwelling units and garages and storage sheds with vertically integrated accessory dwelling units.
 - (2) *Bonus:* None.
- b. *Accessory building.*
 - (1) *Maximum footprint:* 15% of net lot area.

4. Minimum side and rear setbacks.

- a. *Primary building.*
 - (1) *Side:* Combined total of 10 feet; minimum 3 feet.
 - (2) *Rear:* Minimum 10 feet.
- b. *Accessory buildings.*
 - (1) *Side:* 3 feet.
 - (2) *Rear:* 0 feet.

5. Projections.

- a. Maximum projection by porches, patios, balconies and porte-cocheres not required building setback.
 - (1) *Front street:* 10 feet.
 - (2) *Side street:* 5 feet.
- b. Awnings, cornices, roof overhangs, and eaves may project more than three feet into any required setback providing they come no closer than two feet from a property line. *1

6. Required parking. Governed by Section [1206](#)

- a. *Parking bonus.*
 - (1) *Increase:* None.
 - (2) *Decrease:* None.

7. Fences.

- a. *Side yard:* Maximum height six feet.
 - (1) Side street fences should not extend closer than five feet from the front facade of the building.
- b. *Rear yard:* Maximum height 6 feet.
- c. Wall returns or rates: should set behind the front facade to reveal windows and architectural features.
- d. For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three 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 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. +1**C. Building Form Guidelines.**

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

2. **Building materials.** Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of east evergreen. (e.g. doors, windows, pilasters, cornices, arches and lintels).

3. Primary buildings should incorporate a minimum 25 percent of brick, brick veneer or decorative masonry on every facade. *1

4. **Fences.**

- a. Fences along the front street should be discouraged.
- b. Pedestrian Street fences shall be composed of view fencing. *1

5. **Roof forms.**

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

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

D. **Frontage Modifications.**

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

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

E. **Streetscape Standards.** *1

Building Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Lynwood Street West of 7th St. to 4th St.	15'	25'	Minimum 50%	AFY	5'	5' North 4' South
Willettta Street West of 7th St. to east of 3rd St.	15'	25'	Minimum 50%	AFY	5'	14'
5th Street South of McDowell Rd. to I-10 Freeway	5'	15'	Minimum 50%	AFY, DY, SY	5'	14'

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

Date of Addition/Revision/Deletion - Section 1213

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1214 Evans Churchill East.

A. **Intent.** The primary intent of the Evans Churchill East Character Area is to be a 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 campus to the south and Hance Park to the north, while new open spaces will be added to serve the increasing number of new residents and create opportunities for public gatherings and art display.

B. Development Standards.**1. Maximum height.**

- a. *Main building:* Governed by the height map, Section [1202.C](#).
 - (1) *Height bonus:* None.

2. Maximum density.

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

3. Maximum lot coverage.

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

4. Minimum side and rear setbacks.

- a. *Primary building.*
 - (1) *Side:* Five feet.
 - (2) *Rear:* 15 feet.
 - (A) The rear setback can be reduced to zero feet if a fully dedicated alley is present. +1

5. Required parking: Governed by Section [1206](#)

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

6. Fences.

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

7. Signage. Signage subject to the regulations of Phoenix Zoning Ordinance Section 705, Table D-1, Commercial/Industrial Right-of-Way Low Volume Street Standards. +1**C. Building Form Guidelines.****1. Standards applicable to building taller than 65 feet in height.**

- a. *General standards.*
 - (1) Above 65 feet, tall building should not have massing that is boxy, bulky, and elongated.
 - (2) Upper floors should be served by common entrance lobbies that should be accessed from the Pedestrian Street. *1
 - (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance sky line character.
 - (4) Building towers should have a minimum separation of 20 feet.
 - (5) The reflectivity of windows should be limited to 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 and four stories in height, and should be scaled to the immediate context.
 - (2) The base of a building(s) should be placed parallel, and not at an angle, to the street.
- c. *Top.*
 - (1) The uppermost floors of high-rise buildings should be articulated to achieve a distinctive skyline profile.

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

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

D. **Open space guidelines.**

1. For sites of 50,000 net square feet or larger, minimum open space in the amount of at least five percent of the net lot area should be provided.
 - a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
 - b. The open space should connect or be visible from a Pedestrian Street. *1
 - c. *Landscape.*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - (2) *Fences/walls.*
 - (A) *Height:* Six feet maximum.
 - (B) *Materials:* Wrought iron, brick, or decorative masonry. *1

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 consecutive facade designs should use the same color paint or method of articulation.
2. **Storefront.**
 - a. Facades should exhibit varying building design to appear as multiple units.
3. **Active front yard.** The permanent hardscape area should be constructed as a traditional covered porch or patio built to the following specifications.
 - a. *Depth:* Minimum 8 feet.
 - b. *Width:* Minimum 75% of the facade.
 - c. *Elevation above grade:* Maximum 2.5 feet.
 - d. *Roof type:* Consistent with primary structure.

F. **Streetscape Standards.** *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Moreland Street 3rd St. to 7th St.	10'	20'	Minimum 75%	AFY, SD, DY	5'	15'
Portland Street 3rd St. to 7th St.	10'	20'	Minimum 75%	AFY, SD, DY	5'	15'
Roosevelt Street 3rd St. to 7th St.	5'	15'	Minimum 75%	SD, DY, S	7'	10'
Garfield Street 4th St. to 6th St.	5'	15'	Minimum 50%	ALL	5'	15'
Garfield Street 6th St. to 7th St.	5'	15'	Minimum 50%	ALL	5'	7'
McKinley Street 6th St. to 7th St.	5'	15'	Minimum 50%	ALL	5'	15'
3rd Street North of Moreland St. to Portland St.	5'	15'	Minimum 75%	ALL	5'	12'
3rd Street Portland St. to Roosevelt St.	5'	15'	Minimum 75%	ALL	5'	10'
4th Street	5'	15'	Minimum 75%	AFY, SD, DY, S	5'	10'

Roosevelt St. to Garfield St.						
5th Street Moreland St. to Roosevelt St.	5'	15'	Minimum 75%	AFY, SD, DY, S	5'	15'
5th Street Roosevelt St. to Garfield St.	5'	15'	Minimum 75%	AFY, SD, DY, S	5'	15'
6th Street Roosevelt St. to Garfield St.	5'	15'	Minimum 75%	SD, DY, S, GA	5'	15'
7th Street Moreland St. to McKinley St.	0'	5'	Minimum 75%	SD, DY, S, GA	8'	8'

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

Date of Addition/Revision/Deletion - Section 1214

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1215 Evans Churchill West.

A. **Intent.** The primary intent of the Evans Churchill West Character Area is to serve as a transition between the mixed-use neighborhoods to the north and east, the Downtown Gateway Corridor to the west, and the Biomed Cluster to the south. Ideally the area should embrace architecturally innovative high-density residential buildings and offer a dynamic mix of commercial and retail uses. It is the home of the downtown public market and will develop into a destination for retail, restaurants and nightlife. Adjacency to major destinations creates the potential for this area to serve as a major pedestrian thoroughfare. New developments should reflect the innovation of the area and incorporate shade structures and landscaping to create comfortable and inviting pedestrian thoroughfares. Outdoor dining and retail shops will enhance the pedestrian experience and encourage exploration and patronage. Buildings oriented to the street with ample sidewalk space allow for pedestrian amenities in addition to the tree-shaded sidewalks in parkway-like strips.

B. Development Standards.**1. Maximum height.**

- a. *Main building:* Governed by the height map, Section [1202.C](#).
 - (1) *Height bonus:* A maximum of 100-foot height bonus is permitted if a sustainability bonus is approved by the Design Review Committee for properties located between Fillmore Street and Pierce Street.

2. Maximum density.

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

3. Maximum lot coverage.

- a. *Lot coverage:* 75%.
 - (1) *Bonus:* Maximum 100% lot coverage.

4. Minimum side and rear setbacks.

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

5. Required parking: Governed by Section [1206](#)

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

6. Fences.

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

7. Signage. Signage subject to the regulations of Phoenix Zoning Ordinance Section 705, Table D-1, Commercial/Industrial Right-of-Way Low Volume Street Standards. +1**C. Building Form Guidelines.****1. Standards applicable to building taller than 65 feet in height.**

- a. *General standards.*
 - (1) Above 65 feet, tall building should not have massing that is boxy, bulky, and elongated.
 - (2) Upper floors should be served by common entrance lobbies that should be accessed from the Pedestrian Street. *1
 - (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance sky line character.
 - (4) Building towers should have a minimum separation of 20 feet.
 - (5) The reflectivity of windows should be limited to 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 and four stories in height, and should be scaled to the immediate context.
 - (2) The base of a building(s) should be placed parallel, and not at an angle, to the street.
- c. *Top.*
 - (1) The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile.

2. Architectural elements—Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the surrounding design character of the area. (e.g. architectural lighting and signage, grilles, railings,

downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).

D. Open Space Guidelines.

1. For sites of 50,000 net square feet or larger, open space in an amount of at least five percent of the net lot area should be provided.
 - a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
 - b. The open space should connect or be visible from a Pedestrian Street. *1
 - c. *Landscape:*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - d. *Fences/walls.*
 - (1) *Height:* Six feet maximum.
 - (2) *Materials:* Wrought iron, brick, or decorative masonry. *1

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

F. Streetscape Standards. *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Moreland Street 1st St. to 3rd St.	5'	15'	Minimum 50%	SD, DY, S, GA, SY	5'	15'
Portland Street Alley east of Central Ave. to 3rd St.	5'	15'	Minimum 50%	SD, DY, S, GA, SY	5'	15'
Roosevelt Street Alley east of Central Ave. to 4th St.	5'	15'	Minimum 75%	SD, DY, S,	12'	6'
Garfield Street Alley east of Central Ave. to 4th St.	5'	15'	Minimum 50%	SD, DY, S, GA, SY	5'	15'
McKinley Street Alley east of Central Ave. to 4th St.	5'	15'	Minimum 50%	SD, DY, S, GA, SY	5'	15'
Pierce Street Alley east of Central Ave. to 2nd St. and 3rd St. to 4th St.	5'	15'	Minimum 50%	SD, DY, S, GA, SY	5'	10'
Fillmore Street Alley east	5'	15'	Minimum 50%	DY, S, GA, SY	8'	6'

of Central Ave. to 5th St.						
Fillmore Street 1st St. to 2nd St.	5'	15'	Minimum 50%	DY, S, GA, SY	5'	10'
Fillmore Street 2nd St. to 3rd St.	5'	15'	Minimum 50%	DY, S, GA, SY	5' North 8' South	5' North 7' South
Fillmore Street 3rd St. to 5th St.	5'	15'	Minimum 50%	DY, S, GA, SY	8' North 5' South	7' North 10' South
1st Street Moreland St. to Fillmore St.	0'	5'	Minimum 75%	SD, DY, S, GA	(1)	(1)
2nd Street Moreland St. to McKinley St.	0'	5'	Minimum 75%	SD, DY, S, GA	5'	20'
2nd Street McKinley St. to Fillmore St.	0'	5'	Minimum 75%	SD, DY, S, GA	5'	10' East 20' West
3rd Street Moreland St. to Portland St.	5'	15'	Minimum 75%	SD, DY, S, GA	5'	10'
3rd Street Portland St. to alley north of Roosevelt St.	5'	15'	Minimum 75%	SD, DY, S, GA	5'	15' East 5' West
3rd Street Alley north of Roosevelt St. to Roosevelt St.	5'	15'	Minimum 75%	SD, DY, S, GA	5'	5'
3rd Street Roosevelt St. to Fillmore St.	5'	15'	Minimum 75%	SD, DY, S, GA	5'	10'
4th Street Roosevelt St. to Fillmore St.	5'	15'	Minimum 75%	SD, DY, S, GA	5'	10'

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

(1) Per plans approved by Street Transportation Department.

Date of Addition/Revision/Deletion - Section 1215

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010
+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1216 McDowell Corridor.

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

B. Development Standards.**1. Maximum height.**

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

2. Maximum density.

- a. Governed by the density map, Section 1202.D.
 (1) *Bonus:* None.

3. Maximum lot coverage.

- a. *Lot coverage:* 50 percent.
 (1) *Bonus:* Maximum 85 percent lot coverage. *2

4. Minimum side and rear setbacks.

- a. *Primary building.*
 (1) *Side:* Five feet.
 (2) *Rear:* 15 feet from the property line. *2

5. Projections.

- a. Awnings, cornices, roof overhangs, and eaves may project into any required setback. *2

6. Required parking: Governed by Section 1206.

- a. *Parking bonus:*
 (1) *Increase:* Maximum 50%.
 (2) *Decrease:* Maximum 25%.

7. Fences.

- a. *Side yard:* Maximum height six feet.
 b. *Rear yard:* Maximum height six feet.
 c. Pedestrian street fences should be composed of view fencing. +2

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. *2

C. **Building Form Guidelines—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

D. Streetscape Standards.*1 *2

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
McDowell Road West of 7th Ave. to east of 1st Ave.	0'	5'	Minimum 75%	S, SD	5'	None Required*
McDowell Road 3rd St. to 7th St.	0'	5'	Minimum 75%	S	6'	7'
Lynwood Street East of 7th Ave. (north side only)	15'	20'	Minimum 50%	AFY, SD, DY	5'	10'
Lynwood Street 5th St. to west of 7th St.	15'	20'	Minimum 75%	AFY, SD, DY	5'	10'
7th Avenue Alley north of	0'	5'	Minimum 75%	S	7'	None Required

McDowell to Lynwood St.						
5th Avenue Alley north of McDowell Rd. to alley south of McDowell Rd.	5'	15'	Minimum 50%	SD, S, SY	5'	11'
3rd Avenue Alley north of McDowell Rd. to alley south of McDowell Rd.	5'	15'	Minimum 75%	SD, S, SY	5'	As Established
3rd Street Alley north of McDowell Rd. to alley south of McDowell Rd.	5'	15'	Minimum 50%	SD, S	6'	North Side None Required 11' South Side
5th Street McDowell Rd. to Lynwood St.	5'	15'	Minimum 50%	SD, S, SY	5'	15'
7th Street Almeria Rd. to Moreland St.	0'	5'	Minimum 75%	S	6'	6'

(AFY) Active Front Yard, (SD) Stoop/Door 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.

Date of Addition/Revision/Deletion - Section 1216

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

*1 Revision on 11-3-2010 by Ordinance No. G-5562, eff. 12-3-2010

+2 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*2 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1217 Roosevelt East.

A. **Intent.** The Roosevelt East Character Area is comprised of a mixture of historic buildings with larger blocks of land with high-rise entitlements. The area will serve as a transition zone from the smaller scale Roosevelt South and Roosevelt North Character Areas to the Downtown Gateway Character Area located to the east along the light rail.

B. Development Standards.**1. Maximum height.**

- a. *Main building:* Governed by the height map, Section [1202.C](#).
 - (1) *Height bonus:* Maximum 25% increase.
- b. *Accessory structures:* 30 feet.

2. Maximum density.

- a. Governed by the density map, Section [1202.D](#).
 - (1) *Density bonus:* Maximum 100% increase.

3. Maximum lot coverage.

- a. *Lot coverage:* 75%.
 - (1) *Lot coverage bonus:* Maximum 100%.
- b. *Accessory building.*
 - (1) *Maximum footprint:* 10% of net lot area.

4. Building placement.

- a. *Primary building.*
 - (1) *Minimum side yard setback:*
 - (A) *Adjacent to a non-HP lot:* 0 feet.
 - (B) *Adjacent to an HP lot:* 10 feet.
 - (2) *Minimum rear yard setback:* 0 feet.
- b. *Accessory Buildings.*
 - (1) *Minimum side yard setback:* 3 feet.
 - (2) *Minimum rear yard setback:* 0 feet.

5. Projections.

- a. Maximum projection by porches, patios, balconies and porte-cocheres into required building setback.
 - (1) *Front street:* 10.
 - (2) *Side street:* 5 feet.
- b. Awnings, cornices, roof overhangs, and eaves may project more than three feet into any required setback providing they come no closer than two feet from a property line. *1

6. Required parking: Governed by Section [1206](#)

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

7. Street trees.

- a. Street trees shall be planted with Arizona ash or evergreen elm trees.
- b. Palm trees where they have historically existed may be planted. +1

8. Landscaping ground cover. +1

- a. Turf should be used as ground cover in the Streetscape Zone and in the Active Front Yard of single-family residential properties. +1

9. Fences. *1

- a. *Side yard:* Maximum height 6 feet.
- b. *Rear yard:* Maximum height 6 feet.
- c. *Wall returns or gates:* Should set behind the front facade to reveal windows and architectural features.
- d. For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three 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 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.

+1

C. Building Form Guidelines.**1. Guidelines applicable to building taller than 65 feet in height. *1****a. General guidelines. *1**

- (1) Buildings taller than 65 feet should not have massing that is boxy, bulky, or elongated. *1
- (2) Upper floors should be served by common entrance lobbies that shall be accessed from the Pedestrian Street. *1
- (3) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character.
- (4) Building towers should have a minimum separation of 20 feet.
- (5) The reflectivity of windows should be limited to 20 percent.

b. Base guidelines. *1

- (1) All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.
- (2) The base of a building(s) should be placed parallel, and not at an angle, to the street.

c. Top. The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile. *1

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

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

4. Primary buildings should incorporate a minimum 25 percent of brick, brick veneer, or decorative masonry on the ground floor of every facade visible from the exterior. *1

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 two percent of the net lot area should be provided.

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

b. The open space should connect or be visible from a Pedestrian Street. *1

c. Landscape:

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

d. Fences/walls.

(1) **Height:** Six feet maximum.

(2) **Materials:** Wrought iron, brick, or decorative masonry. *1

E. Streetscape Standards. *1

Building Standards						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Portland Street 3rd Ave. to west of Central Ave.	0'	5'	Minimum 75%	SD, S	As Established	As Established
Roosevelt Street 3rd Ave. to 1st Ave.	0'	5'	Minimum 75%	SD, S	As Established	As Established
McKinley Street 3rd Ave. to alley west of 1st Ave.	0'	10'	Minimum 50%	SD, DY, SY	5'	10'
Fillmore Street 3rd Ave.	0'	10'	Minimum 50%	SD, DY, SY	5'	10' North Side 6' South

to alley west of 1st Ave.						Side
2nd Avenue Portland St. to Roosevelt St.	0'	10'	Minimum 75%	SD, S	6'	10'
2nd Avenue Roosevelt St. to McKinley St.	20'	20'	Minimum 50%	AFY, SD, DY, S	10' ⁽¹⁾	
2nd Avenue McKinley St. to Fillmore St.	10'	20'	Minimum 75%	AFY, SD, S	10' ⁽¹⁾	
3rd Avenue Latham St. to Roosevelt St.	0'	10'	Minimum 50%	SD, DY, S, SY	6'	As Established
3rd Avenue Roosevelt St. to McKinley St.	20'	20'	Minimum 50%	AFY, SD, S	6'	14'
3rd Avenue McKinley St. to Fillmore St.	10'	20'	Minimum 50%	AFY, SD, S	6'	14'

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

⁽¹⁾ Per plans approved by the Street Transportation Department.

Date of Addition/Revision/Deletion - Section 1217

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1218 Roosevelt North.

A. **Intent.** Roosevelt North is part of the Roosevelt Historic District and it is comprised of traditional historic single-family homes. Typically the lots have large front yard setbacks with porches, lush landscaping and turf. Properties generally have carriage houses 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. *1

B. Development Standards.**1. Maximum height.**

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

2. Maximum density.

- a. Governed by the density map, Section [1202.D](#).
 - (1) *Bonus:* None.

3. Maximum lot coverage.

- a. *Lot coverage:* 40%.
 - (1) Lot coverage may be increased to 55% for detached accessory dwelling units and garages and storage sheds with vertically integrated accessory dwelling units.
 - (2) *Bonus:* None.
- b. *Accessory buildings.*
 - (1) *Maximum footprint:* 15% of net lot area.

4. Minimum side and rear setbacks.

- a. *Primary building.*
 - (1) *Side:* Combined total of 10 feet; minimum 3 feet.
 - (2) *Rear:* Minimum 10 feet.
- b. *Accessory buildings.*
 - (1) *Side:* Minimum 3 feet.
 - (2) *Rear:* 0 feet.

5. Projections.

- a. Maximum projection by porches, patios, balconies and porte-cocheres into required building setback.
 - (1) *Front street:* Ten feet.
 - (2) *Side street:* Five feet.
- b. Awnings, cornices, roof overhangs, and eaves may project more than three feet into any required setback providing they come no closer than two feet from a property line. *1

6. Required parking: governed by Section [1206](#)

- a. *Parking bonus.*
 - (1) *Increase:* None.
 - (2) *Decrease:* None.

7. Fences.

- a. *Side yard:* Maximum height six feet.
 - (1) Side street fences should not extend closer than five feet to the front facade of the building.
- b. *Rear yard:* Maximum height 6 feet.
- c. Wall returns or gates should set behind the front facade to reveal windows and architectural features.

8. Street trees.

- a. Street trees shall be planted with Arizona ash or evergreen elm trees.
- b. Palm trees where they have historically existed may be planted. +1

9. Landscaping ground cover.

- a. Turf should be used as ground cover in the Streetscape Zone and in the Active Front Yard for residential properties. *1

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.

+1

C. Building Form Guidelines.

1. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the historic character of the Character Area. (e.g. architectural lighting and signage, grilles, railings, downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).
2. **Building materials.** Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of Roosevelt North. (e.g. doors, windows, pilasters, cornices, arches and lintels). They should be articulated and expressed in a manner that is in context with existing historic buildings in Roosevelt North.
3. Primary buildings should incorporate a minimum 25 percent of brick, brick veneer, or decorative masonry on every facade visible from the exterior. *1
4. **Fences.**
 - a. Fences along the Pedestrian Street should be discouraged. *1
 - b. Pedestrian Street fences shall be composed of view fencing. *1
 - 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 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 feet beyond the front corner(s) of the primary structure.
5. **Roof forms.**
 - a. *Preferred types:*
 - (1) Gable, clipped gable or jerkin head, gable with parapets.
 - (2) Hip.
 - (3) Flat with parapets.
 - b. *Prohibited:* Mansard roof types.
6. **Window design.** Window format should be square or rectangular and similar to existing historic buildings. Window openings shall be recessed or articulated, particularly at the ground level.

D. Frontage Modifications.

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

E. Streetscape standards. *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Portland Street 7th Ave. to 3rd Ave.	20'	30'	None	AFY	5'	10'
Latham Street 5th Ave. to 3rd Ave.	20'	30'	None	AFY	5'	7'5"
Culver Street 7th Ave. to 300' west of Central Ave.	20'	30'	None	AFY	5'	10'
Willetta Street 7th Ave. to alley west of Central Ave.	20'	30'	None	AFY	5'	10'
Lynwood Street 7th Ave. to alley west of	20'	30'	None	AFY	5'	10'

Central Ave.						
7th Avenue Lynwood St. to alley south of Portland St.	20'	30'	None	AFY	6'	None Required
5th Avenue Alley north of Roosevelt St. to alley north of Lynwood St.	10'	25'	None	AFY, SY	5'	10'
3rd Avenue Alley north of Roosevelt St. to Culver St.	10'	25'	None	AFY, SY	5'	10'
3rd Avenue Culver Street to alley north of Lynwood St.	10'	25'	None	AFY, SY	5'	6'

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

Date of Addition/Revision/Deletion - Section 1218

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1219 Roosevelt South.

A. **Intent.** Roosevelt South will be the gateway to historic Roosevelt North, and an oasis for pedestrians from adjacent high-rise and high-density areas. While the neighborhood will retain its residential character, it will become a mixed-use neighborhood. Adaptive re-use of older and historic homes will provide distinctive shopping and dining along tree-lined streets creating a highly desirable, walkable neighborhood. *1

B. Development Standards.**1. Maximum height.**

a. *Main building:* Governed by the height map, Section [1202.C](#).

(1) *Bonus:* None.

b. *Accessory structures:* 30 feet.

2. Maximum density.

a. Governed by the density map, Section [1202.D](#).

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

3. Maximum lot coverage.

a. *Lot coverage:* 50%.

(1) *Bonus:* Maximum 75% total lot coverage.

b. *Accessory building.*

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

4. Minimum side and rear setback.

a. *Primary building.*

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

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

(2) *Rear:* 0 feet.

b. *Accessory buildings.*

(1) *Side:* Minimum 3 feet.

(2) *Rear:* 0 feet.

5. Projections.

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

(1) *Front street:* 10 feet.

(2) *Side street:* 5 feet.

b. Awnings, cornices, roof overhangs, and eaves may project more than three feet into any required setback providing they come no closer than two feet from a property line. *1

6. Required parking: Governed by Section [1206](#)

a. *Parking bonus:*

(1) *Increase:* Maximum 50%.

(2) *Decrease:* Maximum 50%.

7. Fences.

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

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

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

(1) Wall returns or gates should set behind the front facade to reveal windows and architectural features.

8. Street trees.

a. Street trees shall be planted with Arizona ash or evergreen elm trees.

b. Palm trees where they have historically existed may be planted. +1

9. Landscaping ground cover.

a. Turf should be used as ground cover in the Streetscape Zone and in the front yard for residential properties. *1

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. +1**C. Building Form Guidelines.**

1. **Architectural elements.** Accent materials and building design should contribute to creating a coherent architectural concept that is consistent with the historic character of the area. (e.g. architectural lighting and signage, grilles, railings,

downspouts, window and entry trim and moldings, shadow patterns and exterior lighting).

- a. *Building articulation.* For buildings under 65 feet in height the maximum building length without articulation/modulation is 30 feet.

- (1) Articulation shall be achieved through the incorporation of any 2 of the following:

- (A) Change in vertical wall plane (1-foot minimum).
- (B) Change in horizontal wall plane (1-foot minimum).
- (C) Varying roof lines.
- (D) Projecting or recessed architectural elements including windows and doors.

2. *Building materials.* Materials from adjacent or nearby buildings should be incorporated to help strengthen the character of Roosevelt South. (e.g. doors, windows, pilasters, cornices, arches and lintels).

3. Primary buildings should incorporate a minimum 25 percent of brick, brick veneer or decorative masonry on every facade. *1

4. **Windows.**

- a. *Preferred:* Vertical or vertical appearance.
- b. *Recessed:* Minimum 4 inches.
- c. *Transparency:* Minimum .64 VTR.

5. **Roof forms.**

- a. *Preferred types:*
 - (1) Gable, clipped gable or jerkin head, gable with parapets.
 - (2) Hip.
 - (3) Flat with parapets.

- b. *Prohibited:* Mansard roof types.

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

7. **Fences.**

- a. Fences along a Pedestrian Street should be discouraged. *1
- b. Fences above 40 inches in height along a Pedestrian Street shall be composed of view fencing. *1
- c. For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three (3) feet, and are conditioned upon obtaining a Certificate of Appropriateness or No Effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three (3) feet beyond the front corner(s) of the primary structure.

D. **Frontage Modifications.**

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

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

E. **Streetscape standards.** *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Roosevelt Street Alley west of 6th Ave. to 3rd Ave.	10'	15'	Minimum 75%	AFY, SD, DY, S	5'	6'
McKinley Street Alley west of 6th Ave. to 3rd Ave.	10'	15'	Minimum 50%	ALL	5'	10'
Fillmore	10'	15'	Minimum	ALL	5'	7'5"

Street Alley west of 6th Ave. to 3rd Ave.			50%			
6th Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	6'
5th Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	14'
4th Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	15'
3rd Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, S	5'	15'

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

Date of Addition/Revision/Deletion - Section 1219

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1220 Townsend Park.

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

B. Development Standards.**1. Maximum height.**

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

2. Maximum density.

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

3. Maximum lot coverage.

- a. *Lot coverage:* 75%.
 - (1) *Bonus:* Maximum 100% lot coverage.
- b. *Accessory building.*
 - (1) *Maximum footprint:* 25% of net lot area.

4. Minimum side and rear setbacks.

- a. *Primary building.*
 - (1) *Side:* 0 feet.
 - (2) *Rear:* 0 feet.
- b. *Accessory buildings.*
 - (1) *Side:* 3 feet.
 - (2) *Rear:* 5 feet.
 - (A) The rear setback may be reduced to 0 feet if a fully dedicated alley is present.

5. Required parking: Governed by Section [1206](#).

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

6. Fences.

- a. *Side yard:* Maximum height six feet.
- b. *Rear yard:* Maximum height six 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. +1**C. Building Form Guidelines.**

- 1. Guidelines applicable to buildings taller than 65 feet in height. *1
 - a. *General guidelines.* *1
 - (1) Buildings above 65 feet should not have massing that is boxy, bulky, or elongated. *1
 - (2) Large floor plates should be articulated to break down the mass of the building, create "street interest" and enhance skyline character. *1
 - (3) Building towers should have a minimum separation of 20 feet. *1
 - (4) The reflectivity of windows should be limited to 20 percent. *1
 - b. *Base guidelines.* *1
 - (1) All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one (1) and four (4) stories in height, and should be scaled to the immediate context.
 - (2) The base of a building(s) should be placed parallel, and not at an angle, to the street.
 - c. *Top.*
 - (1) The uppermost floors of high rise buildings should be articulated to achieve a distinctive skyline profile.

D. Open Space Guidelines.

1. For sites of 50,000 net square feet or larger, open space in an amount of at least five percent of the net lot area should be provided.
 - a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
 - b. The open space should connect or be visible from a Pedestrian Street. *1
 - c. *Landscape.*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - (2) *Fences/walls.*
 - (A) *Height:* Six feet maximum.
 - (B) *Materials:* Wrought iron, brick, or decorative masonry. *1

E. Frontage Modifications.

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

F. **Roof Type:** Consistent with primary structure.

G. Streetscape Standards. *1

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
McDowell Road 1st St. to east of 3rd St.	0'	5'	Minimum 75%	S	5'	None Required
Willetta Street 1st St. to 3rd St.	0'	10'	Minimum 50%	ALL	5'	15'
Culver Street 1st St. to 2nd St.	0'	10'	Minimum 50%	ALL	5'	15'
Moreland Street 1st St. to 3rd St.	0'	10'	Minimum 50%	ALL	5'	15'
1st Street McDowell Rd. to Willetta St.	0'	10'	Minimum 75%	S, SD, DY, GA	5' East 7' West	6' East West—None Required*
2nd Street McDowell Rd. to Culver St.	0'	10'	Minimum 75%	S, SD, DY, GA	5'	25'
3rd Street McDowell Rd. to Moreland St.	5'	15'	Minimum 75%	S, SD, DY, GA	5'	15'

(AFY) Active Front Yard, (SD) Stoop/Door 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.

Date of Addition/Revision/Deletion - Section 1220

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1221 Van Buren.

A. **Intent.** The intent of the Van Buren Character Area is to establish a dense, vibrant, urban mixed-use area that is a center for commerce and high-rise urban living. This area comprises some of the tallest height entitlements within the City. The close proximity to government buildings and commercial offices makes this an ideal location for future hotels and iconic residential buildings with a strong urban focus. The active streetscape will connect the primarily residential neighborhoods to the north with the amenities and services provided within the Business Core and Van Buren Character Areas.

B. Development Standards.**1. Maximum height.**

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

2. Maximum density.

- a. Governed by the density map, Section [1202.D](#).
 - (1) *Bonus:* 50%.

3. Maximum lot coverage.

- a. *Lot coverage:* 55%.
 - (1) *Bonus:* maximum 100%.
- b. *Accessory building.*
 - (1) *Maximum footprint:* 25% of net lot area.

4. Minimum side and rear setbacks.

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

Rear: Zero feet if adjacent to fully dedicated alley. +1
- b. *Accessory buildings.*
 - (1) *Side:* 0 feet.
 - (2) *Rear:* 0 feet.

5. Required parking: Governed by Section [1206](#)

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

6. Fences.

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

7. Signage. Signage subject to the regulations of Phoenix Zoning Ordinance Section 705, Table D-1, Commercial/Industrial Right-of-Way Low Volume Street Standards. +1**C. Building Form Guidelines.**

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

D. Open Space Guidelines.

1. For sites of 50,000 net square feet or larger, open space in an amount of at least five percent of the net lot area should be provided, except for properties that are required to develop the Taylor Street Pedestrian Paseo.
 - a. Open space should be a minimum 500 square feet with a minimum dimension of 20 feet.
 - b. The open space should connect or be visible from a Pedestrian Street. *1
 - c. *Landscape:*
 - (1) The portions of open space not landscaped should be surfaced in textured concrete, bricks, pavers, or similar material.
 - d. *Fences/walls.*
 - (1) *Height:* Six feet maximum.
 - (2) *Materials:* Wrought iron, brick, or decorative masonry. *1

E. Taylor Street Pedestrian Paseo Standards.

1. Easement dedication.

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



2. Development standard bonus.

- a. Sites that are required to dedicate and construct the Taylor Street Paseo shall have no maximum lot coverage, maximum density requirements or required minimum open space.
- 3. Deviation from approved alignment:**
- a. The Paseo's alignment may be deviated by up to 50 feet either north or south of the approved alignment under the following conditions:
 - (1) The deviation shall not result in a misalignment of more than 90 feet.
 - (2) A north or south connector Paseo, designed in accordance with this section, shall be provided on site when a deviation results in more than 20 feet of misalignment within the block.
 - (3) The revised easement location shall be dedicated prior to final site plan approval.
 4. A minimum of 50% of the ground floor along the Paseo shall be active uses.
 5. The optional alignment can be used in place of the approved alignment. For sites with an optional alignment two easements are not required.

F. Taylor Street Pedestrian Paseo Guidelines.

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

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

G. Streetscape Standards. *1 *2

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Fillmore Street Alley west of 7th Ave. to 7th Ave.	0'	5'	Minimum 50%	ALL	5'	7'
Fillmore Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 50%	ALL	5'	10'
Van Buren Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	SF	5'	5'
Woodland Avenue 9th Ave. to alley west of 9th Ave.	12'	20'	Minimum 75%	AFY, SD, DY, S	5'	10'
Monroe Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	SD, DY, S	8'	10'
Adams Street 4th Ave. to 7th Ave.	0'	5'	Minimum 75%	SD, DY, S, GA	5'	10'

Adams Street 7th Ave. to 5th Ave.	0'	5'	Minimum 75%	SD, DY, S, GA	8'	5'
9th Avenue Adams St. to Van Buren St.	0'	5'	Minimum 50%	ALL	5'	20'
7th Avenue Adams St. to Fillmore St.	0'	5'	Minimum 75%	SD, DY, S	7'	7'
6th Avenue Adams St. to Van Buren St.	0'	5'	Minimum 75%	ALL	East 5' West 5'	East 5' West 8'
6th Avenue Van Buren St. to Fillmore St.	0'	5'	Minimum 50%	SD, DY, S, GA	East 5' West 5'	East 8' West 5'
5th Avenue Adams St. to Van Buren St.	0'	5'	Minimum 75%	ALL	7'	7'
5th Avenue Van Buren St. to Fillmore St.	0'	5'	Minimum 50%	SD, DY, S, GA	5'	10'
4th Avenue Monroe St. to Van Buren St.	0'	5'	Minimum 75%	ALL	7'	7'
4th Avenue Van Buren St. to Fillmore St.	0'	5'	Minimum 50%	SD, DY, S, GA	5'	15'
3rd Avenue Monroe St. to Van Buren St.	0'	5'	Minimum 75%	ALL	5'	5'
3rd 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.	0'	5'	Minimum 65%	SD, S	See Paseo Guidelines	See Paseo Guidelines

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

Date of Addition/Revision/Deletion - Section 1221

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010
+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
*2 Revision on 3-1-2017 by Ordinance No. G-6287, eff. 4-1-2017

applicable to signs in the commercial districts of Section 705 of the Phoenix Zoning Ordinance. +1

(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: +1

- (A) Identify only one on-site business. +1
- (B) Provide a minimum eight-foot clearance. +1
- (C) Project no more than three feet into the public right-of-way. +1
- (D) Be indirectly illuminated from a shielded light source (i.e., not backlit or cabinet sign). +1

(2) Awning signs shall be permitted by right. Awning signs shall have letters no more than ten inches in height. +1

(3) Signs painted on the building surface or letters mounted directly to the building surface should: +1

- (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. +1
- (B) Be at least half the vertical height of the letters to a building corner (vertical edge) or to a roofline. +1

(4) Windows visible from the public right-of-way shall not exceed a maximum of 20 percent of the windowpane area. +1

(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. +1

(6) Corner buildings shall be allowed signage on each street frontage. +1

(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 percent of the area may be devoted to business identification. +1

(8) The provisions of Section 705.C.6.d shall not apply within the Warehouse Character Area. +1

(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 percent 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: +1

- (A) The signs and other displays are appropriate in scale, composition, and manner of display with surrounding development. +1
- (B) When adjoining establishments participate in an event, a single request for a use permit may be filed. +1

(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. +1

(11) The following signs are prohibited: +1

- (A) Those placed above or on top of any portion of the roof or front parapet or facade. +1
- (B) Signs utilizing moving, flashing, or rotating lights or mechanisms, except as provided by a use permit. +1
- (C) Freestanding signs or ground signs. +1

b. Signage may be increased by up to 25 percent by submitting a comprehensive sign plan as provided in Section 705.E of the Phoenix Zoning Ordinance. +1

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. +1
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.** Window openings should be recessed or articulated, particularly at the ground level. *1
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. *1

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. +1

6. Architecture and applied treatments that express corporate identity should be de-emphasized. Buildings should be unique structures that complement and blend with the surrounding context. *1

7. Building materials. *1

a. New construction from finished grade to 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. *1

b. Brick veneer should give the appearance of structural brick. If used, brick tile applications shall use wraparound corner and bullnose pieces to minimize a veneer appearance. *1

c. Stucco finishes shall be limited to no more than 25 percent of all facades (for new or remodel projects) visible from off site. +1

8. Guidelines applicable to buildings taller than 65 feet in height. *1

*a. General guidelines. *1*

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

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: *1

- a. Metal or wood siding.
- b. Parabolic arches and other nongeometric forms.
- c. Backlit awnings or panels.
- d. Plastic and acrylic components used in awnings and other accessories.

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

- a. *Angled building walls.* Walls not parallel or perpendicular to adjacent streets. This does not prohibit the use of angled building components at the street level to provide building articulation.
- b. Steeply pitched roofs (greater than 30 degrees) including mansard roof forms. *1
- c. Curtain-wall facades.

E. Streetscape Standards. *1

<i>Streetscape Standards Matrix</i>						
<i>Street Section</i>	<i>Minimum Building Setback</i>	<i>Maximum Building Setback</i>	<i>Building Frontage</i>	<i>Allowed Frontage Types</i>	<i>Minimum Sidewalk Width</i>	<i>Minimum Streetscape Zone Width</i>
7th Avenue South of the train tracks to Grant St.	None	None	None	ALL	5'	None Required*
7th Avenue Grant St. to Sherman St.	0'	5'	Minimum 75%	S	5'	None Required*
6th Avenue Sherman St. to Grant St.	0'	20'	Minimum 50%	ALL	5'	7'
5th Avenue Alley	0'	5'	Minimum 75%	S	5'	7'

south of Jackson St. to Madison St.						
4th Avenue Sherman St. to Grant St.	0'	5'	Minimum 50%	ALL	5'	7'
4th Avenue Grant St. to Lincoln St.	0'	5'	Minimum 50%	ALL	5'	14'
4th Avenue Alley south of Jackson St. to Madison St.	0'	5'	Minimum 75%	S	5'	7'
3rd Avenue Grant St. to Jackson St.	0'	5'	Minimum 75%	S	5'	15'
2nd Avenue Grant St. to Lincoln St.	0'	5'	Minimum 50%	ALL	5'	18'
2nd Avenue Buchanan St. to Jackson St.	0'	5'	Minimum 50%	S	5'	5'
1st Avenue Grant St. to Madison St.	0'	5'	Minimum 75%	S	10'	(1)
Central Avenue Grant St. to Madison St.	0'	5'	Minimum 75%	S	8'	(1)
1st Street Grant St. to Buchanan St.	0'	5'	Minimum 50%	ALL	5'	(1)
1st Street Buchanan St. to Madison St.	0'	5'	Minimum 50%	ALL	6'	14' ⁽¹⁾
2nd Street Lincoln St. to alley south of Jackson St.	0'	5'	Minimum 50%	ALL	6'	15'
3rd Street South of Grant St. to Grant St.	0'	5'	Minimum 75%	S	6'	14'
3rd Street Grant St. south to Railroad Row	0'	5'	Minimum 75%	S	6'	8'
4th Street Grant St. south to Character Area boundary	0'	5'	Minimum 75%	SD, DY, S	5'	None Required ⁽²⁾

5th Street Grant St. to Lincoln St.	0'	5'	Minimum 50%	ALL	6'	8'
6th Street Lincoln St. to Buchanan St.	0'	5'	Minimum 50%	ALL	8'	5'
7th Street Lincoln St. to south of Grant St.	0'	5'	Minimum 75%	SD, DY, S	6'	8'
Madison Street 5th Ave. to 4th Ave.	0'	5'	Minimum 75%	SD, DY, S	5'	7'
Madison Street 1st Ave. to 1st St.	0'	5'	Minimum 75%	SD, DY, S	5'	7'
Jackson Street 5th Ave. to 1st St.	0'	5'	Minimum 75%	S	8'	As Established with Tree Wells ⁽¹⁾
Buchanan Street 3rd Ave. to 3rd St.	0'	5'	Minimum 75%	SD, DY, S	7'	5'
Lincoln Street 7th Ave. to 7th St.	0'	5'	Minimum 75%	SD, DY, S	7'	5'
Grant Street 6th Ave. to 2nd St. 3rd St. to 7th St.	0'	5'	Minimum 50%	ALL	5'	14'
Grant Street 2nd St. to 3rd St.	0'	5'	Minimum 75%	SD, DY, S	5'	14'
Sherman Street 7th Ave. to 4th Ave.	0'	5'	Minimum 75%	SD, DY, S	8'	6'

(AFY) Active Front Yard, (SD) Stoop/Door 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.

Date of Addition/Revision/Deletion - Section 1222

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010
+1 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
*1 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
+2 Addition on 3-1-2017 by Ordinance No. G-6286, eff. 4-1-2017

1223 Sustainability Bonus.

A. **Applicability.** The sustainability bonus system is designed to provide projects that exhibit environmentally friendly design and performance elements with additional entitlements. This system shall only be applied to projects that are located in Character Areas that allow such bonuses. *2

B. Credit Categories.

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

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

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

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

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

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

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

- d. *Maximum parking increase.* The allowed bonus is an increase based upon the maximum parking allowed in Section [1206](#). *2

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

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

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

C. Sustainability Matrix. *2

CREDIT DESCRIPTION AND QUALIFIERS	OPTIONS	POSSIBLE CREDITS
Provide 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).	2 Different Uses	5
	3 Different Uses	10
Provide pedestrian amenities such as: lit bollards, 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	4 Different Types of Amenities	2
	5 Different Types of Amenities	3
	6+ Different Types of Amenities	4

common area (e.g., playground equipment, sports court, swimming pool, gymnasium). Must be in addition to required amenities.	Amenities	
Shade surface parking spaces using vegetation, low-sloped structural shading with a minimum SRI of 29, or a similar material that achieves additional shading with high reflectivity. Excludes driveways and aisles.	30% of Spaces 40% of Spaces 50%+ of Spaces	6 8 10
Shade provided using solar structures for surface parking lot or other hardscape areas including rooftop parking.	30% of Spaces 40% of Spaces 50%+ of Spaces	12 16 20
Provide 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 on-site pedestrian walkways, private surface driveways and parking stalls. Shall not include loading areas.	20—40% Hardscape Surface Area 41—60% Hardscape Surface Area 61—80% Hardscape Surface Area 80%+ Hardscape Surface Area	3 4 5 6
Provide a reciprocal parking agreement for required parking to reduce or eliminate on-site parking.	25%+ of Required Parking	8
Uses nonpotable or gray water for required irrigation water.	25%—49% 50%+	3 6
Provide 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 Point for Each % of Building Energy Usage Being Provided	
Outperforms the currently adopted energy code standard by the following percentages. Measured by the percent (%) over required energy code standard.	5%—9% 10%—14% 15%+	5 10 15
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.	10%—35% 35%+	5 10
Provide additional bicycle amenities which shall be located in common areas of the site, and may include the following:		4
Commercial Use: Locker, shower, and/or tire air-up facilities. Required short- and long-term bicycle parking and other required amenities are excluded.	3 Types of Amenities 4+ Types of Amenities Shower	5 6 10
Residential: Provide bicycle amenities such as secure parking areas, locker, and/or tire air-up facilities for tenants. Number of amenities based on percent of total number of dwelling units.	2 Types of Amenities for 20% of the Dwelling Units	5 Per Each Increment
Exceed the minimum landscaping requirements by providing three-inch caliper or larger size trees. Landscaping must be visible and accessible by the public.	20%+ Above Required Plant Material Minimum 3" Caliper Size Trees	3 5
Preserve all viable large mature trees (over six-inch caliper) in place. Includes trees in the right-of-way along the frontage of the development.	Each Tree	1
Provide a minimum 30-year historic preservation conservation easement for the original footprint of a property zoned HP or HPL within the boundary	—	20

of the Downtown Code as approved by the Historic Preservation Officer.		
Rehabilitate a structure (including building stabilization) with HP or HPL zoning as approved by the Historic Preservation Officer. Building must be located within the boundary of the Downtown Code.	—	30
Incorporate public art that is a permanent installation that is visually or physically accessible by the general public.	Approved by Arts Commission	5
Provide 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.	5%—8% Net Site Area	6
	9%—12% Net Site Area	8
	13%+ Net Site Area	10
Provide affordable housing units in the percentage shown with a deed restriction to ensure affordability for a minimum duration commensurate with the project funding agreement, as approved by the Phoenix Housing Department.	10%—24%	8
	25%—49%	12
	50%+	18
Provide shade for a minimum of 50% of occupiable roof areas.	—	5
Total Credits		208+

Date of Addition/Revision/Deletion - Section 1223

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

*1 Revision on 11-3-2010 by Ordinance No. G-5562, eff. 12-3-2010

+2 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

*2 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013

1224 Design Alternatives.

The Design Review Committee (DRC) shall oversee and approve design alternatives and sustainability bonus appeals. *1

A. 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.

1. The following may be modified by the DRC up to 25 percent from the prescribed standards: including minimum/maximum setbacks; lot coverage; frontage type standards (but not frontage type); landscaping; and parking. *2
2. Substitute methods of meeting the intent of development guidelines may be also be approved by the DRC.
3. A design alternative shall be reviewed and acted upon by the DRC in accordance with the procedural requirements of Section 507 of the Phoenix Zoning Ordinance.
4. A certificate of approval from the DRC shall be included on the final site plan.

B. **Sustainability Bonus.** This is a deviation from the prescribed development standards that would result in a furtherance of the goals and policies of the Downtown Phoenix Plan. Height, density, lot coverage, minimum parking standards, maximum parking standards and required open space may be increased or decreased based upon earned credits outlined in Section 1223. Substitute methods of meeting the intent of specific credits may also be approved by the DRC with an appeal application. *1

1. Each sustainability bonus application shall include, at a minimum, the following:
 - a. A listing of the credits that are being utilized and any support documentation (to be sealed by a licensed professional);
 - b. Site plan;
 - c. Building elevations;
 - d. Context plan;
 - e. A narrative statement describing any deviation from the prescribed credit(s) that indicates how the proposed standard is furthering the goals and policies of the Downtown Phoenix Plan and quantifiable improvement in the buildings performance;
 - f. Such other information as may be required by the Planning and Development Director or DRC. *1

2. In order to approve a sustainability bonus, the City must make findings as follows:

*1

- a. That the project is consistent with the intent stated for the subject Character Area;
 - b. That the project is improving the overall performance of the building through generally accepted building and design standards and innovation; and
 - c. The increased entitlements are consistent with the improved performance of the building.
3. A sustainability bonus shall be reviewed and acted upon by the City in accordance with the procedural requirements of Section 507 of the Phoenix Zoning Ordinance. *1
 4. In approving a sustainability bonus, the City may impose any reasonable conditions to ensure that the approval complies with the findings required above. *1
 5. A certificate of compliance shall be included on the final site plan. *1

Date of Addition/Revision/Deletion - Section 1224

Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010

*1 Revision on 11-3-2010 by Ordinance No. G-5562, eff. 12-3-2010

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