

Chapter 7
DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY¹

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¹**Editor's note**—Ord. No. G-5599, (TA-4-11), § 1, adopted March 23, 2011, effective April 22, 2011, amended portions of the Zoning Ordinance of the City of Phoenix, Arizona, to reflect the consolidation of the Planning Department with the Development Services Department and change all references to the department name to Planning and Development Department.

701 Bulk Regulations.

Notwithstanding any specific regulations enumerated below for each district, the following general regulations, where applicable, shall apply. *13

A. Lots.**1. Corner lots.**

a. In no case shall any structure, fence, or wall over three feet in height be located on a corner lot so as to be in conflict with the provisions of Section 31-13 of the City Code (G-76), entitled "Obstructing visibility at intersections," and amendments thereto.

b. On a corner lot in any residence district a side yard of not less than ten feet shall be maintained on the street side of such corner lot.

2. Any parcel of land having an area or average width less than that required by the use regulations below, for a lot in the district in which such parcel is situated, and which parcel was legally established at the time it came under the provisions of this chapter, shall be deemed to be a lot and may be used as a building site, provided, however, that all other regulations for the district shall be complied with.

3. Projections.

a. The following provisions apply to development in the subdivision option of Sections 604 through 607 and Sections 609 through 618: *2 *4 *6

(1) Open projections.

(a) In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.

(b) An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.

i. For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.

ii. No more than one such clear area, as stipulated in i. above, need be maintained on a lot.

(c) An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the

centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.

(d) Open fire balconies, and fire escape stairs may project not more than five feet over any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, roof overhangs, and eaves may project more than three feet over any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches over any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) **Closed projections.**

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any front or rear yard.

(b) A chimney may project not more than three feet into any required yard, if it is not more than six feet long measured in a direction parallel to the nearest property line so long as it is not closer than two feet from a property line.

(c) The main building in a residence district may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building in a residence district may project five feet into the required rear yard for no more than one-half the maximum width of the structure. A greater projection than five feet is subject to obtaining a use permit in accordance with the provisions of Section 307. +2

b. The following provision applies to development in the average lot and planned residential development options of Sections 609 through 618: *3

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except: *3

(a) A roof overhang may project not more than three feet into either of these yards; and *3

(b) An attached awning, open porch or other similar shade structure may project not more than ten feet into the required rear yard provided that the structure shall neither cover more than two hundred square feet nor come closer than three feet to a side or rear property line. +3

(2) A roof overhang may project no more than three feet into a required street side yard setback. *3

c. The following provisions apply to single-family attached residential development: +12

(1) Open Projections. +12

(a) An awning, open porch, or open balcony may project into any required setback not more than five feet. +12

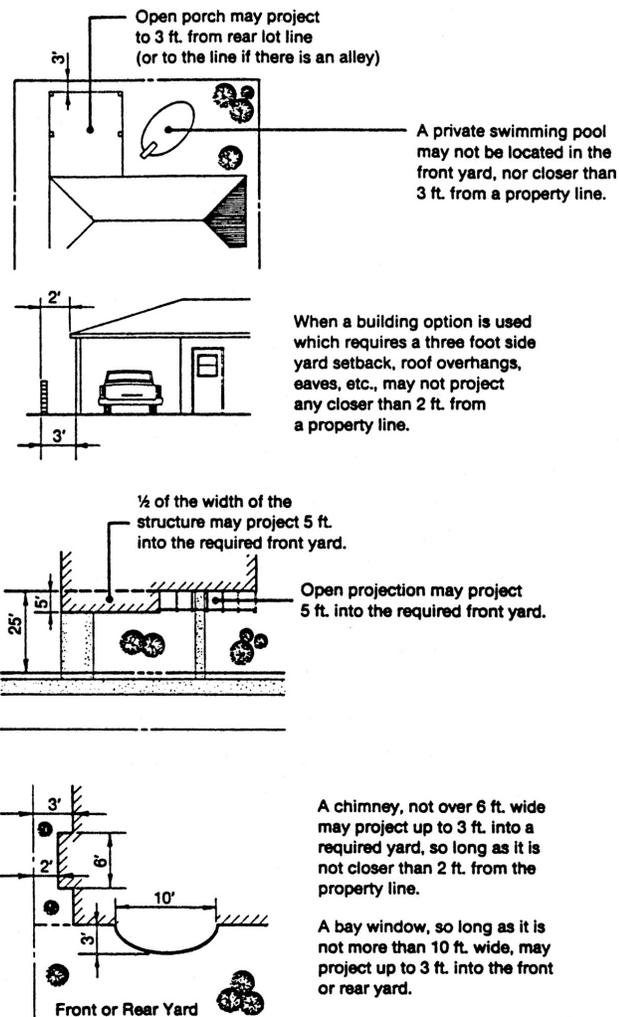
(b) Where an alley exists, an awning, open porch, or open balcony may extend to the property line. +12

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required building setback. +12

4. No lot shall be divided in such a way that any division of such a lot shall contain more dwelling units than are permitted by the zoning regulations of the district in which such lot is situated.

5. If, after dividing the area of a lot by the zoning requirements for the district in which the lot is situated, there is a remainder which is less than that required for a unit but more than seventy-five percent of that amount, then one additional dwelling unit may be built on such a lot.

6. Where future width lines have been established, all required yards shall be measured from such future width lines.



Bulk Regulations

7. In any district no automobile service station pump shall be located closer than twelve feet to a street property line or a future width line, whichever is applicable.
8. Every occupied recreational vehicle shall be located in a recreational vehicle park as provided in Section 647.A.2.h of this ordinance, except for accessory parking allowed at hospitals as provided in Section 622.D.78, 623.D.81, and 647.A.2.i herein; and every mobile home occupied for sleeping or living purposes shall be located in a mobile home development as set forth in Section 647.A.2.l of this ordinance, except as provided for watchmen's purposes in Sections 627 and 628 herein, or as may be approved for living purposes by a property owner during the construction of a permanent home on the premises, subject to a use permit and the obtaining of a building permit, for a period not to exceed one year.
9. Any use permitted subject to a use permit shall continue to be subject to said permit in any less restrictive district unless such use shall specifically appear as a

permitted use.

10. In any district where a lot is bounded on a side lot line by a partial alley, there shall be a side yard setback to provide for a full sixteen-foot-wide or a twenty-foot-wide alley, whichever is applicable, in accordance with Chapter 32 [32-39(a)(5)] of the City Code, the Subdivision Ordinance of the City of Phoenix, plus two feet.

11. A lot, as defined, shall be subject where applicable to the following special regulations:

a. Where two or more lots are used as a building site and where main buildings cross lot lines then the entire area shall be considered as one lot for the purposes of setbacks, density, and lot coverage, except that the front of the parcel shall be determined to be the front of the individual lots as platted, subdivided, or laid out.

b. Any division of property shall be in accordance with the provisions of section Chapter 32 of the City Code, "The Subdivision Ordinance of the City of Phoenix," as amended.

B. Height provisions. The building height limitations of this ordinance shall not apply to church spires, signs, belfries, cupolas, domes, monuments, water towers, chimneys, flues, vents, flagpoles, radio and television towers, fire lookout towers or airway beacons; nor to any water tank, bulkhead, elevator, or stairway penthouse or similar structure used solely as an auxiliary space for equipment and machinery of the mechanical, electrical, or utility systems of the building and which do not occupy more than twenty-five percent of the roof area, except for the restrictions in Section 658. *8 *9

C. Area provisions. In any district, any parcel of land shown as a lot on the plat of a subdivision, duly recorded in the office of the County Recorder and where the site boundary lines are not parallel, may have a frontage of less than the sixty feet otherwise required, provided that the width of such parcel measured along a line at right angles to the center axis thereof and at a distance from the front lot line equal to the required front yard measurement shall not be less than sixty feet.

D. Commercial and high-rise building setbacks.

Purposes. The purposes of this ordinance are: to assure adequate light, air, open space, visibility for pedestrian and vehicular traffic; to prevent traffic and civil disorders; to reduce dust and other air pollution; to preserve a healthful environment; and to maintain and enhance values for commercial property in the City.

1. Applicability.

a. The provisions of this section are applicable to all structures higher than four stories or forty-eight feet in height and to any use or structure except signs and sign structures located within the C-1, C-2, or C-3 districts and where specified in the Commerce Park, A-1, and A-2 districts. Any and all signs in these districts shall be regulated by the provisions of Section [705](#), Signs, of the

Zoning Ordinance.

b. Compliance with this ordinance shall be certified by obtaining such site plan approval as may be required under Section 507.1 of the Zoning Ordinance of the City of Phoenix, or, otherwise shall be demonstrated at the time of application for a building permit by submission of such plans and statements as may be required herein to the Building and Housing Safety Department. All such plans shall be completed and all such statements shall be met prior to the issuance of a certificate of occupancy.

c. The provisions of this section shall not be applicable for the purpose of locating temporary construction facilities on the development site. Such construction facilities shall be removed within seven days after completion of initial development or prior to issuance of the certificate of occupancy, whichever first occurs.

2. **Applicability to high-rise buildings.** All structures higher than four stories high or forty-eight feet in height, except as may be otherwise regulated by Section [701.D.2.b](#) and [701.D.4](#), shall conform to the following standards:

a. A front yard of not less than thirty-five feet in depth shall be provided.

(1) A landscaped area of not less than five times the width of the front yard, measured in square feet, shall be provided.

(2) Parking spaces shall be permitted in the front yard; provided, however, that such parking is screened from any public right-of-way by appropriate walls, beams, or solid landscaping.

(3) A structure of less than forty-eight feet or four stories in height may be constructed in the required front yard; provided however, that such a structure conforms to the requirements of Section [701.D.3](#).

b. The required thirty-five-foot front yard setback established by Section [701.D.2](#) may be reduced to twenty-five feet according to the following:

(1) The inclusion in the development plan of any of the following amenities shall allow the setback requirement to be reduced by five feet per amenity, with a maximum allowable reduction of ten feet.

(a) Underground parking;

(b) Developed pedestrian mall or plaza;

(c) Additional landscaping.

(2) The inclusion in the development plan of any of the following amenities shall allow the setback requirement to be reduced by two and one-half feet, per amenity, with a maximum allowable reduction earned of five feet.

- (a) View preservation;
 - (b) Transit access facility;
 - (c) Landscaped parking;
 - (d) Imaginative uses of water and shade;
 - (e) Artistic enhancement.
- (3) The inclusion in the development plan of any of the following amenities shall allow the setback requirement to be reduced by two feet, per amenity, with a maximum allowable reduction earned of four feet.
- (a) On-site or dedicated open space;
 - (b) Separation of pedestrian and vehicle;
 - (c) Aboveground parking structure.
- (4) The inclusion in the development plan of any of the following amenities shall allow the setback requirement to be reduced by one foot, per amenity, with a maximum allowable reduction earned of three feet.
- (a) Off-street passenger loading;
 - (b) Direct access to off-street parking;
 - (c) Covered pedestrian ways.
- c. Side yards shall be provided according to the following standards:
- (1) On a corner lot which has side yard abutting an arterial street, as designated on the street classification map, the side yard setback shall be at least twenty-five feet. *5
 - (2) On a corner lot abutting an intersecting street other than an arterial street no side yard shall be less than fifteen feet. *5
 - (3) A landscaped area of not less than five feet times the distance between the required front yard and the rear property line, measured in square feet, shall be provided within each side yard which abuts any street.
 - (4) Parking spaces may be established in any side yard; provided, however, that any such parking space which abuts any street is screened therefrom by appropriate walls, berms, or solid landscaping.
 - (5) A structure of less than forty-eight feet or four stories in height may be constructed in any required side yard; provided, however, that such structure conforms to the requirements of Section [701.D.3](#).
- d. All structures higher than four stories or forty-eight feet in height shall have

a rear yard of not less than fifteen feet in depth which depth may be measured from the centerline of any existing rear alley with a width of not less than sixteen feet or from that point on a partial alley, designed to have a width of not less than sixteen feet, which is intended to establish such centerline.

3. **Applicability to commercial and industrial use districts.** All structures located in the C-1, C-2, or C-3 districts and where specified in the Commerce Park, A-1, and A-2 districts, except as may be otherwise regulated by Section [701.D.3.b](#) and Section [701.D.4.a](#), shall conform to the following standards:

a. A front yard of not less than twenty-five feet in depth shall be provided.

(1) Where any parking space is established between the front property line and the principal building or structure, landscaping is required as follows:

(a) A total landscaped area not less than eight feet times the lot frontage, measured in square feet, shall be provided between property lines abutting public right-of-way and the principal building or structure; and

(b) Of this total area, a landscaped strip of not less than five feet in depth shall be located between the front property line and the parking area, exclusive of driveways and walkways.

b. On any lot where no parking spaces are established in the front yard, the front yard setback may be reduced to a minimum setback of not less than twelve feet by providing amenities on the site in accordance with the following guidelines:

(1) By utilizing only landscaping, increments of one foot reductions in the front yard setback may be realized by the inclusion of landscaping equal in area to one foot times the lot frontage, measured in square feet; or

(2) By combining landscaping and other amenities as established below:

(a) The inclusion in the development plan of any of the following amenities shall allow the setback requirement to be reduced by three feet, per amenity, with a maximum allowable reduction earned of six feet.

- i. Transit access facility;
- ii. Underground parking;
- iii. Developed pedestrian mall or plaza;
- iv. Landscaped parking;
- v. Imaginative use of water and shade.

(b) The inclusion in the development plan of any of the following amenities shall allow the setback requirement to be reduced by one and one-half feet, per amenity, with a maximum allowable reduction earned of six feet.

- i. On-site or dedicated open space;
- ii. Separation of pedestrian and vehicles;
- iii. Covered pedestrian walkways;
- iv. Aboveground parking;
- v. Artistic enhancement.

(c) The inclusion in the development plan of any of the following amenities shall allow the setback requirement to be reduced by one foot, per amenity, with a maximum allowable reduction earned of five feet.

- i. View preservation;
- ii. Off-street passenger loading;
- iii. Direct access to off-street parking;
- iv. Additional off-street parking;
- v. Shortened walking distances;
- vi. Walkways, bicycle paths, equestrian trails.

c. On a corner lot which abuts an intersecting arterial street as designated on the street classification map, a side yard of not less than twenty-five feet in width shall be provided. *5

(1) Said side yard shall be subject to the requirements of Section [701.D.3.a](#) and may be reduced to not less than twelve feet in accordance with procedures in Section [701.D.3.b](#).

(2) On a corner lot intersecting other than an arterial street a side yard of not less than ten feet in width shall be provided. *5

4. **General requirements.** All structures higher than four stories or forty-eight feet in height and all structures located in the C-1, C-2, or C-3 districts and where specified in the Commerce Park, A-1 and A-2 districts shall, as applicable, be subject to the following general provisions:

a. In that area bounded by Van Buren Street, Third Street, the alley south of Jefferson Street, and Third Avenue, there shall be no setback requirement imposed by this ordinance except that a landscaped area equal to five feet

times the total street frontage, measured in square feet, is required located along at least one street line.

b. All structures or uses existing in the C-1, C-2, or C-3 districts prior to October 21, 1975, and all structures or uses existing in the Commerce Park, A-1, and A-2 districts prior to April 19, 1986, where specified in Sections 626, 627, and 628 of this ordinance, may be reconstructed, expanded or altered notwithstanding front, side or rear setback requirements imposed by this ordinance subject to the securing of a use permit.

(1) No use permit approval shall be required in the following exempt circumstances:

(a) Where alteration consists solely of modifications to the building interior; or

(b) Where exterior alteration is limited to thickening of exterior walls (not including projections) by not more than eight inches, or by the addition of a porch or other open projection not to exceed eight feet in depth; or

(c) Where change of use from one permitted use to another permitted use does not result in either an increase in the number of required parking spaces or altered traffic flow on the subject premises.

(2) No use permit approval shall be required upon a finding by the Zoning Administrator, or his duly authorized representative, that landscaping, beautification and/or setback plans submitted by the applicant in conjunction with the proposed reconstruction, expansion or alteration are in general compliance with guidelines established by the Planning and Development Department for the informational purposes of property owners making such exterior improvements and are in accord with the intent of this Section [701](#).D. The applicant submitting such plans shall be entitled to the following:

(a) Notification of plan approval or disapproval within five working days of submittal, failure of such notification to be construed as disapproval for purposes of exhausting administrative remedies; or

(b) Specific recommendations for amending the plan in such manner as would result in approval; and

(c) The right to appeal any disapproval directly to the Board of Adjustment upon filing of an application for Use Permit and payment of the application fee set forth in Section 307

c. In all C-1, C-2, or C-3 districts and where specified in the Commerce Park, A-1 and A-2 districts, any landscaping requirement exclusive of that landscaping which may be chosen as amenity bonus, shall not exceed seven percent of the total lot area, measured in square feet, for any lot of record (as of the effective

date of this ordinance) which is less than sixty feet wide, ninety-four feet deep, or less than six thousand square feet in area.

d. In addition to the requirement of Section [701.A.10](#), automobile service stations shall be required to provide landscaping in compliance with Section [701.D.3.a.1.\(b\)](#).

e. Where landscaping is provided the following standards must be met:

(1) Landscaping shall include the installation and maintenance of, at a minimum, two of the following elements:

(a) Shrubs;

(b) Trees (fifteen-gallon or larger);

(c) Vines;

(d) Lawn or other living ground cover; or

(e) Ground cover such as rocks, boulders, or decomposed granite varieties.

(2) Plant materials must be selected from those species and varieties which can be maintained in a growing condition. All such landscaping shall be maintained by the owner or his designated agent.

(3) The substitution of artificial plants or artificial turf, or the waiver of the living plantings requirement, in those areas as necessitated by the particular conditions or the site in question, may be obtained after written justification therefor submitted along with the submission of the plans in accordance with Section [701.D.1.b](#) herein.

(4) A water source shall be available within any area landscaped with live plantings, and shall be shown on the submitted plans.

E. Separation Requirements—Registration. +1

Any person who intends to establish any use which under the provisions of this ordinance is required to maintain a minimum separation from another use may register with the Planning and Development Department a notice of intention to establish such a use which complies with applicable separation requirements as of the date of registration. Upon the filing of such notice, until the expiration of the time period specified in subsection 1 of this section, no other use which under the provisions of this ordinance is required to maintain the minimum separation from the registered use may be registered or established closer to the registered use than the minimum distance prescribed by this ordinance. The fee for such registration shall be as set forth in appendix A.1 of the City Code. +1

Editor's note—The zoning fee schedule, formerly app. A.1 of the Code of Ordinances, is

included herein as app. A.

1. Time period. +1

Expiration of the time period shall be as follows: +1

- a. When a permit to establish the registered use is not required under the provisions of the Construction Code of the City of Phoenix, the time period shall expire sixty days from the date the notice of intention to establish the use is filed with the Planning and Development Department. +1
- b. When a permit to establish the registered use is required under the provisions of the Construction Code of the City of Phoenix, the time period shall expire sixty days from the date the notice of intention to establish the use is filed with the Planning and Development Department, unless the required building permit is applied for during the sixty-day period. If a building permit is applied for during the sixty-day period, the time period shall expire upon the expiration of the building permit or in three hundred sixty-five days from the date of application for the building permit, whichever first occurs. +1
- c. Registrations that have expired are nonrenewable. A new registration for the proposed use shall not be accepted within thirty days of the expiration date of the prior registration. +1

2. Establishment of registered use. +1

Establishment of a registered use shall be evidenced by and shall occur on the date a certificate of occupancy is issued for such use. Application for and issuance of a certificate of occupancy shall be according to the procedures established in the Construction Code. If, at the expiration of the time period specified in subsection 1 of this section, the registered use has been established, no other use which under the provisions of this ordinance is required to maintain a minimum separation from the registered use may subsequently be established closer to the registered use than the minimum distance prescribed by this ordinance. +1

3. The provisions of this section shall not apply to a mobile vendor use. +7

Date of Addition/Revision/Deletion - Section 701

- +1 Addition on 2-19-1992 by Ordinance No. G-3498
- *2 Revision on 5-20-1992 by Ordinance No. G-3529
- +2 Addition on 5-20-1992 by Ordinance No. G-3529
- *3 Revision on 5-20-1992 by Ordinance No. G-3531
- +3 Addition on 5-20-1992 by Ordinance No. G-3531
- *4 Revision on 5-1-1998 by Ordinance No. G-4078
- *5 Revision on 7-1-1998 by Ordinance No. G-4109
- *6 Revision on 7-1-1998 by Ordinance No. G-4111
- +7 Addition on 10-4-2000 by Ordinance No. G-4298 (effective 2-1-2001)
- *8 Revision on 11-29-2006 by Ordinance No. G-4841, eff. 11-29-2006
- *9 Revision on 2-14-2007 by Ordinance No. G-4867, eff. 2-14-2007
- *10 Revision on 7-2-2007 by Ordinance No. G-4937, eff. 7-2-2007

- *11 Revision on 4-7-2010 by Ordinance No. G-5499, eff. 5-7-2010
- +12 Addition on 12-18-2013 by Ordinance No. G-5874, eff. 1-17-2014
- *13 Revision on 2-15-2017 by Ordinance No. G-6279, eff. 3-15-2017

702 Off-Street Parking and Loading.**A. Off-Street Parking and Maneuvering. *18****1. Off-street parking requirement. *18**

a. Shall be provided for all uses of property in accordance with the standards in this Section. +18

b. Shall include sufficient on site maneuvering for each parking space (refer to parking layout policy) along with adequate driveways, all of which must be located entirely on private property. +18

(1) If maneuvering is required on a site other than [than] the site of development a cross access agreement shall be executed. A copy of the executed and recorded agreement shall be provided to the Building Official and Planning and Development Traffic Engineer. +18

c. All off-street parking areas shall be accessible from a public street or alley unless prohibited in the Driveway Ordinance (Phoenix City Code). +18

2. When a parking plan is required.*18

a. An area for off street parking, drives and maneuvering meeting the requirements of this Section shall be provided on a parking plan in conjunction with the issuance of a building permit for any new construction or expansion of an existing building. The Building Official shall not issue a building permit unless these requirements are satisfied. *18

b. Whenever a parking plan has been approved, the parking area must be developed in accordance with the plan and may not be changed to deviate from the plan without the approval of the Planning and Development Department. *18

c. A parking plan shall be required by the building official whenever any change in use of a property is made that results in an increase in the number of required parking spaces or of the standards for parking areas contained in this Section. A parking plan is also required for new construction or site plan amendments. *18

3. Existing parking areas. Any parking area, existing as of July 2, 2003, which has an approved parking plan and is in conformance with that plan shall be considered a legal use under the terms of this section. New parking spaces required because of tenant changes, new construction, or site plan amendments occurring after July 2, 2003 may maintain the existing, legally nonconforming space dimensions. If more than fifty (50) spaces are added, the new spaces shall meet the dimensions of this Section. *18

4. Availability of parking on subject lot. The required parking for any use shall be on the same lot as the use, except: *18

a. A non-residential use in a non-residential district may have parking on another lot when: *18

(1) The lot is located within 300 feet of the use measured in a direct line from the building or, if no building is present, from the property line, and is not across an arterial or collector street; *18

(2) The off-site parking area is zoned the same as the use or is in a zoning district permitting commercial parking lots; and *18

(3) The use of the parking area is exclusively for the subject use and does not reduce parking for any other use below that required by this Section. *18

If not owned by the owner of the property containing the use, the off-site area must be used in conjunction with a recorded, non-cancelable lease, renewable in a minimum of five (5) year increments. A copy of the executed and recorded lease shall be provided to the Building Official and Planning and Development Traffic Engineer. The lease must remain permanently in effect to satisfy the parking requirements of this Section. *18

b. Parking for a nonresidential use legally permitted within a residence district may be provided on a lot separated from the property by no more than a public alley. *18

c. Parking for any use located outside a residence district shall not be located within a residence district unless in accordance with the provisions of this Ordinance. *18

B. Site and Parking Space Design Standards.*18

1. **Parking plan requirements.** Parking plans shall be submitted to and approved by the Planning and Development Department. The plan shall indicate the location and dimensions of all parking spaces, driveways, queuing lanes, maneuvering areas, parking and maneuvering surface, landscaped areas and pedestrian ways. The design shall provide sufficient on site maneuvering for each parking space (Refer to parking layout policy) along with adequate driveways. All parking plans shall conform to Section 31-44 of the Phoenix City Code, as amended. *18

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows: *18

a. *Parking garages:* +18

(1) Parking space dimensions. +18

(a) *Commercial retail, assembly uses and restaurant establishments:* shall have dimensions measuring a minimum of nine and one-half (9–1/2) feet by eighteen (18) feet. The depth of the parking space may be adjusted, as approved by the Planning and Development Department and consistent with parking area dimension policies, for angled parking. +18

(b) *Office, industrial and multi-family residential developments:* Shall have parking space dimensions measuring a minimum of eight and one-half

(8½) feet by eighteen (18) feet. The depth of the parking space may be adjusted, as approved by the Planning and Development Department and consistent with parking area dimension policies, for angled parking. +18

(c) *Tandem parking is permitted for multi-family development:* Tandem parking spaces shall have dimensions measuring a minimum of nine and one-half (9½) feet by eighteen (18) feet for each parking space, except for accessible spaces. +18

(2) A minimum of one and one-half (1½) foot setback from any interior wall or column shall be provided, if required by the Planning and Development Department, to ensure proper maneuverability. +18

(3) Parking garages serving a mixture of retail or assembly uses or restaurants and other uses shall have a clearly designated area on the site plan for the 9½ X 18 foot spaces. +18

(4) The lengths of all parking stalls shall be double striped with a minimum of twelve (12) inches between the striping. Said striping need not extend the minimum width of the stall, as specified in item a.(1) above. +18

(5) Maneuvering aisles for two-way traffic shall be a minimum of twenty-four (24) feet in width, except as provided in 702.B.2.b.(5) below. Aisle widths may be adjusted, as approved by the Planning and Development Department and consistent with parking area dimension policies for angled parking and/or one-way traffic. +18

(6) Retail, assembly uses or restaurant establishments that do not exceed ten percent (10%) of the gross floor area of a development in the Light Industrial (A-1), Industrial District (A-2), and Commerce Park Zoning Districts are not subject to the above parking provisions. +18

b. *Surface parking:* +18

(1) Parking space dimensions. +18

(a) *Commercial retail, assembly uses and restaurant establishments:* Parking spaces located in surface parking lots that are single striped shall have dimensions measuring a minimum of nine and one-half (9½) feet by eighteen (18) feet. If the entire surface parking lot is double striped, fifty percent (50%) of the spaces provided in the lot must be nine and one-half (9½) feet by eighteen (18) feet wide, while the remainder of the spaces may be a minimum of nine (9) feet wide. the depth of the parking space may be adjusted, as approved by the Planning and Development Department and in compliance with parking area dimension policies, for angled parking. +18

(b) *Office, industrial and multi-family residential developments:* Shall have parking space dimensions measuring a minimum of eight and one-half (8½) feet by eighteen (18) feet. The depth of the parking space may be

adjusted, as approved by the Planning and Development Department and consistent with parking area dimension policies, for angled parking. +18

(c) *Tandem parking is permitted for multi-family development.* Tandem parking spaces shall have dimensions measuring a minimum of nine and one-half (9½) feet by eighteen (18) feet for each parking space, Except for accessible spaces. +18

(2) Surface parking serving a mixture of retail or assembly uses or restaurants and other uses shall have a clearly designated area on the site plan for the spaces that comply with the requirements outlined in item b.(1) above. +18

(3) All double striped spaces shall have a minimum of twelve (12) inches between the striping. Said striping need not extend the minimum width of the stall, as specified in item b.(1) above. +18

(4) Retail or restaurant uses, including outdoor areas reserved for such uses, that do not exceed ten percent (10%) of the gross floor area of a development in the Light Industrial (A-1), Industrial District (A-2), and Commerce Park Zoning Districts are not subject to the above parking provisions. +18

(5) The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle. +18

c. *Compact parking.* +18

(1) May only be used for spaces in excess of required parking spaces and shall be located in the lowest use areas of the site. The minimum dimensions are eight (8) feet by sixteen (16) feet. +18

(2) Multi-family projects may use compact space dimensions for no more than 10% of required parking spaces. If garages are provided for dwelling units, one compact space may be allowed for each garage unit up to a maximum of 30% of required parking. +18

d. *Single family residential.* +18

(1) Tandem parking is permitted for single-family. Surface tandem parking spaces shall have dimensions measuring a minimum of nine and one-half (9½) feet by eighteen (18) feet for each parking space. +18

(2) Individual garages for residential uses shall have unencumbered parking space dimensions measuring a minimum of nine and one-half (9½) feet by nineteen (19) feet. +18

3. **Dustproofing and paving.** +18

a. All parking and maneuvering areas within the front yard and side yards adjoining a primary residential structure shall be maintained in a dustproofed

condition. If more than the above prescribed area of the front yard is surfaced with a similar dustproof material, the parking and maneuvering area within the front yard and side yards adjoining the primary structure shall be delineated with a permanent border. +18

b. All parking and maneuvering areas on a residential lot, except single-family or duplex residential, shall have dustproof paving. +18

c. All parking and maneuvering areas on a non-residential lot shall have dustproof paving. This includes areas of a lot used to store pneumatically tired vehicles and lots for used cars. +18

d. Dustproof paving or surfacing shall be provided on any such lots by April 20, 1999 or the effective date of the original City Zoning. The Zoning Administrator may approve an alternate schedule if there are extenuating circumstances. +18

4. **Control.** Control shall be established to prevent vehicles from leaving parking and maneuvering areas except through necessary driveway openings and shall be provided on the property in the following manner: +18

a. Parking or maneuvering areas which abut a property line shall have a solid masonry wall or a minimum six (6) inch high curb installed and located so that no part of a vehicle shall extend over or beyond the property line. +18

b. Parking or maneuvering areas which do not abut a property line and which are not bounded by a fence, wall, building, or established landscaping plot shall be bounded by curbing. +18

c. Solid curbing shall be installed, if required for drainage control by the City Engineer. +18

5. **Lighting.** Any lights used to illuminate said parking place shall be so arranged as to reflect the light away from adjoining lots in residential districts. +18

6. **Queuing lanes.** Queuing lanes for drive-through facilities shall be provided on site and shall not be located within the required front or street side yards. Queuing lanes shall be in addition to required off street parking and shall be designed so as not to interfere with the operation of driveways and maneuvering areas for off street parking areas. Queuing lanes shall be provided as follows: +18

a. *Banks, savings and loan establishments, and other similar financial institutions:* Minimum of one hundred fifty (150) linear feet of queuing space for the first bay plus one hundred (100) linear feet of queuing space per additional bay. Queuing lengths shall be a linear measurement from the point of service. +18

b. *Drive-in theaters:* Queuing space in a number of linear feet which equals two (2) times the number, of viewing stalls located within the theater. +18

c. *Drive-through facilities for restaurants:* One hundred fifty (150) linear feet of queuing space per pick-up window. queuing lengths shall be a linear measurement

for the point of service. +18

d. All other drive-through facilities not addressed shall have a minimum of one hundred (100) linear feet of queuing space per bay or pick-up window. Queuing lengths shall be a linear measurement from the point of service. +18

e. Facilities providing multiple bays or points of service shall provide a minimum of two (2) approach lanes. +18

7. **Screening.** +18

a. *Residential districts.* Screening of parking is required in residential districts when the lot serves any use, except single-family units or a multi-family project of less than sixteen (16) units. A screen consisting of a solid wall or landscaping shall be required, detailed as follows: +18

(1) Along that portion of the perimeter of the parking area bounding or within side or rear yards, the wall shall not be less than four (4) feet nor more than six (6) feet in height. Landscaping, when matured, shall be a minimum of four (4) feet in height and shall be maintained in a living condition. +18

(2) Along that portion of the perimeter of the parking area bounding or within a front yard, the wall shall be three (3) feet in height. Landscaping shall, when matured, be a minimum of three (3) feet in height and shall be maintained in a living condition. +18

(3) All landscaping or wall construction adjacent to driveway entrances is not to exceed three (3) feet in height within a triangle measuring ten (10) feet in depth from the property line tapering to the property line twenty (20) feet on either side of the driveway. All landscaping and wall construction shall comply with the vision obscurement requirement of the Phoenix City Code. +18

(4) All required walls and landscaping shall be maintained in a neat and orderly condition. +18

(5) Landscaping as required in this Section shall provide at least continuous evergreen (broad leaf or conifer) shrubs or hedges in a planting area which shall be a minimum of three (3) feet in width. +18

b. *Non-residential districts.* Screening of the parking area is required in nonresidential districts, when the following conditions exist: The lot serves any use, except single-family units or a multi-family project of less than sixteen (16) units, and the lot adjoins a residential zoning district or is separated from a residential district by an alley, locale or collector street. A screen consisting of a solid wall or landscaping shall be required along the portions of the parking lot and drives which adjoin or are across the street or alley from the residential zoning district, detailed as follows: +18

(1) Along that portion of the perimeter of the parking area bounding or within interior, side or rear yards, the wall shall not be less than [than] four (4) feet nor

more than six (6) feet in height. Landscaping, when matured, shall be a minimum of four (4) feet in height and shall be maintained in a living condition. +18

(2) Along that portion of the perimeter of the parking area bounding or within a street side or front yard, the wall shall be three (3) feet in height. Landscaping shall, when matured, be a minimum of three (3) feet in height and shall be maintained in a living condition. +18

(3) All landscaping or wall construction adjacent to driveway entrances is not to exceed three (3) feet in height within a triangle measuring ten (10) feet in depth from the property line tapering to the property line twenty (20) feet on either side of me [the] driveway. All landscaping and wall construction shall comply with the vision obscurement requirement of the Phoenix City Code. +18

(4) All required walls and landscaping shall be maintained in a neat and orderly condition. +18

(5) Landscaping as required in this section shall provide at least continuous evergreen (broad leaf or conifer) shrubs or hedges in a planting area which shall be a minimum of three (3) feet in width. +18

C. Parking Requirements. Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section [702.D](#)). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval. *18

Type of Land Use	Parking Requirements
+18 Art Gallery	1 space per 300 sq. ft.
+18 Art Studio	1 space per 500 sq. ft. or 1 per 1.5 employees
+12 Basketball and Volleyball Courts	9 spaces per court, 6 spaces per half-court
Batting Cages	1 space per 60 s.f. of batting area (area where batter is standing)
Billiard Parlors	1.5 spaces per table (3 feet around pool tables will not be counted for parking in bars & lounges)
Car Wash, Automated	1 space per 3 non-office employees and 1 space per 300 s.f. of office and sales area and 2 space per 24 feet of wash bay
Churches, Synagogues, Temples, or Other Places of Worship (See Public Assembly—General, for public event facilities)	1 space per 3 seats or 1 space per 58 lineal inches of pew space
+18 Convention/	1 space per 100 sq. ft.

Conference Centers	
Court Rooms, Detention Facilities	1 space per 60 s.f. of hearing rooms or 1 space per 90 lineal inches of pew space and 1 space per 300 s.f. office area and 1 space per 3 employees in jail area and 1 space per 5 beds
Day Care Center	1 space per 300 s.f. of floor area (20% reduction allowed for storage, restrooms, etc).
Dormitories, Fraternity and Sorority Houses	1 space per 1 dwelling unit and 1 space for each 2 guest rooms
Dwelling Unit, Multi-family	<p>Total required parking 1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms *16 *22</p> <p>When the required parking is reserved for residents, additional unreserved parking is required as follows: +220.3 spaces for each efficiency unit and 0.5 spaces per each 1 or 2 bedroom unit and 1.0 space per each 3 or more bedroom unit. +22</p> <p>Exception for unreserved parking: where minimum 18-foot driveways are provided for individual units, .25 space per each unit. +22</p> <p>Unreserved parking shall be distributed throughout the site.</p> <p>Note: Any unreserved parking spaces required by this section may be counted toward the total required parking count.</p>
Dwelling Unit, Single-Family Attached	1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms
Dwelling Unit, Single-Family Detached	2 spaces per 1 dwelling unit
+18 Field Sports i.e. Softball, Soccer, Football	15 spaces per field
Fire Station	1 space for each 3 employees for the two largest shifts

*18 Fitness Center/Family Activity Center	1 space per 150 s.f. floor area	
Furniture Store	1 space per 400 s.f. floor area	
Go Cart Tracks	2 spaces per cart and 1 space per 60 s.f. floor area	
Golf Course	2 spaces per hole and (60/tee time spacing (in minutes)) spaces and 2 spaces per designated station on the driving range tee area and 1 space per 50 square feet of dining area (indoor and outdoor combined) and 1 space per 300 s.f. of retail sales area and 1 space per golf course facility staff and 1 space per 500 s.f. putting and chipping green	
	For golf course facilities located adjacent to or within a resort to and from which the golf course facility provides free motorized transportation (e.g. golf cart), the 'course' golfer, range user, diner and customer parking requirements stated above will be reduced by 30%.	
Group Home	1 space per 2 resident beds	
Hospital	1 space per 3 employees, including nurses not domiciled on the property and 1 space per resident doctor and 1 space per 2 patient beds	
Industrial Plants, Manufacturing, Wholesale, including but not limited to warehouses and storage buildings and yards, public utility buildings, contractor equipment and lumber yards, business service establishments, such as blueprinting, printing and engraving, soft drink bottling establishments and fabricating plants	Specified industrial use: 1 space per 1.5 warehouse or production workers. If the facility runs more than one shift a day, employee count will be based on the two largest shifts and 1 space per 300 s.f. of administration office.	
	Unspecified Industrial Use (Shell Building):	
	Gross Floor Area	Parking Ratio
	0 to 150,000 sq. ft.	1 space per

		1,000 sq. ft.
	150,001 to 500,000 sq. ft.	1 space per 2,000 sq. ft
	500,001 and greater sq. ft.	1 space per 2,500 sq. ft
	Office square footage that is incidental to the industrial operation, e.g. manager's office, will be calculated based on the industrial ratio. Office square footage that is the administrative or research component of an industrially based business will use the office ratio.	
Libraries	1 space per 190 s.f. gross floor area and 1 space per 3 employees	
Medical Offices: Doctor, Dentist, Clinics, Centers	1 space per 200 s.f. gross floor area between exterior walls	
Mini-Warehouses	1 space for each 35 storage units (storage stalls or lockers) and 2 spaces for manager's apartment	
Miniature Golf Courses	1.5 spaces for each hole and 1 space per 60 s.f. of game room area	
Mixed Use Project	Sum of the requirements of the various uses computed separately. The parking spaces for one use shall not provide required parking for another use except through use of the shared parking model.	
Mobile Home Development	2 spaces per 1 dwelling unit	
Motels, Hotels, Resort Hotels	1 space per 1 dwelling unit or rooming unit (each curbside parking space shall be 8 feet 6 inches wide by 23 feet long)	
Movie Theaters	1 space per 3.5 seats	
*18 -20 Assisted Living Facility, Nursing Homes, Personal Care Homes, Specialized Treatment Facility	1 space per 2 patient beds	
*12 Office Building(s) with less than 50,000 s.f. of gross building area	1 space per 300 s.f. floor area	
*12 Office Building(s) or Centers with 50,000 s.f. or greater of gross building area	Square feet of tenant leasable area (TLA)	Spaces per 1,000 square feet of TLA

	50,000 to 250,000	3.5	
	250,001 to 600,000	3.2	
	600,001 to 1,000,000	2.8	
	Over 1,000,000	2.7	
Public Assembly—General	1 space per 60 sq. ft.		
Public Assembly—Spectator	1 space per 4 seats and 1 space per 60 s.f. of area in public assembly		
Public Assembly—Entertainment	1 space per 50 s.f. exclusive of kitchen, rest rooms, storage, etc.		
*18 Public Assembly—Active Recreational	Requires parking study		
+18 Public Museum	1 space per 60 sq ft of public area, 1 space per 300 sq. ft. for retail and office		
Racquetball/Handball Courts	3 spaces for each court.		
Recreational Vehicle Park	1.1 spaces for each recreational vehicle space		
+18 Resort	Requires parking study or is based on previously approved parking interpretation for a like use		
Restaurants, Bars, Taverns, Night Clubs, or Similar Drinking Establishments	1 space per 50 s.f. (including outside dining/sales) exclusive of kitchen, rest rooms, storage, etc. 1 space per 200 s.f. of outdoor recreational areas. Landscape planters with trees and shrubs, ingress/egress pathways and retention areas will not be counted as outdoor recreational areas. +27		
Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area	1 space per 300 s.f. floor area		
Retail Establishments or Centers with 50,000 sq. ft. or greater of gross building area—(Large scale commercial retail developments not included)	Square feet of tenant leasable area (including outside dining/sales)	Spaces per 1,000 square feet of TLA	Gross assembly without surcharge
	50,000 to 350,000 sq. ft.	4	20%

	Greater than 350,000 sq. ft.	4.5	20%
	Centers with more than 20% of area in public assembly uses will be assessed a parking surcharge based on actual tenant use for the portion in excess of 20%. Gross, not net, public assembly is used in these calculations. Parking for theaters, hotels, schools, and medical offices is calculated separately from the rest of the center. This requirement will apply to any tenant improvements.		
Schools, Including Academies, Colleges, Universities, Elementary Schools, Junior High Schools, High Schools, Prep Schools and All Other Similar Institutions of Learning	1 space per 3 employees including administrators, teachers, and building maintenance personnel and 1 space per 5 high school, college, or university students, predicated on the designed capacity of the physical plant.		
Schools, Beauty and Vocational	1 space per 60 s.f. of classroom area and 1 space per 300 s.f. of administration		
Service Stations	2 spaces per service bay (pump islands not considered bays; standing areas at a pump islands and interior circulation areas shall not be counted as parking areas).		
Skate Board Tracks	1 space per 400 s.f. of track area on a concrete surface open to the public and space for other mixed uses as detailed in this table		
+18 Swap Meet	1 space per 300 sq. ft. of office and 1 space per leasable vender space.		
Swimming Pools/Spas	1 space per 60 s.f. of deck area		
+18 Tanning, Health and Beauty Salon	1 space per 300 s.f. office/waiting area and 1 space per service station/area		
Television Stations	1 space per 3 employees in studio areas and 1 space per 300 s.f. of office and sales area		
Tennis Courts	3 spaces for each court		
Vehicle Sales: Recreational, Mobile Home Displays, New and Used Car Agencies, Marine	1 space per 300 s.f. office and covered sales area and 1 space per 10,000 square feet of outdoor display or portion thereof and 1 space per 10,000 square feet		

Sales, and Other Businesses Selling Motorized and Non-Motorized Land or Marine Vehicles or Mobile Living and/or Transporting Units	thereafter and 1 space per 3 employees and 1 space for each service bay
Veterinary Offices	1 space per 200 s.f. gross floor area, excluding indoor and outdoor kennel areas.

D. Parking Requirements For Large Scale Commercial Retail Developments. *18

1. A minimum of 4 spaces per 1,000 square feet of tenant leasable area and a maximum of 5 spaces per 1,000 square feet of tenant leasable area (not including public assembly, theaters, hotels, schools, medical, restaurants and veterinary offices). Parking may be increased above the maximum allowable number of spaces by including one or more of the following options listed below: *18

Incentive Options:

- a. *Provide additional 100 lineal feet of landscaped pedestrian walkway through parking areas in one or more locations: Twenty (20) spaces. *18*
- b. *Provide enhanced landscaping within customer parking areas beyond required minimum: Four (4) spaces for each fifty (50) square feet of additional landscaped area. *18*
- c. *Provide shaded bus shelter that is architecturally integrated with the design of the primary structure and as approved by the public transit department: Twenty-five (25) spaces. *18*
- d. *Provide covered customer parking: Ten (10) spaces for each covered space. *18*
- e. *Provide parking structure: Fifty (50) spaces for each one (1) space provided in a parking structure. Said parking structure shall be a maximum of forty-eight (48) feet high and subject to a use permit as provided in Section 307. *18*
- f. *Improved outdoor public areas (plazas, courtyards, etc.), located adjacent to and integrated with the main pedestrian circulation: Four (4) spaces for every fifty (50) square feet with seating. *18*
- g. *Permanent public art detached from the building and developed by a commercial artist that occupies a minimum of ten (10) cubic feet: Ten (10) spaces. *18*
- h. *A freestanding or attached architectural tower of a minimum twenty-five (25) feet high (no tenant signage permitted): Ten (10) spaces per tower. *18*
- i. *A freestanding or attached clock of a minimum twenty-five (25) feet high (no tenant signage permitted): Fifty (50) spaces. *18*

E. Modifications to Parking Requirements. *18

1. **Parking management study.** The purpose of a parking management study is to ensure that required site parking is available within reasonable walking distances, i.e., the walking distance from a required parking stall is less than 600 feet as the pedestrian travels to the curb directly in front of a business or mall entrance or the curb of the plaza or courtyard directly in front of the business or mall entrance. *18

a. A parking management study may be required when one of the following conditions exists on the same site: *18

(1) A retail center or mixed use project has more than 100,000 square feet of public assembly uses, including movies theaters, concentrated in the same general location. *18

(2) A retail user of 100,000 square feet is located within 200 feet of a public assembly user of 50,000 square feet, including movie theaters. *18

b. A final parking management study must be approved as part of the site plan review. It may include parking structures, site layout, use of shuttle system, valet service, or other techniques approved by the Planning and Development Department to make all required parking functional. The Planning and Development Director or his designee is authorized to approve parking management studies. *18

c. The parking management study may designate an area for employee parking if it is designed and sectioned off in such a way that it functions as a separate lot. The employee parking spaces shall use the minimum size dimensions for office/industrial spaces. *18

2. **Shared parking model.** The shared parking model can be used as a basis for predicting the parking demand for a particular mix of uses on a site as an alternative to the parking requirements table. The model is a demand matrix and accompanying documentation and is available from the Planning and Development Department. The model assumes that every separate use will need the full amount of parking that is called for in the parking requirements at some point during the day (called the "peak" period for that use). Where different uses need parking at different times of the day, there is an opportunity for them to share parking. The total number of parking spaces needed to serve a mixed use site (the parking demand) may be significantly less than the number of stalls that would have to be built if each of the uses had to provide parking on its own. *18

The standard shared parking model, developed and administered by the Planning and Development Department, is a tool for estimating the parking demand for a specific mix of uses. The demand curves represent the parking needed for an average, typical use, based on studies and observations. The curves are represented in a table showing the percent of the parking requirement needed by hour of day for each use. Modifications to the standard model can be proposed based on more detailed information on specific center uses as specified below. The Planning and Development

Director or his designee may periodically modify the shared parking model to improve it as a predictor of parking demand based on national or local research, including site observations.

- a. A retail, office, or mixed use center may use the shared parking model when:
*18
 - (1) The gross floor area is at least 25,000 square feet; and *18
 - (2) The mix of businesses have compatible operating hours in terms of shared parking. *18
 - b. The shared parking model analysis must be performed, and the report must be sealed, by a professional civil engineer who has extensive experience with traffic and parking issues in private development when one of the following conditions exists: *18
 - (1) If the project, or any site or tenant improvement, warrants a traffic study, or *18
 - (2) If modifications to the standard demand matrix are proposed. *18
 - c. A reduction in parking of up to fifteen percent (15%) based on the shared parking model may be granted by the Planning and Development Department Traffic Engineer. Parking reductions greater than fifteen percent (15%) and based on the model must obtain a use permit in accordance with the standards and procedures of Section 307. *18
 - d. Properties or businesses approved to share parking must be approved under a combined site plan. *18
 - e. An applicant may petition the Planning and Development Traffic Engineer for review of parking situations which do not correlate with one of the standard uses in the model. *18
 - f. In addition to shared parking situations, the following items may be considered and counted toward parking reductions within the shared parking model: +9 *18
 - (1) Transit service available within one-quarter mile of the site with rush hour frequencies of thirty (30) minutes or less. *18
 - (2) The area fits the criteria for a level 2 pedestrian area as outlined in the Maricopa Association of Governments' Pedestrian Area Policies and Design Guidelines. *18
 - (3) The business participates in a transportation management association that sponsors trip reduction programs. *18
3. **Reductions.** Parking reductions are specified within the specific zoning districts. The listed zoning districts offer parking reductions: *18

- a. *Downtown Core District*: No parking required. (Section 643) *18
 - b. *Warehouse District*: No parking required. (Section 645) *18
 - c. *Urban Residential District*. (Section 642) *18
 - d. *Interim Transit-Oriented Zoning District One (TOD-1)*. (Section 662) +18
 - e. *Interim Transit-Oriented Zoning District Two (TOD-2)*. (Section 663) +18
4. **Reductions for buildings higher than four stories.** The Zoning Administrator or Board of Adjustment may grant a request to reduce the otherwise applicable parking requirements for buildings in excess of four (4) stories or forty-eight (48) feet in height through a use permit in accordance with the standards and procedures of Section 307 upon a showing by the applicant that: *18
- a. Because of the nature of the existing or proposed use or the existence of pedestrian, mass transit, or service trips, adherence to applicable parking requirements is not necessary; and *18
 - b. The reduced parking will accommodate vehicular traffic without increasing traffic and on street parking of vehicles in adjacent neighborhoods. *18
5. **Reductions in village cores.** The Zoning Administrator or Board of Adjustment may grant a request to reduce the otherwise applicable parking requirements for uses in village cores, as shown on the current general plan for Phoenix as adopted by the City Council, through a use permit upon the applicant showing that: *18
- a. Adherence to applicable parking standards is not necessary and will result in excess parking spaces because: *18
 - (1) The mixture of existing or probable uses will generate a high proportion of multiple destination vehicular trips, or *18
 - (2) There will be a high level of pedestrian, carpool, and public transit traffic; *18
 - b. The site has been designed to accommodate pedestrians, carpools, transit riders, and transit system features, e.g. stops; and *18
 - c. The reduction of parking will accommodate vehicular traffic and parking needs without increasing traffic and parking within adjacent residential areas. *18
6. **Special needs populations.** The Zoning Administrator or Board of Adjustment may grant a use permit in accordance with the standards and procedures of Section 307 to reduce the otherwise applicable parking requirements for housing which serves households with special needs, such as but not limited to the disabled and elderly, when it can be shown there is less demand for parking or alternative sources of transportation are available. *18
7. **Parking reduction for recycling containers.** Commercial and multi-family

developments may reduce the number of required parking spaces when recycling containers are provided on-site in accordance with the following provisions: +18

- a. Existing developments may convert a maximum of one (1) required parking space to install a recycling container. +18
 - b. New development on sites less than two (2) acres may reduce the number of required parking spaces by a maximum of one (1) space to install recycling containers on-site. +18
 - c. New developments on sites larger than two (2) acres may reduce the number of required parking spaces to allow recycling containers to be placed on site by securing an administrative use permit in accordance with the standards and procedures of Section 307. +18
8. **Adaptive reuse.** The purpose of these standards is to allow eligible properties to reduce the amount of required off-street parking. This practice will encourage re-investment in established neighborhoods, promote neighborhood preservation, revitalize neighborhoods and endorse sustainability. +20

- a. *Criteria for eligibility:* To be eligible for an off-street parking reduction from the requirements of Section [702](#), the following criteria must be met: +20
 - (1) The building shall be a minimum of twenty-five (25) years of age; and +20
 - (2) The project shall be a non-residential use or a mix of residential with non-residential within the same building; and +20
 - (3) The size of the building shall not exceed five thousand (5,000) gross square feet including any proposed additions. No proposed additions may exceed fifty percent (50%) of the existing building. +20
- b. *Required parking:* The required parking for any use shall be on the same lot as the use, except for the following provisions: +20
 - (1) The off-site parking area is located within one thousand three hundred twenty feet (1,320') of the use measured in a direct line from the building; and +20
 - (2) The use of the off-site parking area is exclusively for the subject use and does not reduce parking for any other use below that required by this section; and +20
 - (3) The off-site parking area must be used in conjunction with a recorded, non-cancelable lease, renewable in a minimum of five (5) year increments. A copy of the executed and recorded lease shall be provided to the Planning and Development Traffic Engineer. The lease must remain permanently in effect to satisfy the parking requirements of this section or another such lease shall be obtained and provided to the Planning and Development Traffic Engineer. +20

c. *Parking reduction:* There shall not be less than two (2) on-site parking spaces provided, unless no on-site parking is required by Zoning Ordinance. +20

(1) If the subject parcel is within one thousand three hundred twenty feet (1,320') of a public parking lot or garage, any parking spaces in excess of those already dedicated or designated toward other uses may be counted for up to fifty percent (50%) of required parking; or +20

(2) If the subject parcel is within one thousand three hundred twenty feet (1,320') of a light rail station, a maximum reduction of fifty percent (50%) of required parking is permitted; or +20

(3) If the subject parcel is within one thousand three hundred twenty feet (1,320') of a city owned park and ride facility, a maximum reduction of fifty percent (50%) of required parking is permitted; or +20

(4) If the use is an outdoor dining area accessory to a restaurant, outdoor dining areas up to a maximum of five hundred (500) square feet and not exceeding twenty five percent (25%) of the primary building's ground level gross floor area, shall not be subject to additional required parking. +20

d. *Parking lot landscaping:* New parking areas with ten (10) or less spaces shall not be subject to required parking lot landscape standards. +20

e. *Tandem parking:* Tandem parking may be used for employee parking and may account for up to twenty percent (20%) of the required parking. Tandem parking spaces shall have dimensions measuring a minimum of nine and one-half (9 1/2') feet by eighteen (18') feet for each parking space. Tandem parking spaces shall be signed for employee use only. +20

f. *Accessible parking:* All Zoning Ordinance requirements for accessible parking shall apply. +20

9. **Reductions for infill development district.** *18 *20 *25

a. Within the infill development district, as shown on the general plan for Phoenix, a development's on-street parking adjacent to and along the same side of a public, local or collector street may be counted toward parking requirements. *18 *25

b. *Off-site parking.* Off-site parking not within the right-of-way may account for up to a maximum of 50 percent of the required parking with a use permit and meeting the following conditions: *18 *25 *27

(1) The use is within 1,320 feet of a parking lot or garage to be used by patrons of the subject parcel. This shall be measured from the closest points from the parking area to the main entrance. +25

(2) The owner of the subject parcel must provide an executed lease in a minimum five-year increment to the City demonstrating the right to use the off-site parking spaces, which spaces shall not have been counted for use by others,

unless a shared parking model is approved for the site. +25

(3) The lease must be renewable in a minimum of five-year increments. If at any time the lease is no longer in effect, the owner of the subject parcel shall notify the City in writing within 30 calendar days of this condition and provide the City a replacement executed lease for the required spaces. A copy of the executed recorded lease shall be provided by the applicant to the Planning and Development Department Traffic Engineer. If at any time a lease for necessary off-site parking is no longer in effect, it shall be considered a violation of the approved use permit. +25

(4) The off-site parking area must be identified for use by patrons of the subject parcel and shall not eliminate required parking for any other use if on private property. +25 *27

(5) The use permit for infill development parking reductions may be revoked if any of the use permit stipulations are violated including the failure to obtain an executed lease. +25

(6) Additional bicycle parking may be required as a condition of use permit approval. +25

c. Use Permit Notice Procedure for Infill Parking Reductions. The following additional procedures shall be followed as part of the infill parking reduction use permit process (in addition to the procedures required by Section 307): +25

(1) A Neighborhood Traffic Notification Zone (NTNZ) as determined by the Street Transportation Department. +25

(2) The applicant for the use permit shall send, by first class mail, a notice of the date, time and place of the use permit zoning adjustment hearing to all property owners within the NTNZ. The notice shall also include an invitation to a meeting to discuss the proposal, and shall include a short description of the request. +25

(3) The following shall be provided to the City at least seven days prior to the zoning adjustment hearing: +25

(a) A written summary of the meeting or meetings. +25

(b) A map showing all leased off-site parking areas, number of spaces and locations of signs shall be placed on site to clearly show the location and address of the off-site parking areas, together with executed leases for such spaces. +25

(c) A written summary of how parking needs will be met and on-site management procedures to minimize impacts to surrounding residentially zoned properties. If valet parking is proposed, a copy of the valet parking plan that has preliminary approval by the Planning and Development Department's Traffic Engineer. +25

(d) A copy of a shared parking agreement as defined in this section, if applicable. +25

F. Special Parking Standards. *18

1. Residential lots. *18

- a. Required parking spaces for single-family and duplex residential uses may not be located in the required front yard.
- b. Spaces in excess of those required for single family and duplex residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed forty-five percent (45%) of:
*23
 - (1) The area of the required front yard, or
 - (2) An area equal to the required front yard setback times the average lot width when the adjoining side property lines are not parallel. Notwithstanding the above requirements, the parking and maneuvering area shall not be required to be less than:
 - (a) Eighteen (18) feet in width, or
 - (b) The cumulative width of all front facing garage doors or carports plus three (3) feet, whichever is greater. +23
- c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than fifteen (15) passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation. *18
- d. Mobile homes shall not be parked in any residential district except as provided in Section 647.A.2.1. *18 *21
- e. No semi-trailer or tractor; no commercial vehicle with a gross vehicle weight rating of more than 15,000 pounds as established by the manufacturer; and not more than one commercial vehicle with a gross vehicle weight rating of 15,000 pounds or less, as established by the manufacturer shall be parked on a lot in any residential district other than in conjunction with uses permitted in Sections 603 and 604. *18
- f. Vacant lots or open land areas in any residential district may not be used as an area for the parking of customer and employee passenger vehicles. *18

- 2. Temporary parking for professional sports arenas.** Temporary parking for professional sports arenas/stadiums, is permitted for non-residential uses in residential districts subject to obtaining a use permit, in accordance with the standards and procedures of Section 307 provided that all of the following conditions are met: *18

- a. The subject parcel must have its primary driveway on an arterial street. Ingress and egress to the site during the time period the temporary use is functioning is restricted to arterial street driveways. *18
- b. Parking may be permitted for no more than one hundred (100) days during the calendar year. *18
- c. A use permit must be obtained for each of the first two (2) years. In the third and consecutive, subsequent years, no use permit approval shall be required to continue the temporary parking permitted by the use permit upon complying with the following: *18
 - (1) Payment of the application fee set forth in the City Code; *18
 - (2) Upon a finding by the Zoning Administrator that the temporary parking has not been detrimental to persons residing or working in the vicinity, to adjacent property or to the neighborhood; *18
 - (3) No sign be displayed or solicitation shall occur off the applicant's property; and *18
 - (4) The property is appropriately dustproofed. *18

3. **Temporary parking for civic events.** Temporary parking for civic events is permitted in all districts except residential uses located in a designated Historic Residential District subject to obtaining a use permit, in accordance with the standards and procedures of Section 307 provided that all of the following conditions are met: *18

- a. Parking may be permitted for no more than two (2) events within one (1) calendar year, provided that the duration of the event(s) does not exceed a total of twenty-one (21) days. *18
- b. Such parking shall be restricted to attendees of said civic event. *18
- c. The Zoning Administrator may make stipulations regarding the area devoted to parking, location, points of access, dustproofing, duration of use, hours of operation, screening, number of vehicles, time limits, and other appropriate matters as a condition of use permit approval. *18
- d. No use permit approval shall be required for temporary parking for a civic event on any property which within the previous two years has received use permit approval from the Zoning Administrator or Board of Adjustment and after complying with the following: *18
 - (1) Payment of the application fee set forth in the City Code; *18
 - (2) Upon a finding by the Zoning Administrator, or his duly authorized representative, that the temporary parking has not been detrimental to persons residing or working in the vicinity, to adjacent property or to the

neighborhood; *18

(3) No sign be displayed or solicitation shall occur off each applicant's property; and *18

(4) The property shall be appropriately dustproofed. *18

G. Accessible Parking. *18

1. Number of accessible parking spaces. All off-street parking areas shall include reserved spaces for use by persons with disabilities according to the following requirements: *18

a. Health care facilities shall be provided in accordance with the following: *18

(1) *General health care facilities:* Parking to comply with Table 1. *18

(2) *Hospital outpatient facilities:* Not less than ten percent of the total parking spaces provided shall be accessible spaces. *18 *24

(3) *Rehabilitation facility and outpatient physical therapy facilities:* Not less than 20 percent of total parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be accessible spaces. *18 *24

b. Multiple-family housing containing accessible or adaptable dwelling units shall be provided in accordance with the **U.S. Department of Housing and Urban Development Fair Housing Accessibility Guidelines** and as follows: *18

(1) Not less than two percent of all parking provided shall be accessible, including not less than two percent of any parking spaces assigned to individual apartment units and not less than two percent of all unassigned parking spaces. *18

(2) Where different types of parking are provided, such as uncovered parking, shade-covered parking, detached garages, carports or garages attached to apartment units, or garage structures, not less than two percent but not less than one of each different type of parking space shall be accessible. *18

(3) Where parking spaces are assigned to and designated for individual apartment units, the required accessible parking space shall be not less than 14'-2" in width and not less than 80" in unobstructed height. Assigned parking spaces are not required to be striped, signed or marked as accessible parking. Where parking spaces are not designated for individual apartment units, the required accessible parking shall comply with Section [702.G.1.c](#), for size, marking and signage. *18

(4) Where parking is provided and designated for common area amenities, not less than one such space shall be accessible and shall comply with Section [702.G.1.c](#) for size, marking and signage. *18

(5) Where parking is provided and designated for leasing offices, not less than one such space shall be accessible and shall comply with Section 702.F.1.c. *18

c. Uses not listed in Section 702.G.1.a or b shall be provided in accordance with Table 1 which is based upon the total amount of unreserved parking spaces provided. *18 *24

Table 1—Required Number of Accessible Parking Spaces

Total Parking in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20 plus 1 for each 100, or fraction thereof, over 1,000

2. **Size of accessible parking spaces.** A single accessible parking space shall be not less than 11 feet in width and shall have an adjacent access aisle not less than five feet in width. The length of accessible parking space and aisle shall not be less than 18 feet in length. Access aisles shall be permitted to be placed on either side of the parking space except for angled parking spaces which shall have access aisles located on the passenger side of the parking spaces. Two accessible parking spaces may share a single five-foot-wide access aisle. *18 *24

Accessible Parking Dimensions

- a. *Width of stall:* Eleven feet.
- b. *Width of access aisle:* Five feet.
- c. *Length of stall:* Eighteen feet.
- d. *Overall width of a single space:* Sixteen feet.
- e. *Overall width of a double space:* Twenty-seven feet.

* Measurements taken for ninety-degree angle of parking

3. **Identification of accessible parking spaces.** All accessible parking spaces shall be prominently identified with an approved "Reserved Parking" sign and distinctive

pavement markings in accordance with this Section. Each accessible parking space shall be outlined on all sides not adjacent to a curb and shall have the international wheel chair symbol displayed on the ground within each space. The access aisle shall be included within the outlined area and shall be marked with cross-hatching. The color scheme of the accessible parking space and access aisle shall distinctively contrast with that of the surrounding regular parking spaces. *18

Each accessible parking space shall be designated as reserved for the physically disabled by a standard regulatory sign printed in blue on a white background showing the international wheel chair symbol and the minimum verbiage of "Reserved Parking" and "Phoenix City Code." Accessible parking signs erected or replaced after October 1, 2001, shall be a minimum size of 12 inches wide by 24 inches high and shall have verbiage which states: "Reserved Parking For Vehicles Showing Disabled Insignia or License Plate Only" and "Phoenix City Code." Accessible parking signs shall be permanently mounted to an approved stationary post or wall located directly in front of each accessible parking space. The bottom of the sign shall be located not less than five feet and not more than six feet above the parking surface. Accessible parking signs shall be located and maintained to be clearly visible to any vehicle entering the parking space. *24

Exception: Where a total of four or fewer parking spaces, including accessible parking spaces, are provided on a site, identification of accessible parking spaces shall not be required. Accessible parking space dimensions shall be maintained and the access aisle shall still be provided. +24

4. **Location of accessible parking spaces.** Accessible parking spaces shall be located on the shortest possible accessible route of travel to the accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to each accessible entrance. Every parking access aisle shall lead directly to an accessible route of travel as set forth in the Phoenix Construction Code. Wherever practical, the accessible route of travel shall not cross lanes for vehicular traffic or pass behind parked vehicles. Where crossing vehicle traffic lanes is necessary, the route of travel shall be delineated as a crosswalk. *18 *24

5. **Covered parking.** Where parking is provided in a parking garage or under shade canopies, the ratio of covered to uncovered accessible parking spaces shall not be less than the ratio of covered to uncovered non-accessible parking spaces. Where accessible parking spaces are provided within a parking garage or under a canopy, one in six or not less than one of the accessible spaces shall be designated for high-profile vehicles with a minimum headroom clearance of eight feet two inches provided in all parking, maneuvering and circulation areas serving such spaces. Except when all accessible spaces are high-profile spaces, special signage shall be provided to identify high-profile accessible parking spaces and to direct users to the location of both high profile and standard-height accessible parking spaces. *18 *26

6. **Slope.** Accessible parking spaces and access aisles shall be located on a surface with a slope not exceeding one vertical foot in 48 horizontal feet in all directions. *18

*24

7. **Existing parking lots.** Whenever a parking area built before April 3, 1991 does not have sufficient accessible parking spaces to comply with Section 702.F., existing non-accessible parking spaces may be combined and converted to required accessible parking spaces and associated access aisles. The parking lot will be legally nonconforming if the total number of spaces drops below current ordinance requirements. *18

8. **Passenger loading zones.** Wherever a passenger loading zone is provided, at least one accessible vehicle pull-up space shall be provided for every continuous 100 linear feet of loading zone. The passenger loading zone space shall be a minimum of 96 inches wide and a minimum 20 feet long. The access aisles serving the loading zone space shall extend the length of the space and shall be a minimum 60 inches wide. The access aisles shall be marked so as to discourage parking in them. +24

B. Off Street Loading Spaces.

Editor's note—Ord. No. G-5267, TA-8-08, § 1, adopted Nov. 5, 2008, effective Dec. 5, 2008, amended Section 702.A. to add a new Section 702.B. but did not include the renumbering of this existing Subsection B. The City is aware of the duplicate numbering of Subsection B. and is adopting a new ordinance to address the renumbering of this subsection.

1. **General provisions, requirements for space size.** Off-street loading spaces shall be not less than ten (10) feet in width and thirty (30) feet in length, exclusive of access aisles and maneuvering space. *19
2. **Off-street loading spaces required.** The following shall apply to all developments, except for single family developments and vehicular parking areas. *19
 - a. Commercial developments (excluding office) less than 60 feet in height and industrial developments, shall provide the following off-street loading spaces: +19

TABLE A:

Square Feet of Aggregate Gross Floor Area *19	Required Number of Spaces *19
0 sq. ft. up to and including 24,999 sq. ft. +19	0
25,000 sq. ft. up to and including 40,000 sq. ft.	1
40,001 sq. ft. up to and including 100,000 sq. ft.	2
100,001 sq. ft. up to and including 160,000 sq. ft.	3
160,001 sq. ft. up to and including 240,000 sq. ft.	4
240,001 sq. ft. up to and including 320,000 sq. ft.	5

320,001 sq. ft. up to and including 400,000 sq. ft.	6
400,001 sq. ft. up to and including 490,000 sq. ft.	7
For each additional 90,000 sq. ft.	1 additional space *19

b. Office development less than 60 feet in height shall provide the following off-street loading spaces: +19

TABLE B: +19

Square Feet of Aggregate Gross Floor Area	Required Number of Spaces
0 sq ft. up to and including 24,999 sq. ft.	0
25,000 sq. ft. up to and including 100,000 sq. ft.	1
100,001 sq. ft. up to and including 200,000 sq. ft.	2
For each additional 100,000 sq. ft.	1 additional space

c. Multi-family residential development shall provide the following off-street loading spaces: +19

TABLE C: +19

Number of Residential Dwelling Units:	Number of Loading Spaces
0 to 25	0
26 to 150	1
For each additional 150 units	1 additional space

d. Commercial or office developments (excluding multi-family) over 60 feet in height and all hotel or resort developments shall provide the following off-street loading spaces: +19

TABLE D: +19

Square Feet of Aggregate Gross Floor Area:	Required Number of Spaces
0 sq. ft. up to and including 24,999 sq. ft.	0
25,000 sq. ft. up to and including 100,000 sq. ft.	1

100,001 sq. ft. up to and including 240,000 sq. ft.	2
240,001 sq. ft. up to and including 400,000 sq. ft.	3
For each additional 120,000 sq. ft.	1 additional space

3. The off-street loading facilities required shall in all cases be on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area to satisfy the off-street parking requirements of this Ordinance.

4. Reserved. -19

Date of Addition/Revision/Deletion - Section 702

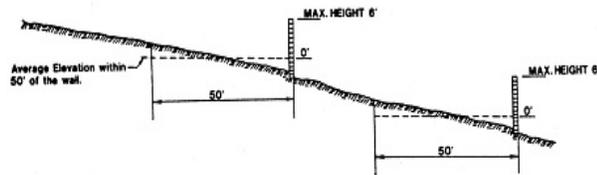
- +1 Addition on 4-3-1991 by Ordinance No. G-3408
- +2 Addition on 10-30-1991 by Ordinance No. G-3465
- +3 Addition on 1-22-1992 by Ordinance No. G-3495
- *3 Revision on 1-22-1992 by Ordinance No. G-3495
- +4 Addition on 6-30-1993 by Ordinance No. G-3663
- *4 Revision on 6-30-1993 by Ordinance No. G-3663
- *5 Revision on 6-21-1995 by Ordinance No. G-3869
- 6 Deletion on 7-2-1997 by Ordinance No. G-4039
- *7 Revision on 7-2-1997 by Ordinance No. G-4040
- +8 Addition on 5-1-1998 by Ordinance No. G-4078
- *8 Revision on 5-1-1998 by Ordinance No. G-4078
- +9 Addition on 2-3-1999 by Ordinance No. G-4156
- *9 Revision on 2-3-1999 by Ordinance No. G-4156
- *10 Revision on 2-3-1999 by Ordinance No. G-4157
- *11 Revision on 5-2-2001 by Ordinance No. G-4345, eff. 6-1-2001
- +12 Addition on 7-2-2003 by Ordinance No. G-4532, eff. 7-2-2003
- *12 Revision on 7-2-2003 by Ordinance No. G-4532, eff. 7-2-2003
- 12 Deletion on 7-2-2003 by Ordinance No. G-4532, eff. 7-2-2003
- *13 Revision on 11-19-2003 by Ordinance No. G-4558, eff. 11-19-2003
- *14 Revision on 11-30-2005 by Ordinance No. G-4759, eff. 12-30-2005
- *15 Revision on 12-21-2005 by Ordinance No. G-4769, eff. 1-20-2006
- +16 Addition on 1-3-2007 by Ordinance No. G-4857, eff. 2-2-2007
- *16 Revision on 1-3-2007 by Ordinance No. G-4857, eff. 2-2-2007
- *17 Revision on 12-5-2007 by Ordinance No. G-5037, eff. 12-5-2007
- +18 revision on 11-5-2008 by Ordinance No. G-5267, eff. 12-5-2008
- *18 revision on 11-5-2008 by Ordinance No. G-5267, eff. 12-5-2008
- +18 Revision on 11-5-2008 by Ordinance No. G-5267, eff. 12-5-2009
- *19 Revision on 12-3-2008 by Ordinance No. G-5290, eff. 1-2-2009
- 19 Deletion on 12-3-2008 by Ordinance No. G-5290, eff. 1-2-2009
- 20 Deletion on 6-3-2009 by Ordinance No. G-5380, eff. 7-3-2009
- +20 Addition on 12-2-2009 by Ordinance No. G-5453, eff. 1-10-2010
- *20 Revision on 12-2-2009 by Ordinance No. G-5453, eff. 1-10-2010

- *21 Revision on 4-7-2010 by Ordinance No. G-5499, eff. 5-7-2010
- +22 Addition on 1-19-2011 by Ordinance No. G-5581, eff. 2-18-2011
- *22 Revision on 1-19-2011 by Ordinance No. G-5581, eff. 2-18-2011
- +23 Addition on 2-2-2011 by Ordinance No. G-5585, eff. 3-4-2011
- *23 Revision on 2-2-2011 by Ordinance No. G-5585, eff. 3-4-2011
- +24 Addition on 2-29-2012 by Ordinance No. G-5680, eff. 3-29-2012
- *24 Revision on 2-29-2012 by Ordinance No. G-5680, eff. 3-29-2012
- +25 Addition on 12-18-2013 by Ordinance No. G-5875, eff. 1-17-2014
- *25 Revision on 12-18-2013 by Ordinance No. G-5875, eff. 1-17-2014
- *26 Revision on 11-5-2014 by Ordinance No. G-5959, eff. 12-5-2014
- +27 Addition on 4-5-2017 by Ordinance No. G-6304, eff. 5-5-2017
- *27 Revision on 4-5-2017 by Ordinance No. G-6304, eff. 5-5-2017

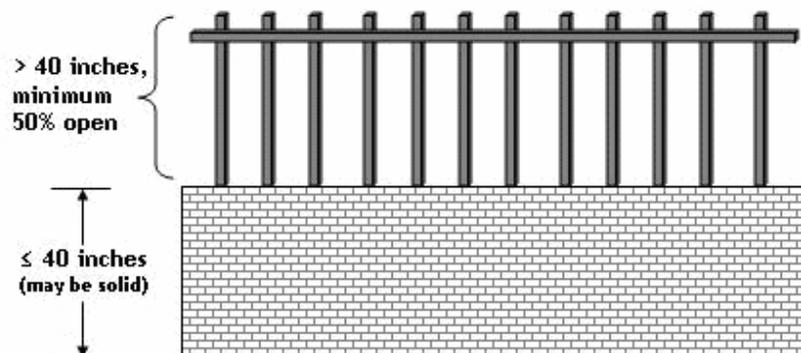
703 Landscaping, Fences and Walls.

A. Height of Fences and Retaining Walls.

1. The following shall apply to all districts: +7
 - a. The height of a fence or freestanding wall shall be measured from the higher of the adjacent finished grade elevations, which elevation shall be the average measured perpendicular within fifty feet of the fence. +7



- b. No open fencing (such as wrought iron or chainlink fencing) may be placed on the roof of any building. This provision shall not apply to railings required by the Phoenix Construction Code. +7
- c. All requests to construct walls, fences or gates within a private access way, private drive or public utility easement must be approved by the Planning and Development Department. +7
- d. For fences or walls adjacent to the Highline, Grand, Arizona and Western Canals: +7
 - 1) All points higher than forty (40) inches shall be a minimum of 50 percent open, except when screening open industrial uses. +7



- 2) Solid walls shall not exceed six hundred sixty (660) feet in length, except when screening open industrial uses. +7

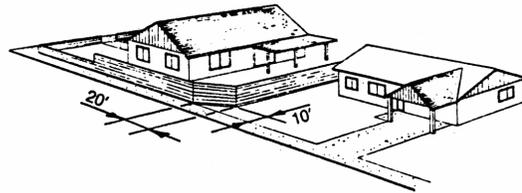
- 3) Open wrought iron fences may be allowed up to eight feet in height. +7
 - e) On lots of twenty-four thousand square feet or greater in net area, a livestock fence may be allowed within the required front yard to a maximum height of five feet where not prohibited by Section 31-13 of the City Code. +8
2. The following shall apply to all residence districts: *7
- a. For lots fronting on a public street, private accessway or private drive, no fence or freestanding wall (not supporting a building or structure) within or bounding the required front yard, shall exceed a height of 40 inches, provided: *7
 - 1) 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. +7
 - 2) A fence, not to exceed fifty-four inches high, may be erected within a front yard adjacent to an arterial subject to a use permit where not prohibited by Section 31-13 of the City Code. +7
 - 3) Where a property line abuts or is adjacent to a freeway right-of-way, a noise mitigation wall exceeding the height limits in Section 703.A.2 may be erected under the following circumstances: +7
 - a) The lot is in an area for which there is an approved Freeway Mitigation Specific Plan; and +7
 - b) Wall height is indicated for that area in the Specific Plan or a noise analysis prepared by a registered professional engineer is submitted to the Planning and Development Department, which analysis demonstrates that the proposed wall height is required to reduce the noise level from freeway traffic to sixty-five dB(a) Ldn in outdoor living areas adjacent to the freeway. +7
 - 4) The height of a wall erected for the purpose of flood protection as approved through grading and drainage plans is not regulated by Section 703.A. A fence or freestanding wall may be constructed on top of a flood wall so long as its height conforms with the provisions of Section 703.A.1 and 2. +7
 - b. An ornamental entry exceeding said height at the entrance of a new residential subdivision, planned area development project or multifamily development may be allowed by use permit and when not prohibited by Section 31-13 of the City Code.
 - c. For fences or freestanding walls within or bounding a required rear or side yard, the height shall not exceed six feet provided: *7

1) When not prohibited by Section 31-13 of the City Code, fences or freestanding walls up to ten (10) feet in height may be built around schools and other public or quasipublic institutions when necessary for the safety or restraint of the occupants thereof. *7

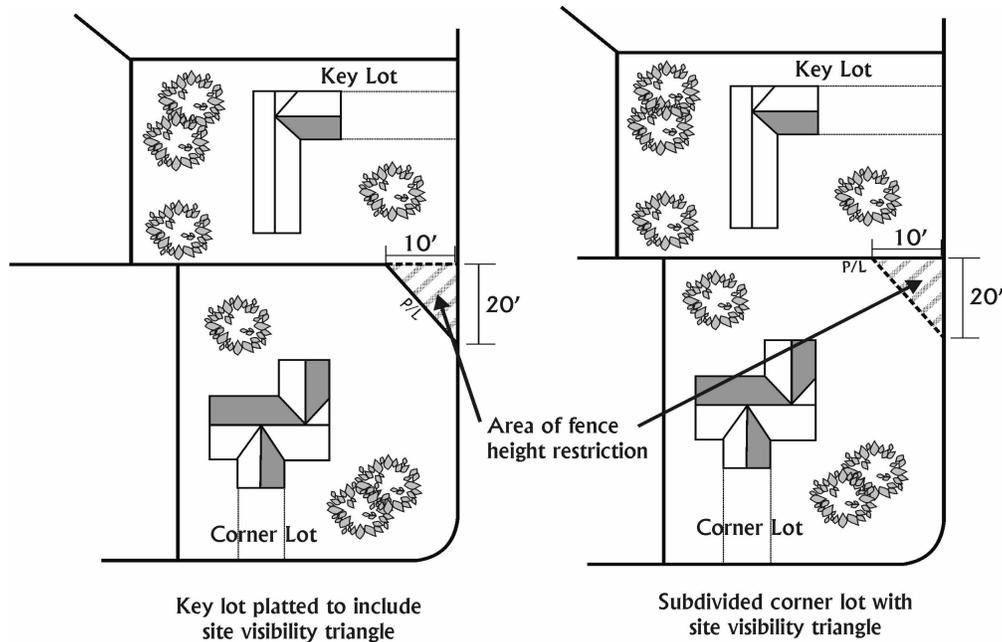
2) When not prohibited by Section 31-13 of the City Code, open wire fences exceeding six (6) feet may be built around game courts within or bounding a required rear or side yard subject to obtaining a use permit. *7

3) In any residence district, a noise mitigation wall of eight feet maximum height may be built within any side or rear yard abutting an arterial street. +7

d. On a corner lot contiguous to a key lot, fences or freestanding walls over three feet in height may be placed on the property line except within a triangle measured ten feet from the street along the common property line, and twenty feet along the property line extending from the common lot line towards the front of the corner lot.



The fence on the side street of a corner lot adjacent to a key lot must be set back, where it adjoins the key lot, a minimum of 10 feet for a distance of 20 feet along the street.



e. On a key lot contiguous to a corner lot, a fence or freestanding wall of six feet in height may be erected along that portion of a key lot contiguous with the rear yard of the corner lot, provided that such fence or wall shall not come closer than ten feet to the front line of the key lot.

- f. For an assembled or unified development, such as a planned residential development or condominium: *7
- 1) A fence or freestanding wall may be erected a minimum of ten (10) feet and an average of fifteen (15) feet from the perimeter property line where not prohibited by Section 31-13 of the City Code and subject to the following: +7
 - a) A maximum height of six (6) feet; and +7
 - b) The fence or freestanding wall must be a minimum of fifty percent open at all points above forty (40) inches; and +7
 - c) The fence or freestanding wall shall not create an area within a dedicated common area(s) or tract(s) reserved for the exclusive use or benefit of an individual tenant or landowner. +7
- g. Residential developments subdivided after May 2, 2008 that share a common property line with an undeveloped property zoned for non-residential uses must construct an eight (8) foot solid fence or freestanding wall along the common property line, unless the location of the required wall is modified by the Planning and Development Department when there is a tract or easement immediately adjacent to the common property line. All other fencing that does not share a common property line with a parcel zoned for non-residential uses must comply with the provisions of Section [703](#). *7
3. Except as provided in Section [703](#).A.4 and Section 647.A.2.kk and .ll, the following shall apply to all districts other than residential districts: *7
- a. For lots fronting on a public street, private accessway or private drive, a fence or freestanding wall within or bounding the required front yard shall be limited to a maximum height of 40 inches. For districts subject to the provisions of Section [701](#).D, no fence or freestanding wall shall exceed 40 inches in height in the yard setback area as required by that section. *7
 - b. A fence or freestanding wall within or bounding the required side or rear yard shall be no higher than the height limit for buildings or structures in that district when also in accordance with Section [701](#).D., provided: *7
 - 1) For properties developed after May 2, 2008 a minimum eight (8) foot solid fence or freestanding wall must be constructed along all common property lines shared with properties zoned for residential uses, if a fence does not exist at the time of development. A solid fence or freestanding wall may be extended up to twelve (12) feet in height on the non-residentially zoned property, subject to obtaining a use permit. The location of the required wall may be modified by the Planning and Development Department when there is a tract or easement immediately adjacent to the common property line. All other fencing that does not share a common property line with a parcel that is zoned for residential uses must comply with the provisions contained in Section [703](#). +7

4. The following regulations apply to retaining walls: *7
 - a. The height of a retaining wall is determined by the maximum vertical dimension from the top of the footing to the top of the wall. A retaining wall shall be no higher than necessary to retain earth or water. +7
 - b. All retaining walls shall be separated by one foot horizontal distance for each one foot vertical height of the wall downslope, with a minimum separation of three (3) feet. The area between retaining walls shall be improved with hardscape or landscaping, including irrigation, as approved by the Planning and Development Department. +7
 - c. Individual retaining walls shall be limited to a height of forty (40) inches when located within fifty (50) feet of a subdivision perimeter or the property line of an unplatted parcel, provided that requests to exceed this height may be allowed subject to obtaining approval of a use permit in accordance with the provisions of Section 307. +7
 - d. An individual retaining wall shall be limited to a height of forty (40) inches within the front or street side yards, with the total combined vertical height of each individual wall not to exceed fifteen (15) feet. *7
 - e. An individual retaining wall may not exceed a height of six (6) feet when located in the interior side or rear yards, with the total combined vertical height of each individual wall not to exceed twenty (20) feet. +7
 - f. A fence or freestanding wall may be constructed on top of a retaining wall so long as the height of the fence or freestanding wall conforms to the provisions of Section [703.A.1](#). *7
5. In all zoning districts, when not prohibited by Section 31-13, fences or freestanding walls up to ten feet may be built for the protection of critical infrastructure. +11
 - a. Razor, concertina, or barbed wire to protect critical infrastructure shall not be used where visible from public streets or adjacent property. +11

B. Landscaping and Open Areas In Multiple-Family Development.

1. **Purpose.** Multiple-family dwellings can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multiple-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials.

Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space areas shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot in any district containing a structure with two or more dwelling units.

3. **Landscaping standards.**

a. Adjacent to public street right-of-way the required building setbacks are to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:

(1) One minimum fifteen-gallon drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks.

(2) One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks.

(3) Ground cover shall be selected from at least two of the following:

(a) Turf or low-growing evergreen vegetation.

(b) Flowering vegetation.

(c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting.

(4) Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.

b. Interior property lines are to be landscaped and maintained except for driveway entrances or sidewalks in the following manner:

(1) One minimum fifteen-gallon tree for each twenty feet of linear distance; and

(2) One minimum five-gallon shrub for each five feet of linear distance.

(3) The above plant materials are to be planted and maintained in a minimum five-foot-wide landscaped area with at least one ground cover as provided in Section [703.B.3.a\(3\)](#).

c. In addition, where required side and rear yards are not occupied by swimming pools, structures, parking or driveway they shall be included in the landscaped area. The quantity of shrubs and trees shall be as in Section [703.B.3.a\(1\)](#) and [\(2\)](#). Ground cover shall consist of turf, low-growing vegetation or flowering vegetation.

d. Each landscaped area shall be provided a water source with an appropriate permanent water distribution system.

e. The placement of landscaping shall respond to providing security for ground floor openings subject to compatibility with existing soil conditions.

4. **Open space area.**

a. Active and passive leisure and outdoor recreation areas are to be provided and maintained in central locations for use by residents of the multi-family development.

(1) The total of such areas shall be a minimum of five percent of the gross site area.

(2) No portion of any area is to be less than two hundred square feet or less than twenty feet in width.

b. Two or more of the following elements are to be provided in these areas:

(1) Swimming pool.

(2) Tot lot.

(3) Barbecue and picnic areas.

(4) Game courts.

(5) Jogging and/or parcours.

(6) Lawn or turf.

Areas devoted to parking lots or driveways, principal or accessory buildings and required setbacks are not to be considered part of the open space area.

5. **Enforcement.** Failure to maintain landscaping and open space areas in accordance with this paragraph shall be a violation of this ordinance.

C. **Temporary Fencing.** +6

1. Temporary fencing as defined in Section 202, shall be permitted only with the issuance of a temporary fence permit, except for those sites for which an approved building permit, civil permit, or temporary event permit is active, from the Planning and Development Department. Such permit shall be prominently displayed and maintained on the fence at all times. +6 *10

a. All temporary fencing must be removed or replaced with permanent fencing within a maximum of one year of installation unless extended pursuant to Section [703.C.2.](#) +10

b. Temporary fencing within or along the perimeter of a golf course must meet the following conditions: +10

(1) Use permit approval per Section 307 required when adjacent to a

residential district subject to the following standards: +10

- (a) The temporary fence shall only be located in places of public access to the course. +10
- (b) Landscaping within 50 feet of the perimeter must be maintained per the Neighborhood Preservation Ordinance (Chapter 39 of Phoenix City Code). +10
- (c) A landscape plan must be included with the use permit application that identifies the existing vegetation within 60 feet of the perimeter property line. +10
- (d) The Zoning Administrator may grant a use permit for up to one year. The use permit may be renewed a maximum of three times for a total of 36 months. +10

The one-year time limit may be reduced as part of the use permit process. +10

- (e) Additional conditions may be stipulated as part of the use permit process. +10

Applicant must identify conditions to justify the additional temporary fence along the perimeter, including: +10

- i. Hazardous condition of the land. +10
- ii. Hazardous condition of the buildings. +10
- iii. Hazardous condition of the golf course features. +10

- c. Temporary fencing to mitigate a safety hazard is allowed within five feet of an existing building, structure, bridge, water feature or sand trap. +10

2. Temporary fences shall be removed prior to permit expiration unless the permit is extended to a specified time by the Planning and Development Director or his designee upon recommendation from the Neighborhood Services Director or his designee. Unsuccessful time extension applicants must apply for a permanent fence building permit if fencing over three feet is proposed. Applications for temporary fence permit time extensions must demonstrate one or more of the following conditions: +6

- a. Additional time is necessary because of ongoing environmental remediation activities on the site, or +6
- b. Existing safety hazards on the site are being addressed but warrant continued fencing of the site, or +
- c. The site is being actively developed as demonstrated through recent inspection reports. +6

3. Temporary fencing to a height of eight feet is permitted. Unobstructed sight triangles as defined by Phoenix City Code Section 31-13 must be adhered to on corner lots and at driveways. +6 *10

4. Any request to exceed the eight foot height limitation shall require a use permit pursuant to Section 307.A.7 and the following: +6

- a. The increased height is necessary to enhance public safety, and +6
- b. The increased height will not create a negative impact on adjacent properties. +6

5. In no event shall any barbed wire, razor wire, or other equivalent fence topping be placed on temporary fencing that is visible from rights-of-way or a residential district. If allowed, the topping must be placed a minimum of six feet two inches from the finished grade. +6 *10

D. Electric Fences, Chain Link Fences, Barbed, Concertina, and Razor Wire. +9

1. Electric fences are permitted in A-1—Light Industrial and A-2—Heavy Industrial zoning districts subject to the following standards: +9

- a. Electric fences shall not be located within required landscape and street side setbacks. +9
- b. Any electric fences shall not exceed ten feet in height. A request to exceed this height is subject to approval of a use permit pursuant to Section 307. +9
- c. A fence or wall no less than six feet in height that is not electrified shall be constructed parallel to and on the exterior side of the electrified fence. The nonelectrified fence shall be either: +9
 - (1) No more than six inches from the electrified fences; or +9
 - (2) No less than three feet from the electrified fences. +9
- d. Electric fences shall be a minimum of three feet from all perimeter property lines. When adjacent to residential zoning districts, the electric fence shall be a minimum of 25 feet from the perimeter property line. A request to reduce the required provisions above is subject to approval of a use permit pursuant to Section 307. +9
- e. Warning signs stating "danger, premises is protected with an electrified fence," shall be placed at the top of the electrified fence at intervals not less than 30 feet. Signs shall also be placed on the perimeter fence or wall at intervals of 30 feet. The bottom of the sign shall be located five feet from the ground. The sign shall be a minimum of 36 square inches. +9

2. **Chain link fences, barbed, concertina, and razor wire. +9**

- a. Chain link fences with plastic or metal slats, sheeting and nondecorative

corrugated metal shall not be used in multi-family or nonresidential development where visible from public streets or residential zoning districts. +9

b. Fences made or topped with razor, concertina, or barbed wire shall not be used in residential single-family or multi-family zoning districts. +9

c. Fences made or topped with razor, concertina, or barbed wire shall not be used in non-residential development where visible from public streets or adjacent residential areas. +9

d. Under no circumstance shall any razor, concertina, or barbed wire be placed closer than six feet two inches from the ground. +9

e. Fences topped or made of glass, screws, nails or similar material shall not be permitted. +9

f. This section shall not apply to barbed wire used to contain livestock that complies with Arizona Revised Statutes Chapter 11, Ownership, Control and Regulation of Livestock, Article 8, 3-1426, Standard for a Lawful Fence; provided, that barbed wire fences cannot be used on any parcel of land less than ten acres in size. +9

Date of Addition/Revision/Deletion - Section 703

+1 Addition on 3-19-1997 by Ordinance No. G-3996

*1 Revision on 3-19-1997 by Ordinance No. G-3996

*2 Revision on 6-4-1997 by Ordinance No. G-4014

+3 Addition on 7-2-1997 by Ordinance No. G-4039

*4 Revision on 7-1-1998 by Ordinance No. G-4109

*5 Revision on 9-14-2005 by Ordinance No. G-4739, eff. 10-14-2005

-6 Deletion on 11-30-2005 by Ordinance No. G-4760, eff. 12-30-2005

*6 Revision on 11-30-2005 by Ordinance No. G-4760, eff. 12-30-2005

+6 Addition on 11-30-2005 by Ordinance No. G-4760, eff. 12-30-2005

+7 Addition on 4-2-2008 by Ordinance No. G-5136, eff. 5-2-2008

*7 Revision on 4-2-2008 by Ordinance No. G-5136, eff. 5-2-2008

+8 Addition on 3-2-2011 by Ordinance No. G-5594 eff. 4-1-2011

+9 Addition on 7-3-2011 by Ordinance No. G-5722 eff. 8-2-2012

+10 Addition on 6-4-2014 by Ordinance No. G-5929, eff. 7-4-2014

*10 Revision on 6-4-2014 by Ordinance No. G-5929, eff. 7-4-2014

+11 Addition on 2-15-2017 by Ordinance No. G-6278, eff. 3-15-2017

704 Environmental Performance Standards.

A. **Outdoor lighting.** Outdoor lighting fixtures, in any district, shall be arranged and shielded so that lighting shall not shine or reflect onto adjacent residential property. In cases of interpretations of consistency with this provision, such lighting shall be located, shielded or adjusted in intensity to be in conformance with standards as adopted by City Council and on file with the Planning and Development Department.

705 Signs. *1 -2 +2**A. Purpose and Scope.**

1. The purpose of the Sign Ordinance is to provide fair, comprehensive, and enforceable regulations that will foster a good visual environment for Phoenix. This section regulates on-premise signs which are visible from public streets or which are visible from one site to another. These regulations balance the need to protect the public safety and welfare, the need for a well-maintained and attractive community, and the need for adequate identification, communication and advertising for land uses. The regulations allow for a variety of sign types and sizes for a site. The sign standards are intended to allow signs with adequate visibility from streets that abut the site; this ordinance does not guarantee signs which are visible from streets farther away. The standards are also intended to balance the function and aesthetics of signs. The regulations for signs have the following specific objectives:

- a. To ensure that signs are designed, constructed, installed, and maintained so that the public safety is protected and traffic safety is maintained;
- b. To allow and promote positive conditions for sign communication while at the same time promoting an attractive environment;
- c. To reflect and support the desired character and development patterns of the General Plan and the various zoning districts;
- d. To allow for adequate, effective, and aesthetic signs in commercial and industrial zones which promote a pleasing visual environment and prevent over concentration of signage; and
- e. To ensure that the constitutionally guaranteed right of free speech is protected.

2. In cases in which two or more provisions of this section conflict, the most restrictive provision shall prevail.

3. This section is not intended to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this section, or with private restrictions placed upon property by covenant, deed or other private agreement. Where this section imposes a greater restriction on signs than is imposed or required by such existing provisions of the law, ordinance, contract, or deed, the provisions of this section shall control.

4. The provisions of this section shall not be construed as relieving or limiting in any way the responsibility or liability of any person erecting or owning any sign for personal injury or property damage resulting from the placing of a sign, or resulting from the negligence or willful acts of such person, his or her agents, employees, or workers in the construction, maintenance, repair, or removal of any sign erected in accordance with a permit issued hereunder. Nor shall it be construed as imposing upon the City or its officers or employees any responsibility or liability by reason of the approval of any signs, materials, or devices under the provisions of this ordinance.

5. Sign-related definitions are included in Chapter 2 of this ordinance.
6. This section sets forth the standards for the number, size, placement, and physical characteristics of on-premises signs. The regulations set forth herein do not restrict the content of on-premises signs. This section applies to all zoning districts in the City. Other regulations in the City Code may also apply to signs.
7. This section shall not apply to the following signs:
 - a. Traffic signs and all other signs erected or maintained by a governmental body including, but not limited to, danger signs, railroad crossing signs, and signs of a noncommercial nature required by public laws, ordinances or statutes.
 - b. Warning signs not over six square feet in area.
 - c. Advertising in the public right-of-way and on private property adjacent to the public right-of-way when erected under the provisions of Section 3-8(b) of the Phoenix City Code, regarding placement of provisional signs, posters, placards, banners, shields, flags, signs, bills, cards, or other decorative or pictorial devices or advertisements on the street.

B. Sign Permits. This section sets forth requirements for sign permits, types of signs which do not require permits, and signs which are not permitted in the City of Phoenix.

1. Sign permit general requirements.

- a. **Requirement for permit.** Unless otherwise provided in this section, all signs shall require a sign permit from the Planning and Development Department before being erected, displayed, relocated or altered. Written approval from the Planning and Development Department personnel is required before any change, modification, alteration or other deviation from the terms and conditions of the sign permit and before any such change in the use of the sign as originally permitted can be made. The Planning and Development Department shall maintain a record of all such requests and approvals.
- b. **Qualifications to apply for a permit.** The owner, tenant, or lessee of the property on which the sign is located, or his or her authorized agent, a contractor licensed by the State of Arizona, a registered architect or a registered engineer shall be able to file a sign permit application on a form provided by the Planning and Development Department. The application shall include the signature of the applicant or his or her authorized agent and shall include the legal address of the proposed location of the sign.
- c. **Substitutions for original applicant.**
 - (1) At any time after a sign permit is issued, a new owner, tenant, lessee, architect, engineer or contractor of record may be substituted for the original owner, tenant, lessee, architect, engineer or contractor of record if the new interest is recorded on the original papers by affidavit and the new interest

assumes all obligations he or she would have had under the original permit.

(2) The change of interest discussed above shall not imply that any fees paid for the permit shall be returned, even if paid by the person who has been replaced. Additional fees shall be charged for the change of interest. Such fees are listed in appendix A.2 of the City Code and are on file with the Planning and Development Department.

d. **Documents which must accompany permit application.** All applications for sign permits shall be accompanied by the relevant documents prescribed herein.

(1) **Engineered plans required.** To the extent not previously approved by the City, the following signs shall require engineered plans, and the permit application shall include complete plans and calculations sealed by an engineer or architect registered in the State of Arizona.

(a) Roof, canopy, and marquee signs when the area of the face of one sign or the aggregate area of all signs exceeds twenty-five square feet.

(b) Combination signs exceeding fifty square feet in area.

(c) Projecting signs greater than fifty square feet in area or twelve feet in width. Calculations shall also be furnished on unusual conditions for signs smaller than this.

(d) Ground or pole signs when the area of the face of one sign or the aggregate area of all signs on the sign structure exceeds thirty-five square feet and the structure exceeds six feet in height.

(e) Wall signs in excess of one hundred square feet in area, except:

(i) Wall signs constructed of cut-out letters and insignia attached directly to the building and for which no individual letter exceeds one hundred square feet in area.

(ii) Any signs painted directly upon the wall of a building.

(f) Calculations shall be furnished when requested by the Planning and Development Department for unusual or unique signs.

(2) **Plans.** All applications for sign permits shall be accompanied by plans indicating the scope and structural detail of the work. Details of connections, guy lines, supports, and footings are required, together with a plot layout showing the location of signs and their relationship to buildings and lots.

(3) **Approval of standards.** A fabricator may submit plans for a sign to the Building Official for approval and file as a standard. Upon approval as a standard, permits may be obtained for such sign without refileing detailed structural plans. Such signs shall be given a standard number by the fabricator and the standard number shall be shown on each permit application.

(4) **Contractor certification.** A certified statement that sign faces, sign cabinets and method of attaching signs to their support structure shall be designed and constructed to conform to the specifications of the Phoenix Construction Code may be accepted in lieu of formal engineering plans and calculations, provided certification is made and sealed by an engineer or architect registered in the State of Arizona.

e. Revocation of permits for noncompliance with the permit's terms or for being void.

(1) If the Zoning Administrator or his or her designee finds that:

- (a) The work under any sign permit is not in accordance with the terms of the permit;
- (b) The sign is in violation of any provision of this ordinance or any other City ordinance; or
- (c) There was any false statement or misrepresentation of material fact in the permit application, payment for the permit or plans on which issuance of the permit was based.

The Zoning Administrator or his or her designee shall notify the owner or applicant in writing of the defect and of the time in which the defect must be corrected. If the defect is not timely corrected, the Zoning Administrator or his or her designee shall revoke the permit with a written revocation. No work under the permit, other than correction of the defect, shall continue after the initial notice of the defect is served.

(2) A permit which has been issued in error is void. The Zoning Administrator or his or her designee shall revoke the permit and notify the owner or applicant in writing of the revocation. No work shall be done under the permit after this notice is served.

f. Revocation of permits for nonuse. A sign permit shall be null and void if work under the permit is not started within one hundred eighty days of the permit's issuance or if building operations under a sign permit are suspended for a period of sixty days. The Zoning Administrator or his or her designee may extend these time limits if the delays are not caused by willful acts or negligence of the contractor, owner, or applicant. Requests for extension shall be submitted and responded to in writing.

g. Issuance of permits.

(1) Planning and Development Department personnel shall examine applications for sign permits within a reasonable time after filing. They shall issue the permit if it appears from the application and any supporting documents that the requested sign(s) and any existing sign(s) conform to the requirements of this section.

If Planning and Development personnel find that any requested or existing sign(s) or uses directly related to the application and in the ownership and control of the permit applicant violate any applicable provision of this section or any other City Code or ordinance, they shall not issue the sign permit until the violation is corrected.

(2) A sign permit shall be a license to proceed with the work specified in the permit. It shall not give authority to violate, cancel, alter, or set aside any of the provisions of this section or any other City code, ordinance or regulation. Issuance of a sign permit shall not prevent Planning and Development personnel from requiring correction of errors in plans or in construction where such errors are in violation of the terms of stipulations of the permit, this section or any other City code, ordinance or regulation.

(3) No additional permits shall be issued for signs appurtenant to any use or establishment having overdue sign regulations charges or unpaid reinspection charges due on the use or establishment.

h. **Applicant action considered withdrawal of application.** If a permit is not obtained within ninety days after the applicant has been notified that plans are approved, the Planning and Development Department shall consider the application withdrawn and may destroy any plans, specifications, and calculations pertaining to the application.

i. **Sign permit fee.** All applications for sign permits shall have a fee to be established by the City Council, a copy of which is on file with the City Clerk and in the Planning and Development Department. A schedule of the fee can be found in Appendix A.2 to the City Code. Particular provisions regarding the fee are located in Section 705.I.

j. **Sign identification tags.** Signs shall display an identification tag which is readily visible from public property or property accessible to the public after the sign is erected. The particular requirements for the tags are:

(1) The Planning and Development Department shall issue a sign permit tag bearing the permit number for all signs requiring a permit. If the sign permit tag is lost, defaced, or illegible, it shall be replaced by painting the permit number on the face or structure of the sign in numerals at least three-quarters of an inch high.

(2) All signs for which a variance or use permit has been granted shall display a special identification tag to show that the sign has been exempted from complying with one or more of the requirements of this ordinance.

(3) Electric signs shall display an electrical component tag certifying compliance with the City Electrical Code, or an approved tag issued by a testing laboratory approved by the Planning and Development Department.

k. **Nontransference of permits and identification tags.** Permits, permit

numbers and identification tags shall not be transferable; they are valid only for a specific sign at the specifically designated location. If, at any time, a sign or sign structure is altered, removed, or relocated, the existing identification tag(s) shall be removed and application made for new one(s) when necessary.

2. **Signs which do not require a sign permit.** The following signs shall not require a permit or the payment of an annual sign regulation charge. However, they shall conform to the requirements of general applicability, Section 705.C and any applicable sections of the Building Code.

a. Signs not visible from public streets or which are not visible from one property to another. Notwithstanding the foregoing, a sign that is visible from a public street shall not require a sign permit if the sole purpose of the sign is to provide on-site directional or locational information.

b. The flag, pennant, or insignia of any nation, state, county, city or other political entity or any church or religious organization. However, the display of more than one flag of this or any other nation, state, county, city or other political entity or any church or religious organization shall not be permitted. This section shall not prohibit the display of individual flags of multiple nations, states, counties, cities or other political entities or churches or religious organizations.

c. Tablets, grave markers, headstones, statuary or remembrances of persons or events that are noncommercial in nature and tablets such as memorials or cornerstones, or the name, date of erection and use of building when built into its walls.

d. Works of fine art when not displayed in conjunction with a commercial enterprise and through which an enterprise may not receive direct commercial gain.

e. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic or religious holidays.

f. Signs on a truck, bus, car, boat, trailer or other motorized vehicle and equipment provided all the following conditions are adhered to:

(1) Primary purpose of such vehicle or equipment is not the display of signs.

(2) Such signs are magnetic, decals, or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.

(3) Vehicle/equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate.

(4) Vehicles and equipment are not used primarily as static displays, advertising a product or service, nor utilized as storage or shelter. *7

- (5) During periods of inactivity exceeding forty-eight hours such vehicle/equipment are not so parked or placed that the signs thereon are displayed to the public. Vehicles and equipment engaged in active construction projects and the on-premise storage of equipment and vehicles offered to the general public for rent or lease shall not be subjected to this condition.
- g. Temporary window signs. Specific regulations regarding temporary window signs are located in Section 705.D.5.
- h. Political signs having an area of thirty-two square feet or less, provided that:
- (1) Any person or organization planning to erect political signs relating to a candidate or issue on the ballot of a primary, general, or special election shall first file with the Planning and Development Department the name, address, and telephone number of a person who shall be responsible for the proper erection and timely removal of the signs; and *4
- (2) Political signs shall be removed within ten days after the election to which they refer. Signs erected for a primary election may remain only if they continue to be valid for the next general election. *4
- i. Temporary signs for events of a general City-wide civic or public benefit nature as covered by Section 3-8 of the Phoenix Municipal Code.
- j. Nameplates, street address signs, and combination nameplate and street address signs containing no advertising copy, not exceeding two square feet in area and limited to one per street front per use for residential uses.
- k. Street address signs, wall-mounted nameplates and wall-mounted combination nameplate and street address signs containing no advertising copy, not exceeding six square feet in area for commercial and industrial uses.
- l. Religious outdoor fund solicitation signs displayed by bona fide religious organizations, limited to one sign of not more than eight square feet in area per street front.
- m. Address directory(ies) as required and enforced by the Fire Marshal or his authorized representative in accordance with the Phoenix Fire Code Section 28.42.
- n. Changing copy on a legal sign, bulletin board, display encasement, or marquee; or maintenance where no structural changes are made; or the changing of the interchangeable letters on signs designed for them. However, repainting of painted wall signs when more than fifty percent of the copy has been removed shall require that written notice of the proposed repainting be received by the Planning and Development Department at least three days prior to repainting. Change on any sign when an increase in square footage occurs, shall require a permit. The nonconforming status of a sign shall not be affected by the repainting.
- o. Temporary, nonilluminated, real estate signs, not more than six square feet in area, advertising the sale or rental of premises on which the sign is located.

- p. Temporary, nonilluminated signs not over sixteen square feet, erected in connection with new construction work when displayed only during the actual construction work. Such signs shall be on the construction site and may identify the architects, engineers, contractors, and other firms involved in the construction and may advertise any product or the character or proposed use of the building.
- q. Bulletin boards for charitable or religious organizations and churches which appertain to a legal use and which do not exceed the area allowed for their district or thirty-two square feet, whichever is less.
- r. Business names or logos on the face of fuel pumps. Such signs shall not count against permitted sign area on-site.
- s. A barber pole, animated or not, which is appurtenant to the barber business and affixed directly to the wall of the exterior of the occupied space. +8
 - 1. Barber poles shall be no taller than thirty-six inches and no wider than ten inches. +8
 - 2. Requests to deviate from these requirements are subject to obtaining a use permit in accordance with the provisions of Section 307. +8

3. **Signs not permitted in Phoenix.** The following signs are not permitted in the City of Phoenix, except as provided elsewhere in this section:

- a. Signs which occupy or project into public right-of-way.
 - (1) No sign shall occupy public property in any manner, nor shall any sign extend across a property line where such property line borders a public or private street, highway, alley, lane, parkway, avenue, road, sidewalk, or other right-of-way, whether such a right-of-way has been dedicated to the public in fee or by easement, and whether or not such right-of-way has been used as right-of-way. However, wall signs may be allowed to project a maximum of eighteen inches into any such right-of-way provided the bottom of such wall sign is at least eight feet above grade.
 - (2) Planning and Development personnel may, without notification, cause to be removed any temporary or portable sign erected upon or projecting into public property.
- b. Projecting signs lower than eight feet above grade. No projecting sign shall be erected with the bottom of such sign closer than eight feet to ground grade level. The thickness measured between the principal faces of any projecting sign shall not exceed forty-eight inches when such sign is of solid construction.
- c. Signs which pose a traffic hazard. No sign shall be erected, operated, used or maintained which:
 - (1) Due to its position, shape, color, format, or illumination, obstructs the view

of, or may be confused with, an official traffic sign, signal, or device or any other official sign.

(2) Displays lights resembling the flashing lights customarily associated with danger or those used by police, fire, ambulance, and other emergency vehicles.

(3) Uses in a manner which may confuse motor vehicle operators, the words "stop," "warning," "danger," "turn," or similar words implying the existence of danger or the need for stopping or maneuvering.

(4) Creates in any other way an unsafe distraction for motor vehicle operations.

(5) Obstructs the view of motor vehicle operators entering a public roadway from any parking area, service drive, alley, or other thoroughfare.

d. Vehicle-mounted signs. Except as provided elsewhere in this section or specifically exempted by other sections of this Code, signs mounted upon, painted upon, or otherwise erected on trucks, cars, boats, trailers, and other motorized vehicles or equipment shall be regulated as ground signs and signs mounted upon a trailer chassis with or without wheels shall be considered to be portable ground signs, which are prohibited.

e. Signs which interfere with visibility at street intersections or driveways. at all public street intersections, there shall be no sign erected between the heights of three (3) feet and ten (10) feet and no obstruction to vision between those heights other than a single post or column which does not exceed twelve (12) inches in its greatest cross sectional dimension, within the visibility triangle formed by the lot lines on the street side of such lot and a diagonal line joining points on such lot lines at distances from the point of their intersection as set forth in the following table and as shown in the graphic below: *9

TABLE B-1

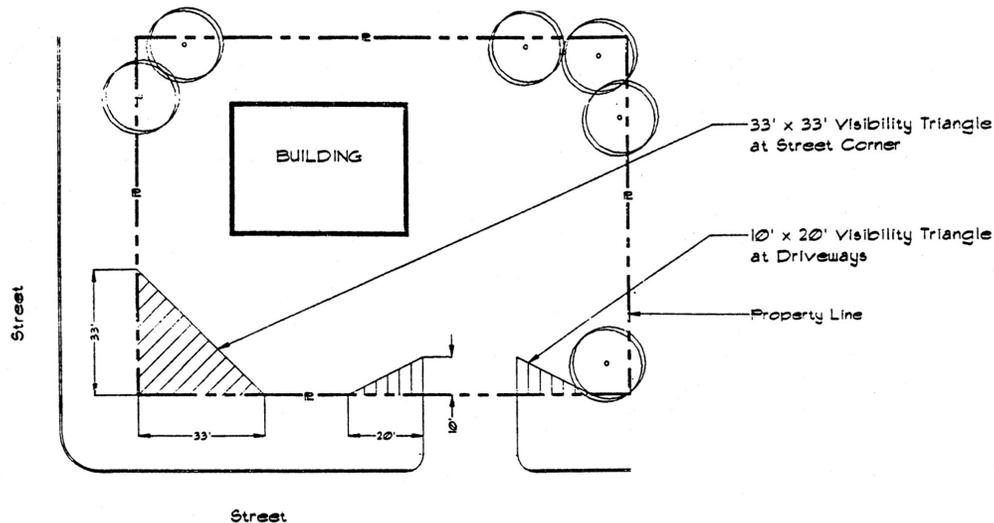
Size of Unobstructed Sight Triangle at Corner Lots +9

Classification of Intersecting Public Streets*	Distance Measured Along Each Street (Dimension "X" In Graphic Below)
Local-Local	33'
Local-Collector	33'
Collector-Collector	33'
Collector-Major	33'
Major-Major	33'
Major-Local	33' along major street 15' along local street
Any Public Street—Driveway	33' along major street 15' along local street 10'

| perpendicular to street |

* As defined in the City of Phoenix Minimum Right-Of-Way Standards Map

SIGNS WHICH INTERFERE WITH VISIBILITY AT STREET INTERSECTIONS OR DRIVEWAYS



Signs Which Interfere With Visibility

- f. Signs projecting above roofline. Unless otherwise provided, no signs shall be erected upon or project through the roof of any building nor shall any sign attached to a building extend above roofline of that building.
- g. Portable ground signs. Portable ground signs, including A-frame signs, are prohibited, unless specifically permitted elsewhere in this ordinance.
- h. Signs for home occupations. Signs for home occupations are prohibited.
- i. Signs on doors. Only pedestrian signs shall be located on glass doors.

C. **Requirements of General Applicability.** All on-premises signs in Phoenix must conform to the following regulations:

1. **Animation.** No sign shall be animated or contain the optical illusion of sign movement, except as may be allowed in the commercial land use designations as defined in Section 705.D.1.a, subject to obtaining a use permit in accordance with the provisions of Section 307. Time and temperature devices shall not be considered as animation. Electronic message displays approved with a use permit in accordance with the provisions of Sections 307 and 705.C.13 shall not be considered as animation. *10
2. **Flags and banners.** Flags, banners, pennants, streamers, or other similar devices are permitted only as follows:

- a. Flags which do not require a sign permit under Section 705.B.2.b (flags of a political entity or religious institution).
 - b. One corporate flag per premises in commercial land use designations as defined in Section 705.D.1.a subject to a use permit.
 - c. If specifically allowed as part of a special sign district.
3. **Electric signs.** All electric signs shall conform to the Electrical Code of the City of Phoenix.
4. **Construction Code requirements.** All signs shall conform to the requirements of the Phoenix Construction Code.
5. **Combination signs.** The thickness measured between the principal faces of any combination sign shall not exceed sixty inches when such a sign is of solid construction.
6. **Illumination.**
- a. The source of indirect illumination for signs shall be so oriented or shielded that it is not visible from any residential use or public thoroughfare.
 - b. Direct illumination by incandescent sources shall not exceed eleven watts per bulb without a dimming device or sunscreen; provided, however, no single bulb shall exceed forty watts.
 - c. Illumination shall not be used from 11:00 p.m. until sunrise on directly illuminated signs where the total light sources on any face exceeds one hundred fifty watts.
 - d. In no event shall an illuminated sign be located closer than sixty feet to any single-family residential use or undeveloped property with a single-family residential zoning classification (RE-43 through R-2, P.A.D.-1 through 12) unless the sign does not face or is not oriented to the residential property or a use permit is obtained in accordance with the provisions of Section 307
 - e. No flashing, blinking or rotating lights, metal halide lights exceeding seventy-five watts, or high or low pressure sodium light bulbs shall be permitted for either permanent or temporary signs. In no case shall mercury vapor light sources be used for direct or internal illumination.
 - f. All sign illumination shall satisfy the provisions of the Phoenix Dark Sky Ordinance. Section 23-100, Phoenix City Code.
 - g. Exposed neon and other similar tube type illumination, bare incandescent or fluorescent lights shall be permitted as an integral part of a sign.
7. **Location.**
- a. No sign shall be erected so as to prevent ingress to or egress from any door or window, or any other exitway required by the Construction Code of the City of

Phoenix, and amendments thereto, or by the Fire Department regulations.

b. No sign shall be attached to a standpipe, gutter, drain, or fire escape, nor shall any sign be erected so as to impair access to a roof.

c. Signs and sign structures shall be located to provide the minimum horizontal and vertical clearance from electrical wires and conductors as required by the National Electric Code Safety Standards.

d. No sign or group of signs exceeding an aggregate area of four square feet shall be erected upon any light standard, pole, etc., unless the structure was designed for that purpose or it can be demonstrated that such standards are structurally strong enough to support the additional load.

8. **Sound.** No sign shall emit any sound which is intended to attract attention beyond the boundaries of the lot on which it is located or which creates a public nuisance.

9. **Including outdoor advertising signs in on-premise sign area calculations.** Any outdoor advertising sign on-site or within two hundred feet of the property advertised shall be included in the allowed ground sign area for that property if the outdoor advertising sign exclusively advertises that property. This provision shall not apply to an outdoor advertising sign which relates to multiple properties or businesses including that property.

10. **Maintenance and repair.** All signs and sign structures shall maintain the following standards of structural repair and visual appearance. All structural and nonstructural components must be positioned and secured in accordance with approved plans for the sign. Any apparently deteriorated, damaged, or weakened components shall be promptly repaired or replaced. All lettering, advertising copy and painted surfaces must be free of chipping, peeling, and fading detectable within three hundred feet of the sign. Components composed of plastic, acrylic, and other artificial compositions must be free of cracks, holes, buckling, or any other condition affecting the strength and stability of the component. Electrical signs must be maintained in working order. Minimum maintenance requirements for electrical signs and electrical systems include but are not limited to: prompt removal and replacement of all defective bulbs, tubes, neon light segments, damaged or deteriorated electrical wiring, and malfunctioning control devices and related circuitry. If Planning and Development personnel determine that these standards have not been met, notice shall be given of specific defects and reasonable time for correction. Failure to comply with such notice shall constitute a violation of Section 705, and shall necessitate the total removal of the sign and sign structure.

11. **Provisions regarding commercial and noncommercial signs.**

a. All signs except signs that contain noncommercial messages shall be appurtenant to a permitted use of the property on which displayed.

b. Noncommercial signs, except political signs which do not require a sign permit under Section 705.B.2.h, shall conform to the requirements of this section

applicable to identification signs.

12. **Rotating signs.** Rotating signs shall be permitted subject to obtaining a use permit in accordance with the provisions of Section 307

13. **Electronic message displays.** Electronic message displays shall be permitted in the Commercial/ Industrial land use designations and for nonresidential uses in Residential Districts as defined in Section 705.D.1.a, subject to obtaining a use permit in accordance with the provisions of Section 307 and satisfying the following conditions:
+10

a. The sign copy shall change only through an immediate transition of the sign copy or message that does not have the appearance of moving text or images. The sign copy shall not use flashing, intermittent or moving lights or produce the optical illusion of movement. No part of the sign structure or cabinet may move or rotate, except as otherwise permitted by this Section 705. +10

b. The sign copy shall be displayed for a minimum of eight (8) seconds provided, however, that the Zoning Administrator or the Board of Adjustment shall have the authority to increase the display time only if the sign will be located within one hundred (100) feet in any direction of another electronic message display on either an on-premise or outdoor advertising sign and traffic safety concerns are raised. These increases in display time shall be either (i) in eight (8) second increments to a maximum of thirty-two (32) seconds or (ii) to a longer period if requested and agreed to by the applicant. +10

c. The sign shall include photocell technology to control and vary the intensity of lighting depending on the amount of ambient light that is present (e.g. daytime, nighttime, cloudy conditions). The intensity of the lighting shall not exceed three hundred (300) nits from dusk until dawn unless the sign is turned off in accordance with the provisions of Section 705.C.13.d as it is located within 150 feet of Single Family Residential zoned property. +10

d. The sign shall not be illuminated between 11:00 p.m. and sunrise when (1) located within one hundred fifty (150) feet of Single Family Residential zoned property and (2) visible from such development or property. +10

e. An electronic message display may be used as a wall sign. Notwithstanding the provisions of Section 705.C.11.a and Section 705.D.3 limiting location of a wall sign to the portion/suite of a multi-tenant building in which the use being identified is located, an electronic message display wall sign may identify any use in the multi-tenant building. This provision applies only for uses that are not also identified on a ground sign with an electronic message display that is used to identify uses at the multi-tenant building. +10

f. Except as provided herein, the sign shall conform to the size and placement standards established in Section 705.D. +10

g. The signs may be located only as follows: +10

- 1) On property adjacent to a freeway, major arterial, arterial or collector street, as designated by the City of Phoenix Street Classification Map, and +10
- 2) Spaced a minimum of one hundred (100) feet from flashing warning signs, including but not limited to flashing warning signs at school crosswalks, train crossings and fire stations. +10

h. The maximum height of an electronic message display located on a ground sign within fifty (50) feet of a traffic signal that alternately directs roadway traffic to stop and to proceed shall be eight (8) feet. The maximum height of the electronic message display may increase one (1) foot for every twelve (12) feet in additional setback from the subject traffic signal to the maximum height permitted by the standards of Section 705.D for a ground sign in the applicable zoning district. Notwithstanding these limitations, the maximum height of the ground sign containing the electronic message display shall be limited only by the standards established for a ground sign in the applicable zoning district in Section 705.D. The distance between the ground sign and the traffic signal shall be measured between the closest points on the subject ground sign and the traffic signal pole, as demonstrated on a site plan or survey submitted with the sign permit application. +10

i. In addition to their on-premise advertising and identification purposes, the signs may be used for warning signs, as defined in Section 202 of the Zoning Ordinance. +10

D. Requirements For Specific Types of Signs. This section includes specific standards for ground signs, wall signs, directional signs, window signs, marquees/canopies/awnings, pedestrian signs, construction/real estate signs, subdivision sale signs, and temporary signs. All signs approved following the effective date of this ordinance shall be subject to the following requirements:

1. **Ground and wall signs—General standards.** Ground and wall signs shall be permitted as described below. Table D-1 sets forth general standards for ground and wall signs. Sections 705.D.2 and 705.D.3 set forth more specific standards for these signs.

a. **Definition of land use.** The land use designations used in table D-1 are defined as follows:

- (1) Single-family land use includes activities in the following zoning districts which meet the Zoning Ordinance definition of residential use: S-1; S-2; RE-43; RE-35; RE-24; R1-18; R1-14; R1-10; R1-8; R1-6; R-2; and P.A.D.-1 through 11.
- (2) Multiple-family land use includes activities in the following zoning districts which meet the Zoning Ordinance definition of residential use: R-3; R-3A; R-4; R-4A; R-5; and P.A.D.-12 through 15.
- (3) Nonresidential activity in a residential area includes any activity in the R-O district or the districts listed in Sections 705.D.1.a.1 and 2 above which does

not meet the Zoning Ordinance definition of residential use.

(4) Commercial land use includes all activities in the C-O, C-1, C-2, C-3, PSC, RSC, Commerce Park, A-1, A-2, Resort, P-1, and P-2 zoning districts.

b. **Definition of street classification.** The street classification designations used in table D-1 refer to street classes from the City's street classification map and General Plan, as follows:

- (1) The freeway designation includes the freeway/expressway street classes;
- (2) The high volume street designation includes the major arterial, arterial and collector street classes;
- (3) The low volume street designation includes the minor collector and local street classes.

TABLE D-1. IDENTIFICATION SIGNS

Land Use	Wall Signs		Ground and Combination Signs			
	Height (feet)	Area (square feet)	Number of Signs	Height (feet)	Area (square feet)	Spacing (feet)
Single-family residential	15	2	1 ²	5(8) ³	16	300 ft. between entrance
Multifamily residential	15	1 sq. ft./each 4 lin. ft. (minimum 24; maximum 120)	1 per driveway	5(8)	16(32)	150
Nonresidential activity in residential district	15	1 sq. ft./each 4 lin. ft. (minimum 24; maximum 120)	1 per driveway	5(8)	16(32)	150
Commercial Industrial	25 ft. or no closer to roofline than one-half the vertical dimension	1 per lin. ft. per elevation ⁷ (minimum 50) (maximum 500)	Primary sign ⁴ 1 permitted per 300 ft. of street frontage (minimum	Freeway ⁵ 35(48)	Freeway ⁵ 200	100 ft. minimum

	of sign ⁷		1)		
			Secondary sign ⁴ 1 permitted per 150 ft. of street frontage (less signage permitted above)	High volume street ⁶ 16(20)	High volume street ⁶ 110(150)
				Low volume street 12(15)	Low volume street 80(110)
				High volume street ⁶ 12(15)	High volume street ⁶ 80(110)
				Low volume street ⁸ (10)	Low volume street 60(80)

¹Numerals in parentheses () represent height and area possible through design review. Special regulations for ground signs on corner parcels are set forth in Section 705.D.2.d.

²Two subdivision identification signs permitted at each entrance to a subdivision. For a multi-family residential project, each driveway per street frontage shall be permitted one double-faced identification sign or two single faced identification signs placed one on each side of one entry driveway. *⁹

³Only subdivision identification signs shall be able to use design review to achieve a height of eight feet.

⁴One sign on a multiple-use parcel shall include center identification, i.e. the name of the center.

⁵Freeway signs shall only be located on a property with freeway frontage and must be within three hundred feet of, and oriented to, a freeway, expressway or parkway as identified on the City’s street classification map.

⁶A sign on a high volume street shall be limited to sign standards permitted for a sign on a low volume street if the sign is located on a public street on which residential development or undeveloped residentially zoned property has frontage within one hundred fifty feet of the sign.

⁷Wall signs over fifty-six feet in height require comprehensive sign plan approval, shall be limited to two identification signs per building, and shall be subject to the special regulations set forth in Section 705.13.31. Requests to exceed two signs per building up to a maximum of four signs may be considered in accordance with Section 506.83, and based on

one or more of the following criteria:

1. That additional signage is necessary to provide building identification for those members of the public accessing the site from arterials or freeways;
2. That illumination from the signs will be restricted to no greater than one footcandle as measured at the property line, if greater illumination could otherwise have a negative impact on nearby residential properties;
3. That the location and/or grouping of other buildings limits or restricts the visibility of the signs;
4. That the buildings be located on the Central Avenue Corridor (Third Avenue to Third Street, and Fillmore Avenue to Camelback Road), or within, abutting or adjoining a designated village core. *3 *5

⁸Spacing of ground signs for multi-family and non-residential uses in a residential district may be reduced to 100 feet from ground signs on an adjacent commercially zoned property.
+6

Date of Addition/Revision/Deletion - Table D-1

*3 Revision on 12-8-1993 by Ordinance No. G-3712

*5 Revision on 8-28-1996 by Ordinance No. G-3951

+9 Addition on 6-2-2004 by Ordinance No. G-4611, eff. 7-2-2004

*9 Revision on 6-2-2004 by Ordinance No. G-4611, eff. 7-2-2004

2. **Ground signs—Specific standards.**

a. **Frontage requirement—Multiple-use parcel.** This section sets forth the number and type of signs permitted on a multiple-use parcel. If such a parcel has more than one street front, the signage for each street shall be calculated separately depending on the length of each frontage. If such a parcel contains a corner site which uses section 705.D.2.d to determine its signage, the frontage of that corner parcel shall not be included in the calculation of the street frontage for signs described in this section.

(1) **Primary identification sign.** A multiple-use parcel may display one primary identification sign for the first three hundred feet, or portion thereof, of frontage and one additional primary identification sign for each additional full three hundred feet of frontage.

(2) **Secondary identification sign.** A multiple-use parcel may display one secondary identification sign for each one hundred fifty feet of frontage. The number of permitted secondary identification signs shall be reduced by the number of primary identification signs on the same street frontage of the multiple-use parcel.

b. **Frontage requirement—Single-use parcel.** This section sets forth the number and type of signs permitted on a single-use parcel. If such a parcel has more than one street front, the signage for each street shall be calculated separately

depending on the length of each frontage.

(1) **Parcel with one hundred feet or less of frontage.** A single-use parcel with one hundred feet or less of frontage may display one secondary identification sign.

(2) **Parcel with between one hundred and three hundred feet of frontage.** A single-use parcel with between one hundred and three hundred feet of frontage may display one primary identification sign.

(3) **Parcel with more than three hundred feet of frontage.** A single-use parcel with more than three hundred feet of frontage may display the same number and sizes of signs as a multiple-use parcel with the same frontage.

c. **Height limitation.** No ground sign shall be higher than the limit set forth in table D-1.

d. **Special regulations for corner parcels.**

(1) **Parcel with less than one hundred feet of frontage on either street.** A corner parcel with less than one hundred feet of frontage on either street may display:

(a) One ground sign which shall not exceed twenty feet in height and one hundred fifty square feet in area; or

(b) One ground sign on each street front which shall not exceed five feet in height as of right, eight feet in height through design review and thirty-two square feet in area.

(2) **Parcel with more than one hundred but less than three hundred feet of frontage on both streets.** A corner parcel with more than one hundred feet of frontage on both streets may display:

(a) One ground sign at the corner which does not exceed twenty feet in height and one hundred fifty square feet in area; or

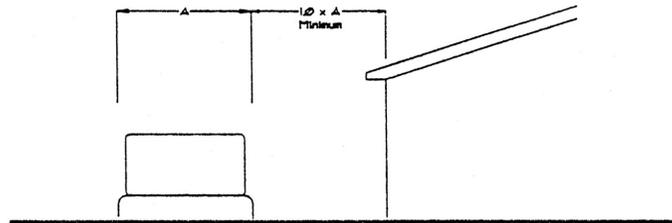
(b) One ground sign on each street front which shall not exceed fifteen feet in height and one hundred ten square feet in area on a low volume street or eighteen feet in height and one hundred thirty square feet in area on a high volume street.

(3) All signs for corner parcels must comply with the visibility triangle restrictions located in Section 705.B.3.e.

(4) **Parcel at intersection of a street and a freeway.** A corner parcel with less than three hundred feet of frontage at the intersection of a freeway and a street may display one freeway sign along the freeway frontage and may display one ground sign along the street frontage complying with the requirements of table D-1 for that street classification.

- e. **Special regulations for time and temperature ground signs.** Clocks and time and temperature devices which do not exceed an area of thirty-two square feet shall not be included in the calculation of the size of a ground sign.
- f. **Location of ground signs.** Ground signs shall be located in the front yard, or side yard of a corner lot adjacent to a street. Ground signs may be located at the property line or two feet from the back side or a curb or sidewalk, whichever is greater.
- g. **Separation from building.** No freestanding ground sign which exceeds eight feet in height may be located closer to a building or structure than one times the width of the sign at its widest point. Signs located closer to the building must be attached to the building or structure as a wall or projecting sign unless approved through Design Review. The following graphic illustrates this section:

SEPARATION FROM BUILDING



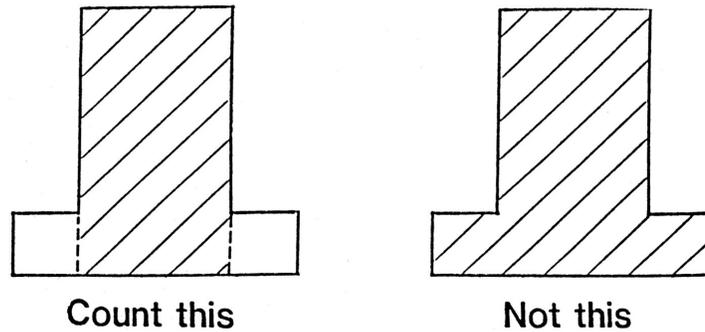
Separation From Building

- h. **Information displayed.** No ground sign shall contain more than ten items of information. The following material shall not be considered when calculating items of information:
- (1) Information on a retail gasoline outlet ground sign which: shows affiliation with a motor club; indicates acceptance of designated credit cards; or fuel price and grade information;
 - (2) Information on a theater showing names and, if applicable, ratings of current showings or performances; and
 - (3) Addresses required by Section 705.D.2.j.
- i. **Sign and structure size limitations.** The maximum size of a ground sign is listed in table D-1.
- j. **Address requirement for ground signs.** All ground signs, other than ground signs on corner parcels, shall display the address of the lot or parcel on which the sign is erected. The address numerals shall be a minimum of six inches high but shall not exceed six square feet in area. The address shall neither be included in the calculation of the area of the ground sign nor be counted as an item of information.
- k. **Reader panels.** A ground sign may be a reader panel.

3. **Wall signs—Specific standards.**

- a. **Height of wall signs.** No wall sign shall be displayed higher than the maximum set forth in table D-1.
- b. **Establishment of wall sign area.** The permitted wall sign area shall be determined with the area formulae set forth in table D-1 and Section 705.D.3.i. The formulae base area for each use in a building on the linear frontage of the building or suite in which the use being signed is located. Wall sign area from one building elevation shall not be exceeded, except as provided in Section 705.D.3.d.2 regarding the minimum wall sign or as approved through a comprehensive sign plan. *3
- c. **Number of signs.** There is no limit on the number of wall signs that can be established on a facade, provided that the permitted wall sign area for a use or building is not exceeded.
- d. **Permitted size of sign.**
 - (1) **Maximum.** The maximum size of a permitted wall sign is set forth in table D-1.
 - (2) **Minimum.** Every property or use with frontage shall be entitled to a wall sign the size of which is set forth as minimum size in table D-1.
- e. **Special regulations for time and temperature wall signs.** Clocks and time and temperature devices which do not exceed an area of thirty-two square feet shall not be included in the calculation of the size of a wall sign.
- f. **Reader panels.** A wall sign may be a reader panel.
- g. **Signs erected above the roofline.** Design review shall be required for any wall sign that exceeds the height of the roofline or is placed on the slope of a peaked roof to ensure integration of the sign into the architecture of the building. No sign shall be permitted to break the silhouette of the building on which it is located. *9
- h. **Signs erected on attached walls.** A wall sign erected against a bearing or nonbearing wall connected to a building structure within building setback lines of the premises shall be permitted through design review to ensure integration of the wall and sign with the building. The area of such wall signs shall be deducted from the area permitted on the building wall to which the bearing or nonbearing wall is connected.
- i. **Signs erected over fifty-six feet in height. +3**
 - (1) **Area.** The area of a wall sign erected over fifty-six feet in height shall not exceed one percent of the area of the elevation to which it is attached. This area shall not be increased through a comprehensive sign plan and shall not be counted against the wall signage which may be placed on the building below

fifty-six feet. This provision is illustrated in the graphic below:



Signs Erected Over 56 Feet

(2) **Placement on wall.** A wall sign erected over fifty-six feet in height shall be placed in the top ten percent of the wall to which it is attached and shall not exceed eighty percent of the width of the building face to which it is attached. A wall sign shall be located no closer to the side edge of a building than one-half the width of the largest letter or element of the sign.

(3) **Illumination.** A wall sign erected over fifty-six feet in height shall be either internally illuminated or backlit. Such a sign shall include neither flashing lights nor changing messages.

(4) Wall signs over fifty-six feet in height require comprehensive sign plan approval, and shall be limited to either identification of the building or one occupant per building (not different tenants on different facades of the building), two identification signs per building, and shall be subject to the special regulations set forth in Section 705.D.3.i. Requests to exceed two signs per building up to a maximum of four signs may be considered in accordance with Section 506.B.3 and based on one or more of the following criteria:

- (a) That additional signage is necessary to provide building identification for those members of the public accessing the site from arterials or freeways;
- (b) That illumination from the signs will be restricted to no greater than one footcandle as measured at the property line, if greater illumination could otherwise have a negative impact on nearby residential properties;
- (c) That the location and/or grouping of other buildings limits or restricts the visibility of the signs;
- (d) That the buildings be located on the Central Avenue Corridor (Third Avenue to Third Street, and Fillmore Avenue to Camelback Road), or within, abutting or adjoining a designated village core. +5

j. **Painted wall signs.** Signs that are painted directly on to walls shall require

design review approval. +9

4. **Directional signs.**

a. **Number of directional signs.** There shall be no more than two directional signs per driveway entrance to a lot, parcel or multiple-use lot or parcel. Only one of these signs may include business identification. There shall be no limit on the number of directional signs interior to a site which do not include business identification.

b. **Size of and amount of information on directional signs.** No directional sign shall be greater than six square feet in area and have a height greater than three feet above grade. Information placed on the signs other than business name or logo, type of use, or directional arrows and/or informational copy shall only be included upon the approval of a comprehensive sign plan as provided in Section 705.E.2.b.3. No more than twenty-five percent of the area of a directional sign may be devoted to business identification; such area shall not be assessed as business identification sign area.

5. **Window signs.** A use may display window signs so long as the aggregate area of such signs does not exceed thirty percent of each window area located on the ground floor of the building. For computation of area, window panels separated by muntins or mullions shall be considered as one continuous windowpane. Window signs shall not be assessed as wall signs. Window signs may not be located on glass doors, as regulated in Section 705.B.3.i.

6. **Marquees, canopies and awnings.**

a. **Restrictions for marquee signs.** Signs on marquees shall be considered wall signs and shall be subject to the requirements established for wall signs.

b. **Restrictions for canopies and awnings.**

(1) Signs on canopies and awnings shall be considered wall signs and shall be subject to the requirements established for wall signs. However, lettering which does not exceed seven inches in height which is displayed on the edge of a canopy or awning hanging perpendicular to the ground shall not be counted against the allowable signable area of a wall frontage.

(2) No portion of any canopy or awning shall be less than eight feet above the level of the sidewalk or other surface over which it projects.

(3) Awning signs may be illuminated indirectly or internally.

7. **Pedestrian signs.**

a. Pedestrian signs shall not be counted as part of wall or window signable area.

b. The height of pedestrian sign lettering or symbols shall not exceed four inches.

8. **Construction and property sale, lease or rental signs.** Construction and property sale, lease or rental signs are permitted subject to the requirements listed in table D-2.

TABLE D-2

Land Use	Maximum Area	Maximum Height from Grade	Number
Construction signs:			
Residential	32 sq. ft.	12 ft.	1/street front
Nonresidential activity in residential district, commercial	100 sq. ft.	12 ft.	1/street front
Property sale, lease, or rental signs:			
Residential	6 sq. ft. if less than 10 acres; 16 sq. ft. if more than 10 acres	12 ft.	1/@ 300 ft. of street front
Nonresidential activity in residential district, commercial	32 sq. ft. if less than 10 acres; 100 sq. ft. if more than 10 acres	12 ft.	1/@ 300 ft. of street front

9. **Subdivision sale and model home signs.** Subdivision sale signs, open house directional signs, off-site subdivision directional signs, and model home signs are permitted in the RE-43, RE-35, RE-24, R1-18, R1-14, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, P.A.D.-1 through 15, R-O and C-O zoning districts subject to the following restrictions:

a. **Subdivision sale signs.**

- (1) The signs shall be located within the subdivision to which they refer.
- (2) The area of such signs shall be limited to two square feet for each lot upon which a dwelling shall be built to a maximum of six hundred square feet. A minimum sign of ninety-six square feet shall be allowed for any subdivision. No single sign, including embellishments, shall exceed three hundred square feet.
- (3) Such signs for condominiums, cooperatives, community apartments, townhouses, or similar developments in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon shall not exceed a total area of fifty square feet for the first fifty or fewer dwelling units plus one square foot for each dwelling unit over fifty up to a maximum of one hundred fifty square feet. There shall be no more than one such

sign per street frontage; such signs shall not exceed twelve feet in height.

(4) Staff-mounted flags not exceeding four by six feet per flag may be used during the period of sale. There shall be allowed one flag per lot to a maximum of twenty-five flags. No flag shall be closer than twenty feet to another flag. No flag shall exceed twenty-five feet in height.

b. **Model home signs.** Each model home lot or dwelling approved by the Site Planning Division of the Planning and Development Department may have fifteen square feet of signage. No permit is required for any nonilluminated ground sign under three feet in height or any nonilluminated wall sign under eight feet in height. Two flags as permitted in Section 705.D.9.a(4) may be located on each of the model home lots.

c. **Open house signs.**

(1) Six real estate directional signs, which may be portable, may be located on property other than that to which the signs refer to direct people to a real estate open house. Each sign shall not exceed an area of four square feet, shall be erected only when a person is on duty at the open house, and shall not be erected without the consent of the property owner on whose property it is erected.

(2) Banners and pennants may be used during a real estate open house provided that such signs are erected only when a person is on duty at the open house.

d. **Off-site subdivision directional signs.** Two directional signs may be erected on undeveloped property within one mile of a subdivision or development. Copy on such signs shall be limited to: 1) the corporate or subdivision name, logo, and sale slogan; 2) types of homes offered for sale (single-family, town homes, condos, etc.); 3) developer name; and 4) travel directions. Such signs shall be removed within three years after erection or ten days after all lots or dwelling units in the subdivision which were offered for sale have been sold, whichever first occurs. A common sign structure for the placement of directional information for multiple subdivisions may be permitted subject to obtaining a use permit in accordance with the provisions of Section 307 so long as no subdivision receives more than thirty-two square feet of the sign and the sign does not exceed three hundred square feet in size and eighteen feet in height.

e. **Removal of subdivision sale signs, flags, model home signs, and off-site subdivision directional signs.** Subdivision sale signs, flags, model home signs, and off-site subdivision directional signs shall be removed within three years or upon expiration of a use permit for the model homes. In any case, flags shall be removed upon discontinuance of sale of homes within the subdivision for a period in excess of one hundred eighty days or ten days after all lots upon which dwelling units have been offered have been sold.

10. **Temporary signs.** The Zoning Administrator or his or her designee may issue a

permit for temporary signs for: temporary events, including grand openings; business identification prior to placement of permanent signage; places of worship; and business identification during periods of construction in adjacent rights-of-way. Such signage is subject to the following general requirements for temporary signs and the listed standards for specific types of temporary signs.

a. **General requirements for temporary signs.**

- (1) Signs permitted by Section 705.D.10.c may include banners and balloons but shall not include portable "A" frame signs, pennants, streamers or other similar devices.
- (2) Temporary signs shall comply with all applicable codes and ordinances.
- (3) No temporary signs shall encroach into the public right-of-way or the traffic visibility zone at corners or driveways.
- (4) Balloons shall be subject to the following safety standards:
 - (a) Balloons shall be securely fastened.
 - (b) Balloons shall be set back from the property line at least one foot for each foot of the height of the balloon, including the tethering cord.
 - (c) Balloons shall not project above the roofline.
- (5) Banners shall be subject to the following safety standards:
 - (a) Banners shall be attached to a solid structure in a secure manner.
 - (b) Banners shall have a minimum clearance of eight feet above grade when placed above an area open for the common or general use of the public.
 - (c) Banners shall be vented to ensure they will withstand wind pressure from any direction applied to the projected exposed area.
 - (d) Banners shall not project above the roofline.

b. **Temporary event signs.** Signs for temporary events permitted under Section 708 of this ordinance are permitted as follows:

- (1) Such signs shall be erected no more than two days prior to the event and shall be removed no more than one day after the event.
- (2) Such signs are limited to no more than four events at one site in a calendar year.

c. **Grand openings/temporary business identification while awaiting permanent signage.** Signs for grand openings or temporary business identification while awaiting permanent signage are permitted as follows:

- (1) Temporary business identification is limited to one sign per street front.
- (2) Such signs shall be erected for a period not to exceed fourteen days.
- (3) Permits for grand openings shall be issued only if a valid building permit for construction or alteration of the building or suite for that location has been issued, or a valid application for a certificate of occupancy has been made, if required, for the address in question.

d. **Temporary business identification during periods of right-of-way construction.** Signs for temporary business identification during periods of right-of-way construction are permitted as follows:

- (1) Such signs are permitted only during periods of construction in adjacent rights-of-way; the signs must be removed immediately upon restoration of traffic flow on the affected rights-of-way.
- (2) The lot or parcel on which the business is located must be immediately adjacent to the right-of-way construction zone.
- (3) Such signs are limited to one per street front.
- (4) Each sign is limited to sixteen square feet in area and can be no more than five feet in height.

e. **Temporary signs for places of worship.** Temporary signs for places of worship are permitted as follows:

- (1) Such signs shall be erected only on the future building site of a place of worship.
- (2) Such signs shall be limited to thirty-two square feet in area.
- (3) Such signs shall be limited to a height of eight feet.
- (4) Such signs are limited to one per street front.
- (5) If such a sign is double-faced, the faces shall be no further than six inches apart.
- (6) Such signs shall be set back ten feet from the public right-of-way.

E. **Flexibility Provisions.** This section sets forth a variety of procedures which provide flexibility for the Sign Code. The procedures include the use of design review to receive additional height and area for signs, the comprehensive sign plan, and the community sign district.

1. **Design review to achieve extra height and area.** As indicated in Table D-1, the design review process is available to increase the area and height of ground signs. The design review guidelines used for this process are set forth in Section 507 Tab A under "project signage." If an applicant satisfies guidelines 4.1.1, 4.1.2 and 4.1.3, the sign

may use the extra height and area set forth in Table D-1. A copy of the design review procedures used for this process is on file with the Sign Regulation Section of the Planning and Development Department. *9

2. **Comprehensive sign plans.** The comprehensive sign plan use permit is intended to encourage a flexible procedure to allow signage which is not in strict compliance with the provisions of the district regulations under this Sign Ordinance, but which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety and is regulated to the extent necessary to be consistent with the purpose and intent of this Sign Ordinance as specified in Section 705.A.

a. The Zoning Administrator or Board of Adjustment may issue use permits for comprehensive sign plans for commercial or industrial uses, industrial centers, hospitals, PCDs, multiple-family developments with a residential convenience market, and uses permitted in Section 647.A.1.i, or where mandated by a stipulation to a zoning approval. The use permit, or any modification thereto, may contain such conditions, requirements or standards that may be stipulated by the Zoning Administrator or Board of Adjustment to assure that signs covered by the use permit will not be detrimental to persons or property in the vicinity, or to the public welfare in general. *11

b. Comprehensive sign plans approved under this section shall be evaluated based upon the following criteria:

(1) **Placement.** *5

All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures, and sign orientation relative to viewing distances and viewing angles. In commercial centers in which some tenants are in locations having little or no street visibility, in order to provide identification, wall signs may be placed on walls of the building in which such tenants are located, even though not on a wall of the space occupied by those tenants.

(2) **Quantity.** The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.

(3) **Size.** All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. In no event shall a plan contain a ground or wall sign which exceeds by more than

fifty percent any maximum height standard or by twenty-five percent any maximum area standard allowed on the site through the design review process. There shall be no prescribed limit on the percentage by which a comprehensive sign plan may allow a directional sign to exceed the area or height restrictions permitted on the site.

(4) **Materials.** Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.

(5) **Illumination.** Illumination shall be in conformance with Section 705.C.6 of this ordinance.

(6) **Context.** +5

The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.

c. Requests for use permits under this section shall be accompanied by an application including, but not limited to:

- (1) The applicant's name and address;
- (2) A legal description of the property;
- (3) Existing zoning on the property;
- (4) A site plan, depicting the proposed plan of development;
- (5) A description and/or illustration of proposed sign locations;
- (6) Standards for size, quantities, materials, and illumination; and
- (7) A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development, and how the comprehensive sign plan relates to each of the criteria set forth in Section 705.E.

d. **Comprehensive sign plan amendments.**

(1) **Minor amendments.** Applications for minor amendments to comprehensive sign plans shall be reviewed by the Zoning Administrator. The Zoning Administrator may approve the changes without further public hearing, so long as the changes will meet each of the following:

- (a) The signs meet all other standards or requirements set forth in this section;

- (b) The signs conform to the information included with the original comprehensive sign plan application to satisfy the requirements of Sections 705.E.2.c.6 and 705.E.2.c.7; and
 - (c) The changes will not increase the number of ground signs, except directional and menu signs, in the comprehensive sign plan.
- (2) **Other amendments.** Except as provided in this section, applications for amendments to comprehensive sign plans shall be processed in the same way as an original application.
- e. No use permit authorized under this section may vary from the provisions of Sections 705.B.3.b, 705.B.3.c, 705.B.3.e, 705.B.3.f, 705.C.7, 705.C.8, or 705.D.5.b.
 - f. Signs for uses permitted in Section 647.A.1.i are allowed as follows:
 - (1) The provisions of Section 705.D regarding signage for commercial land uses, shall be used as the "underlying zoning district" standards for purposes of this section.
 - (2) Up to two identification signs may exceed the size allowed under the provisions of Sections 705.E.2.b.3 under the following conditions:
 - (a) The site devoted to the uses meets the area standards of Section 647.A.1.i or is located in the downtown as identified in Council Resolution No. 15143 approved March 13, 1979;
 - (b) The use permit may increase the size of the signs up to two hundred fifty square feet upon a finding of the Zoning Administrator that:
 - (i) Any additional size is necessary for visibility for traffic control;
 - (ii) Any additional size is consistent with the character of development and zoning of nearby properties from which the signs are visible; and
 - (iii) Any additional size meets any other restrictions deemed appropriate by the Zoning Administrator.
 - (3) The signs permitted by Section 705.E.2.f may each contain up to one hundred square feet of animated message panel. The use permit shall specify the frequency of change in the message and any animation of the panel, and other restrictions deemed appropriate by the Zoning Administrator.
 - (4) One sign, in addition to those permitted by Section 705.E.2.f, that exceeds the size allowed by Section 705.E.2.b.3 may be painted on, or otherwise applied directly to, the roofs of buildings associated with the uses under the following conditions:
 - (a) The sign shall not be visible from the ground;
 - (b) The signs shall not be larger than one thousand square feet or ten

percent of the roof surface on which they are applied, whichever is larger;
and

(c) The signs shall identify the facility only by name or logo.

(5) Wall signs for the uses may be located so the top of the sign is no closer to the roofline than one-half the vertical dimension of the sign. Height, location and illumination shall be as specified in the use permit.

g. Comprehensive sign plans for hospitals may include ground signs no higher than the limit set in Section 705.D for commercial land use designations. *9

h. Wall signs over fifty-six feet in height, approved in accordance with the provisions of this section shall be further subject to the provisions of Section 506.B.3 when more than two wall signs not to exceed a maximum of four wall signs over fifty-six feet in height are provided on a building. +5

3. **Community sign district.** The community sign district use permit procedure is intended to create a flexible incentive procedure to upgrade and update signage, particularly nonconforming signs, in business areas that lack compatibility between existing signs and the surrounding environment, consistent with the purpose of the comprehensive sign plan.

a. The Zoning Administrator or Board of Adjustment may issue a use permit for community sign districts in business areas with multiple parcels under separate ownership, such as along arterial streets with strip commercial development. The use permit, or any modifications thereto, may contain such conditions, requirements or standards that may be stipulated by the Zoning Administrator or Board of Adjustment to assure that signs covered by the use permit will not be detrimental to persons or property in the vicinity, or to the public welfare in general. *6

b. Community sign districts approved under this section shall be evaluated based upon the criteria stated in Section 705.E.2. The Zoning Administrator and/or Board of Adjustment should also consider the extent to which properties in the application are under multiple ownership or control, and the extent to which flexibility is necessary to create an incentive to move toward sign conformity, in its evaluation.

c. A community sign district may be initiated by a petition of all the owners of property in the area included in the proposed district. The application for a community sign district shall include the following:

- (1) The name and address of each property owner in the district;
- (2) Legal descriptions for all property within the district;
- (3) A site plan, showing existing and proposed development within the district;
- (4) Existing zoning on property in the district;

- (5) A description and/or illustration of proposed sign locations;
- (6) Standards for size, quantities, materials and illumination of signs; and
- (7) A narrative description of the theme for signage within the district, how it relates to architectural and/or landscaping elements within the district, and how the community sign district relates to the criteria and considerations set forth in subsection 2 [b].

d. Minor modifications to a community sign district may be administratively approved by the Zoning Administrator, or his or her designated representative, subject to such conditions as are necessary in his or her opinion to carry out the intent of the original approval. Major modifications to a use permit approved under this section shall require the applicant to follow the procedure utilized in obtaining the original use permit.

e. No use permit authorized under this section may vary from the provisions of Sections 705.B.3.b, 705.B.3.c, 705.B.3.e, 705.B.3.f, 705.C.7, 705.C.8, or 705.D.5.b.

F. **Special area sign regulations.** This section includes sign regulations which apply only to specified properties or areas of the City.

1. **Downtown Redevelopment Area sign district.** The provisions of this Downtown Redevelopment Area sign district apply to all properties in the Downtown Redevelopment Area, as defined in City Council Resolution No. 15143. The purpose of this district is to provide unique signage in the Downtown Redevelopment Area. Sign regulations for the underlying zoning districts shall apply to signage not addressed in this sign district.

a. **Sale, lease or rental signs.** Signs indicating sale, lease or rental in conjunction with a proposed development may be erected subject to the following:

- (1) Securing a permit under Section 705.B and in conformance with all other provisions of this section.
- (2) Obtaining a letter of authorization from the Community and Economic Development Director. Factors which will be reviewed during consideration of the letter shall include: compatibility of the size of the sign in relation to the existing development in the area; conformance of the proposed uses with general redevelopment goals; and reasonable expectation of development of the subject property.

The letter authorization shall be revoked by the Director upon a finding by him that the applicant or his or her successors no longer have a beneficial interest in the property. The sign or signs shall be removed within two weeks of the date of revocation of the letter of authorization.

(3) **Sign standards.**

- (a) Within the district area, no such sign shall exceed one hundred square

feet in area; the area may be further restricted by the letter of authorization.

(b) No such sign shall be more than fourteen feet high; this height may be further restricted by the letter of authorization.

(c) A minimum of thirty percent of each such sign shall contain copy identifying the subject as being part of a redevelopment area as furnished by Community and Economic Development Department Director.

(d) There shall be no more than one such sign for each street front for any property.

(4) Upon issuance of a building permit, a construction project sign may also be erected on the property in accordance with the provisions of Section 705.D.8. No other temporary signs shall be erected.

b. **Banners, balloons, flags, guidons.** Banners, balloons, flags, guidons and other similar advertising devices otherwise prohibited by this ordinance shall be permitted subject to obtaining a use permit in accordance with the provisions of Section 307 and subject to the following findings:

(1) The signs are erected in conjunction with special promotional events of a civic or commercial nature;

(2) The signs are appropriate in scale, composition and manner of display with surrounding development; and

(3) The length and frequency of such displays are compatible with the goals and objectives of the downtown redevelopment program.

When two or more adjoining establishments are to participate equally in the event, a single request for a use permit may be filed.

c. **Permanent business identification signs.** Signs painted on awnings or attached to legal or nonconforming marquees, entrance portals or canopies which project over the public right-of-way shall be permitted subject to obtaining a use permit in accordance with the provisions of Section 307 and satisfying the following standards:

(1) Such signs or the structures to which they are attached may project over a public sidewalk, walkway or pedestrian court so long as they do not project closer than three feet to a vehicular way or parking area, except when affixed to and identifying the entrance to off-street parking, loading and/or unloading facilities under which the vehicle must travel.

(2) The source of illumination for such signs shall be erected, operated, used and maintained so as not to cause a traffic hazard as described in Section 705.B.3.c.

(3) Sign copy is limited to the name and/or logo of the establishment or building, identification of and direction to off-street parking facilities, or directions to functional areas within a building or development.

(4) Copy on awnings shall be limited to the vertical lead edge of the awning. Awnings shall not be backlit.

G. Nonconforming signs, abandoned signs, and signs for nonconforming uses. This section sets forth the rules which apply to nonconforming signs, discontinued signs, and signs for nonconforming uses.

1. **Signs for a legal nonconforming use.** After the effective date of this ordinance, new or additional signs for a nonconforming use shall be permitted in accordance with permitted signage for the zoning district in which the nonconforming use is located.

2. **Signs rendered nonconforming.**

a. **General rule.** Except as provided in this section, a nonconforming sign, as defined in Chapter 2, may continue in the manner and to the extent that it existed at the time of the ordinance adoption, amendment or annexation which rendered the sign nonconforming. This section shall not prohibit reasonable repairs and alterations to nonconforming signs.

b. **Exceptions.** The following provisions set forth the only exceptions to the regulations regarding nonconforming signs:

(1) **Signs approved by variance or comprehensive plan.** A sign approved by variance or comprehensive sign plan before the effective date of this ordinance (August 6, 1993) shall not be considered nonconforming and shall not be subject to the regulations set forth in this section.

(2) **Signs nonconforming due to spacing/separation standard.** Nothing in this section shall require a sign which is nonconforming solely due to not satisfying a separation standard (e.g. spacing between ground signs, separation between ground signs and buildings, spacing of signs from residential areas) to eliminate that nonconformity if meeting that standard on the site is not possible. This section shall not be construed to exempt such signs from the provisions requiring reduction of height and area nonconformities.

3. **Alteration or removal of nonconforming signs.** A nonconforming sign structure shall not be reerected, relocated or replaced unless it is brought into compliance with the requirements of this ordinance as provided below.

a. **Signs moved due to governmental action.** Notwithstanding any other provision of this chapter, legal nonconforming signs that are located on a parcel of property which is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase or dedication may be relocated on the remaining parcel without extinguishing the legal nonconforming status of that sign provided that the nonconforming sign:

- (1) Is not increased in area or height to exceed the limits of the district in which it is located;
- (2) Remains structurally unchanged except for reasonable repairs or alterations;
- (3) Is placed in the most similar position possible on the remaining property that it occupied prior to the relocation; and
- (4) Is relocated in a manner so as to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal nonconforming sign shall be subject to all provisions of this section in its new location.

b. **Structural change to nonconforming sign.** If the structure of a nonconforming sign is changed, the height and area of the sign shall not be increased to exceed the height and area limits of the site on which it is located. If the sign exceeds the site's height and/or area limitations, the excess height and/or area shall be reduced a minimum of fifty percent. Two such reductions shall be permitted; after the third structural change, the sign shall conform to current standards. Nothing in this section shall require a nonconforming sign to be reduced to a height or area less than that allowed on the site.

c. **Reduction of nonconformity when design review required for project.** If a nonconforming sign is located on a parcel which is experiencing development for which design review, as specified in Section 507, is required, the height and area of the sign shall not be increased to exceed the height and area limitations of the site. If the sign exceeds the site's height and/or area limitations, the excess height and/or area shall be reduced a minimum of fifty percent. Two reductions triggered by design review shall be permitted; after the third reduction, the sign shall conform to current standards. Nothing in this section shall require a nonconforming sign to be reduced to a height or area less than that allowed on the site.

Design review required by one of the following types of development shall not cause reduction in a sign's nonconforming height and/or area:

- (1) An addition of less than two thousand square feet when the addition is less than fifty percent of the size of the usable space of the site which is the subject of design review. A series of additions which total more than fifty percent of the usable space of the site shall require reduction of nonconformities. Usable space shall not include areas such as restrooms and storage rooms.
- (2) An addition of more than two thousand square feet when the addition is less than ten percent of the size of the usable space of the site which is the subject of design review. A series of additions which total more than ten percent of the usable space of the site shall require reduction of nonconformities. Usable space shall not include areas such as restrooms and storage rooms.

(3) A modification required by federal, State or local regulations or programs.

d. **Damaged or deteriorated nonconforming signs.** Any nonconforming sign shall be removed or rebuilt in full conformity to the terms of this ordinance if it is damaged or allowed to deteriorate to such an extent that the cost of repair or restoration is fifty percent or more of the cost of replacement of such sign.

4. **Obsolete and abandoned signs.** Obsolete sign copy and abandoned sign structures shall be removed by the owner of the property, his agent, or the person having the beneficial use of the building or structure upon which such sign or sign structure is erected within thirty days after written notification from the Planning and Development Director or his representative. Obsolete sign copy shall be removed by covering the sign face, replacing the sign face with a blank sign face, or replacing the obsolete sign copy with sign copy that is not obsolete. Failure to comply with such notice within the time specified in such notice shall be considered a violation of the terms of this section.

H. **Fees and charges.** This section sets forth the types of fees and charges required for display of a sign and obtaining a sign permit. The amount of such fees shall be established by the City Council. A copy of the schedule of the fees is on file with the City Clerk and in the Planning and Development Department. A schedule of the fees is located in appendix A, Zoning Fee Schedule, of this ordinance.

1. **Annual sign regulation charge fee.**

a. **Requirement.** Except as provided elsewhere in Section 705, it shall be unlawful to display any sign without first paying an annual sign regulation charge. Payment of an annual sign regulation charge shall not be construed as authority to violate any provision of this ordinance, or other law, nor shall such payment excuse compliance with this ordinance or any other law.

b. **Expiration of fees and charges.** All annual sign regulation charges shall expire at midnight on December 31 of each year. No annual sign regulation charge shall be returned because of changes in business or removal of a sign voluntarily or at the City's request.

2. **Permit and reinspection fees.** Applications for sign permits and reinspections require a fee, as discussed below.

a. **Requirement.** Before issuing a permit, the Planning and Development Director, or his representative, shall collect the fees prescribed by the ordinance unless a bond has been posted as provided in Section 705.H.2.d. Such fees shall be paid in lawful money of the United States, or by collectable draft or check. Should such draft or check be uncollectible within a reasonable time, the permit shall be null and void.

b. **Fee for reconsideration of withdrawn applications.** Renewed action on withdrawn plans shall require a new plan check fee.

c. Investigation fees for commencing work without first obtaining a permit.

(1) Whenever work for which a permit is required by this section has been started without obtaining the permit, a special investigation shall be made before a permit is issued for the work. Working beyond the authorized scope of a sign permit constitutes work without a permit, is a violation of this section, is grounds for the Planning and Development Department to stop all work on the sign until appropriate permits are obtained, and subjects all such unpermitted work to assessment of the investigation fees set forth herein.

(2) An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this section with a minimum and maximum fee as set forth in appendix A.2 of the City Code. The payment of an investigation fee shall not exempt any person from compliance with all other provisions of this section nor from any penalty prescribed by law.

d. Bond in lieu of cash payment. Any person, firm, or corporation doing business as a sign contractor may elect to pay permit and inspection fees on a charge account basis provided he has first filed with the Planning and Development Department a bond in the sum of one thousand dollars for the benefit of the City of Phoenix. The bond shall be executed by said person, firm, or corporation and by a surety company maintaining an agency in the City of Phoenix. In lieu thereof, the bond may be in writing on a form to be provided by the Planning and Development Department and accompanied by cash deposit of one thousand dollars. All bonds shall stipulate that the person, firm, or corporation named therein shall pay within forty-five days of the issuance of any permit, all fees accrued under this section. Said bond shall not be transferable.

Charges accrued during each month shall be promptly remitted to the City by the fifteenth of the following month or as often during the month as the accrued charges equal to the value of the bond, and failure to do so shall be sufficient cause to refuse any further permits and to refuse to inspect or have inspected any work done by or for such person, firm, or corporation.

Date of Addition/Revision/Deletion - Section 705

- *1 Revision on 10-7-1992 by Ordinance No. G-3572
- 2 Deletion on 7-7-1993 by Ordinance No. G-3676
- +2 Addition on 7-7-1993 by Ordinance No. G-3676
- +3 Addition on 12-8-1993 by Ordinance No. G-3712
- *3 Revision on 12-8-1993 by Ordinance No. G-3712
- *4 Revision on 6-21-1995 by Ordinance No. G-3868
- +5 Revision on 8-28-1996 by Ordinance No. G-3951
- *5 Revision on 8-28-1996 by Ordinance No. G-3951
- *6 Revision on 7-1-1998 by Ordinance No. G-4109
- *7 Revision on 10-4-2000 by Ordinance No. G-4298 (eff. 2-1-2001)
- +8 Addition on 4-17-2002 by Ordinance No. G-4436, eff. 6-21-2002
- +9 Addition on 6-2-2004 by Ordinance No. G-4611, eff. 7-2-2004

- *9 Revision on 6-2-2004 by Ordinance No. G-4611, eff. 7-2-2004
- +10 Addition on 7-7-2010 by Ordinance No. G-5534, eff. 8-6-2010
- *10 Revision on 7-7-2010 by Ordinance No. G-5534, eff. 8-6-2010
- *11 Revision on 1-19-2011 by Ordinance No. G-5482, eff. 2-18-2011

705.2 Off-Premise Signs. +1**A. Location Restrictions.**

1. Off-premise structures shall be located only in A-1 or A-2 districts and shall be located only on arterial streets as designated on the Street Classification Map or located within 300 feet of the right-of-way and oriented to the following permitted freeways:
 - a. Interstate 17;
 - b. Interstate 10;
 - c. Inner SR (LOOP) 202;
 - d. SR 143;
 - e. The Western SR (LOOP) 101 to Camelback Road;
 - f. Off-premise signs are a prohibited use on all other existing and future freeways within the City limits and shall not be reoriented to obtain freeway visibility.
2. Off-premise structures may also be located in a Planned Unit Development (PUD) when oriented and within 300 feet of a freeway as identified in Section [705.2.A.1](#). Off-premise advertising structures located in a PUD must comply with all standards in Section [705.2](#) and the PUD must have a minimum of 20 acres.
3. No off-premise structure shall be erected within the following locations:
 - a. In or within 2,000 feet of the boundaries of the Phoenix or South Mountain preserves.
 - b. In any historic preservation district.
 - c. Within any scenic corridor zoning overlay or drive adopted by the City of Phoenix.
 - d. Any arterial street where the sign face is oriented to a freeway not specified in Section [705.2.A.1](#).
4. Any off-premise structure erected within the following locations shall require a use permit:
 - a. Within 500 feet of the boundary of any historic preservation district.
 - b. In or within 250 feet of a special planning district or neighborhood conservation district.
 - c. In addition to the provisions of Section 307, findings of approval shall include:
 - (1) Compatibility with existing, special planning district plans, neighborhood conservation district plans or historic preservation district plans;

- (2) Relation to public open areas and parks;
- (3) Relation to significant public views or vistas;
- (4) Impact to adjacent residential uses.

5. With the exception of residential uses within a planned unit development (PUD) no part of any off-premise structure may be located closer than 500 feet from a residential district and residential use. A vacant residentially zoned lot shall be treated as a residential use. This setback may be reduced subject to obtaining a use permit pursuant to Section 307 and a demonstration that there are visual or physical barriers that mitigate the impacts of the proposed off-premise advertising structure to the residential use.

B. Setbacks/Spacing/Height/Area.

1. With the exception of freeway signs which require no setback, all off-premise structures shall maintain a setback of a minimum of 25 feet from all property lines adjacent to public right(s)-of-way.
2. Spacing standards for off-premise structures shall be 1,000 feet from one structure to another. Measurement shall be from the vertical edge of the sign face closest to the sign face of the structure to which is being measured.
3. The maximum square footage of permitted off-premise signs is as shown in the table below:

	Sign Face (Square Feet)	Embellishments	Total Maximum Area (Square Feet)
Poster	378 sq. ft.	20%	450 sq. ft.
Bulletin	672 sq. ft.	20%	785 sq. ft.

4. Heights for off-premise structures shall be as follows:
 - a. Maximum heights for off-premise structures shall be 48 feet in height.
 - b. Freeway signs may be increased up to 70 feet in height subject to meeting the standards of Section 307 for use permits in addition to the following:
 - (1) The additional height is necessary because of an elevated freeway, overpass, building or other physical obstruction that impedes sign face visibility;
 - (2) The additional height is the minimum height necessary to ensure sign face visibility.

C. Special Requirements for Off-Premise Signs.

1. Sign permits for off-premise structures shall conform to the general requirements for sign permits as established by Section [705.B](#) except as provided herein and in Section [705.2.G](#).
 - a. If the application is for an off-premise sign and if the applicant is not the property owner, written authorization from the property owner to erect the proposed sign or a sworn statement that the applicant has written authorization from the property owner to erect the proposed sign, or a copy of an easement which is recorded with the County Recorder showing that the sign owner owns the easement under the sign, shall be attached to the application. Where there exist conflicting claims concerning authorization from the property owner, no permit shall be issued until the conflict is resolved by the applicants. When conflicting claims arise after the issuance of a permit but before work is commenced, the permit shall be suspended until the conflict is resolved by the parties.
2. There shall be no more than a total of two support columns for any off-premise sign.
3. Access ladders to maintenance platforms shall be constructed or maintained in such a position as not to project beyond a visual envelope established by structural elements or projections of the sign face and trim to the ground as viewed from a plane parallel to the face of the sign.
4. Other than support columns, maintenance walkways, embellishments, ends, cross bracing, and tops or bottoms of parallel or V-shaped signs, no back braces, torque arms, stringers, panel attachments or similar structural elements or accessories shall be exposed. If not covered by a sign face, screening of such elements shall be colored similarly to the remaining portions of the signs.
5. A third face may be used to screen a V-shape sign so long as it conforms to the remaining provisions of this ordinance and so long as that face is oriented to an arterial street when used for advertising. The area of said face shall not be counted toward the maximum allowed area so long as each end is not farther than five feet from its adjacent face.
6. For the purpose of rotation of sign faces, an off-premise structure may be left exposed for a period of not more than 60 days.
7. Embellishments may extend not more than five and one-half feet above or below the horizontal edges and three feet beyond any vertical edge of the sign structure face area.
8. Off-premise signs shall not be erected upon the roof of any building, nor shall any sign be partially or totally supported by the roof or roof structure of any building.
9. No part of any sign structure, except the sign copy, shall be painted in an enamel or gloss paint, or a color with a reflectivity of more than 20 percent, or with a metallic color. In addition, hues of red, orange, yellow, or purple shall not be used.
10. Copy can be changed and non-structural maintenance can be done on a legal sign, bulletin board, off-premise sign, display encasement, or marquee. This also allows for

copy changes utilizing interchangeable letters on signs designed for that purpose. Walls painted with sign copy shall require written notice of the proposed repainting be received by the Planning and Development Department at least three days prior to repainting the wall sign when more than 50 percent of the copy will be removed. Change on any sign when an increase in square footage occurs shall require a permit. The nonconforming status of a sign shall not be affected by the repainting.

11. When an off-premise sign is located within a PUD, a redevelopment area, a village primary core, and adjacent to a permitted freeway, the following standards shall apply: +2

- a. The sign shall not exceed 48 feet in height and no single face shall exceed 672 square feet with 20 percent embellishments. +2
- b. A use permit is required for off-premise signs that exceed 48 feet per Section [705.2.B.4.b](#). One sign within the PUD will be allowed a maximum height of 70 feet without a use permit provided the location is approved by the Public Transit Director. +2
- c. Spacing between signs shall be a minimum of 1,000 feet on the same side of a freeway. Signs at a height of 50 feet or less may be placed closer together, but no closer than 500 feet between signs on the same side of a freeway. +2
- d. These off-premise signs shall be allowed to display on-premise copy and off-premise copy. On-premise sign structure shall not display off-premise sign copy. +2

D. **Landscape.**

1. Landscape.

- a. Landscape shall be provided with the erection of an off-premise sign on any lot not occupied by permanent structures, outdoor uses or parking.
- b. Landscape shall equal 48 square feet for each lineal foot of sign face to a maximum of 75 percent of the area of the lot. Where landscape is not available to be maintained due to a lack of water, an alternative location may be used; alternately a decorative pole cover would satisfy the requirement.
- c. The landscape shall be placed where there is the most community benefit and shall consist of one tree, five shrubs and ground cover of living plant materials for each 300 square feet of required landscape area, a plan for which shall be submitted in conjunction with the application for a permit in accordance with Section [705.D](#). Landscaped area shall be provided with a permanent watering system and all plant materials shall be maintained in a living condition.

E. **Illumination/Digital Standards.**

1. Off-premise signs may be internally illuminated, indirectly illuminated, or directly illuminated.

2. Intermittent or flashing illumination or animation may be permitted subject to a use permit. Automatic panel changes (trivision) are permitted.
3. Electronic message displays are permitted subject to obtaining a use permit in accordance with the provisions of Section 307 and satisfying the following conditions:
 - a. The sign copy image shall be static with no animation and with no flashing, blinking, or moving lights;
 - b. In the transition between copy changes, there shall be no sense of movement from one image to the next;
 - c. Network time shall be made available on the digital sign faces to the City of Phoenix for emergency messaging—messages to override all copy for one hour, then display for eight seconds in every minute as long as needed;
 - d. In the event of an electronic malfunction the sign shall be shut off until repairs have been made to restore the electronic messaging system;
 - e. The sign copy changes shall not occur more frequently than every eight seconds, unless otherwise specified by the Zoning Administrator;
 - f. Dimmer on sign shall be set in the evening hours (from sunset to 11:00 p.m.) not to exceed 300 nits for signs that are 14 feet by 48 feet and 342 nits for signs that are ten feet by 30 feet to ensure compliance with current ordinance standard for illumination, unless otherwise specified by the Zoning Administrator;
 - g. From 11:00 p.m. until sunrise all sign illumination shall be extinguished and sign shall be equipped with an automatic device to assure compliance. The only exception to this stipulation will be for amber alerts and other governmental emergencies, unless otherwise specified by the Zoning Administrator.
4. On any lot contiguous to a residential zoning district and residential use (RE-43 through R-2 and P.A.D.-1 through P.A.D.-12) or separated only by a street or alley, no such illuminated sign structure may be placed in such manner that any portion of the face of the sign is visible. A vacant lot shall be treated as a residential use.
5. Lighting for off-premise structures shall be shielded in accordance with Section 23-100 of the Municipal Code unless the structure: 1) exceeds 301 square feet per sign face; 2) consists of panels which are designed to be removed from the top of the sign board; and 3) is equipped with an automatic device which shuts off the fixture between 11:00 p.m. and sunrise. For such signs, the lighting may consist of no more than four bottom-mounted individual fixtures (or lamps) which produce a maximum of 40,000 lumens per fixture, and where no more than 1,117 lumens per fixture spill or are cast beyond the sign face.
 - a. Off-premise structures may use fluorescent fixtures. These fixtures must be mounted at the top of the sign structure and must be partially shielded so that the candlepower per 1,000 lamp lumens does not numerically exceed 25 (two and one-half percent) at an angle of 90 degrees above nadir (horizontal), and 100 (ten

percent) at a vertical angle of 80 degrees above nadir. This applies to any lateral angle around the luminaire.

F. Special Requirements for Groundsheet Signs. Groundsheet signs are permitted in the A-1 and A-2 Zoning Districts located within the boundaries of 35th Avenue and the eastern City limits along Van Buren Street on the north; from Van Buren Street to Interstate 10 (I-10) along the eastern City limits; along the centerline of I-10 and Interstate 17 (Maricopa Freeway) from the eastern City limits to 19th Avenue; from 19th Avenue south to Broadway Road; along Broadway Road on the south between 19th and 35th Avenues; and along 35th Avenue between Broadway Road and Van Buren Street, subject to the following restrictions:

1. There shall be a minimum property size of four undeveloped acres.
2. There shall be a maximum sign area of six acres.
3. Signs shall not be located within 2,000 feet of another sign.
4. Signs shall be screened to eliminate legibility from adjacent roadways, freeways, or adjacent properties.
5. Screening shall be provided on all sides of the property on which the sign is located as follows:
 - a. Fences: A six-foot-high solid fence shall be built in compliance with the applicable provisions of Sections 507 Tab A and 703 and consistent with all setback requirements;
 - b. Landscaping: Shall be in conformance with the standards for the underlying zoning district and Sections 507 Tab A and 703, as approved by the Planning and Development Department.
6. The illumination of signs is prohibited.
7. The sign and associated structures shall be constructed as follows:
 - a. The materials used must be non-reflective; and
 - b. The materials used must be flame retardant and environmentally safe, as approved by the Planning and Development Department; and
 - c. The materials used must be permeable so as to allow rainwater to pass through the sign and associated structures to allow drainage per grading and drainage plans approved by the Fire and Planning and Development Departments; and
 - d. To be securely fastened to the ground or support structure, subject to plans approved by the Planning and Development Department; and
 - e. The height of three feet above natural grade shall not be exceeded, as approved by the Planning and Development Department; and
 - f. No more than one advertisement, logo or message is permitted per sign.

8. Prior to issuance of the sign permit, the Zoning Administrator or his or her designee shall review the permit to ensure compliance with the requirements of Section [705.2.C.1](#) through [7¹](#).

9. In addition to appropriate sign permits, all necessary structural plan approvals and permits must be obtained prior to the installation of the sign or any associated structures.

G. Nonconforming Off-Premise Signs.

1. It shall be unlawful to hereafter erect, construct, alter, maintain, or use any sign in violation of any provisions contained herein, except as provided in this section.

2. No nonconforming off-premise sign shall be moved, altered, re-erected, relocated or replaced unless brought into compliance with screening and projecting ladder requirements of Section [705.2.A.3](#) and [4²](#), except as provided in this section. The area of the sign may not be increased.

3. Notwithstanding any other provision of this chapter and ordinance, a legal nonconforming sign that is located on a parcel of property which is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase, or dedication may be relocated on the property that was not acquired without extinguishing the legal nonconforming status of that sign; provided, that the nonconforming sign:

- a. Is not increased in area or height;
- b. Remains structurally unchanged except for reasonable repairs or alterations;
- c. Is placed in the most similar position possible on the remaining property that it occupied prior to the relocation;
- d. Is relocated in a manner so as to comply with all applicable safety requirements. After relocation pursuant to this subsection, the legal nonconforming sign shall be subject to all provisions of this section in its new location.

4. A reduction in the number of nonconforming boards will promote a better visual environment in the City. A nonconforming board located on a City street or on a permitted freeway can be rebuilt to a digital subject to the use permit standards in Section 307, in addition to meeting two of the following:

- a. Removal of 1,200 square feet of existing nonconforming off-premise signs within the City limits for each digital face requested;
- b. If the parcel has no landscaping along the street frontage, a minimum five-foot landscape strip consisting of one two-inch caliper tree for every 30 feet on center along with five shrubs and ground cover for every tree shall be provided along the street frontage, including a permanent water supply. If landscape is impractical then this requirement may be satisfied by installing a decorative pole cover;

- c. Reductions in size or height or changes in configuration, angle or construction which will bring the structure into greater compatibility with the size and scale of nearby buildings, or other changes approved by the Zoning Administrator which promote a better visual environment in the area.
5. A nonconforming off-premise sign not requesting a digital may be rebuilt subject to the use permit standards in Section 307, in addition to the following:
 - a. Reduction in size or height or change in configuration, angle or construction which brings the structure into greater compatibility with the size of adjacent buildings within the context area;
 - b. Improvement in placement, addition of landscaping, or improvements to lighting.

Date of Addition/Revision/Deletion - Section 705.2

+1 Addition on 12-7-2011 by Ordinance No. G-5669, eff. 1-6-2012

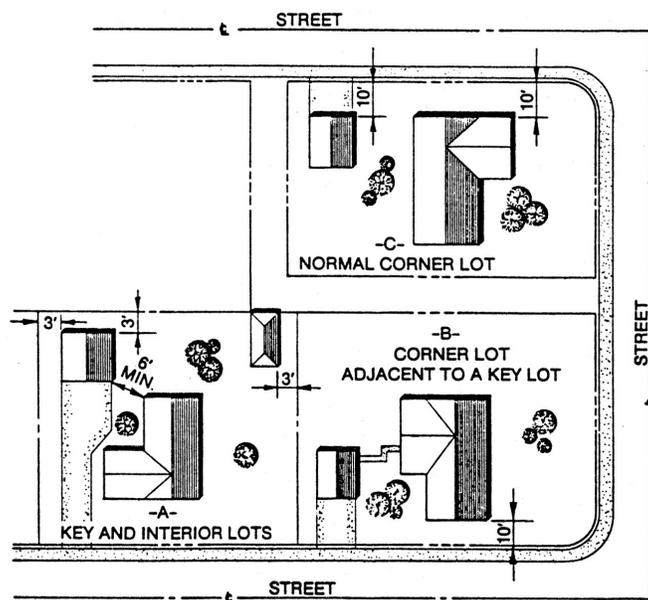
+2 Addition on 6-1-2016 by Ordinance No. G-6178, eff. 7-1-2016

¹Please note there was a scrivener's error in the adoption of Ordinance G-5669. The above reference should be to "Section [705.2.F.1](#) through 7" not "Section [705.2.C.1](#) through 7". This will be corrected in a future update.

²Please note there was a scrivener's error in the adoption of Ordinance G-5669. The above reference should be to "Section [705.2.C.3](#) and 4" not "Section [705.2.A.3](#) and 4". This will be corrected in a future update.

706 Accessory Uses and Structures.

- A. No detached accessory structures or swimming pools are permitted within the required front yard(s) of any residential district.
- B. All detached accessory structures in the side and rear yard, not used for sleeping or living purposes, are to maintain a minimum setback of three feet from property lines. Swimming pools are to maintain a minimum setback of three feet from exterior property lines. *3
- C. All accessory structures located within the required side yard are not to exceed eight feet in height. *2
- D. On any corner lot contiguous to a key lot, detached structures with a height which exceeds eight feet must be set back from the street side a distance equal to the required front yard setback of the adjoining key lot.
- E. On any other corner lot no detached accessory building over eight feet high shall be closer to the side street property line than a distance of ten feet.
- F. Detached accessory structures may be constructed on the property line where the rear lot line is adjacent to a fully dedicated alley.
- G. No detached accessory structure located within the required rear yard of a residentially zoned property shall exceed a height of one story or fifteen feet except as approved by a use permit in accordance with the provisions of Section 307. +1



Accessory Uses and Structures

Date of Addition/Revision/Deletion - Section 706

+1 Addition on 6-30-1993 by Ordinance No. G-3664

*2 Revision on 7-1-1998 by Ordinance No. G-4109

*3 Revision on 4-20-2016 by Ordinance No. G-6150, eff. 5-20-2016

707 Urban Design Presumptions.

(Reserved.)

708 Temporary uses.

A. **Purpose.** The purpose of the temporary uses section is to regulate limited duration uses not otherwise allowed in the applicable zoning districts. *3 *5

The Planning and Development Director may issue an administrative temporary use permit upon written request and submission of an application. Any approval is contingent upon this section, city policy, and written stipulations contained on the permit. +5

A temporary use permit allows for a temporary use that does not meet the requirements of an administrative temporary use permit. An application per Section 307 shall be filed to request approval of a temporary use permit. +5

B. **General Regulations.** These provisions apply to both administrative temporary use permits and temporary use permits. Temporary uses shall mean either a land use or a structure on the parcel. *5

1. Temporary uses shall be accessory to the primary use on the lot, and may be either indoors or outdoors. The Planning and Development Director may waive this requirement based upon the following criteria: +5

a. There exists a substantial need for it to be considered a primary use for a limited period of time, +5

b. Necessary to enjoy reasonable and substantial property rights, +5

c. Will not create an adverse impact on other properties or persons within the vicinity. +5

2. The Planning and Development Director may revoke a temporary use permit if any conditions or stipulations are not met. +5

3. Temporary uses or structures shall not be permitted within a Planned Unit Development (PUD) zoning district unless otherwise authorized in the PUD. This provision does not apply to PUDs with an adopted ordinance prior to August 6, 2011, the effective date of Ordinance No. G-5644. +5

C. **Administrative Temporary Use Permit.** An administrative temporary use permit (ATUP) is subject to the following: +5

1. An administrative temporary use permit is required for the following uses or analogous uses: +5

a. Community or other special events on commercial properties. +5

b. Interim surface parking or temporary event parking. +5

c. Promotional events for commercial retail or service businesses. +5

d. Temporary residential dwelling units or residential accessory structures during construction. +5

- e. Temporary employment offices during construction. +5
 - f. Portable searchlights. +5
 - g. Promotional vehicle sales for sites with a minimum of 20 contiguous acres in size and conducted by an existing licensed auto dealership. +5
 - h. Temporary generators. +5
 - i. Temporary construction yards or staging areas. +5
 - j. Farmers markets on C-1, C-2, C-3, A-1, or A-2 zoned properties, provided no food or beverages are dispensed from a vehicle. +8
2. Applicants shall submit the following: +5
- a. Application form. +5
 - b. Address or location of property. +5
 - c. Notarized letter of authorization from the property owner of record or a person who has been granted written authorization by the owner to act on his behalf giving permission to have the specified use on the property. If a notarized letter from the property owner is not provided then a notarized letter from the person who has been granted written authorization by the property owner to act on his behalf shall be provided at the time of application. The agent must be approved to authorize and locate a container on the parcel. A permit may be revoked if fraudulent materials are submitted as part of the application process. +6
 - d. Letter of authorization from the property owner giving permission to hold the event on specified days and times. +5 *6
 - e. Site plan showing the location of event on subject property. +5 *6
 - f. Submittal fee in accordance with Appendix A of the Zoning Ordinance. +5 *6
3. The Planning and Development Director shall review applications and may grant approval based upon the following criteria: +5
- a. The use shall not cause a significant increase in odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions. +5
 - b. The use shall comply with all other codes and ordinances. +5
 - c. The use shall not reduce the number of parking spaces below the number required by the Zoning Ordinance for the existing uses. +5
 - d. Dates, times, duration, and other requirements shall be in accordance with the following, or as otherwise may be limited by the Planning and Development Director and listed on the permit. +5

(1) The approval of the following shall not exceed a length of five consecutive days with a maximum of five events per calendar year and a maximum of two events per month: +5

(a) Community or other special events on commercial properties. +5

(b) Promotional vehicle sales for sites with a minimum of 20 contiguous acres in size conducted by an existing licensed auto dealership. +5

(c) Temporary event parking. +5

(2) The approval of the following shall not exceed a length of five consecutive days with a maximum of 12 events per calendar year and a maximum of two events per month: +5

(a) Promotional events for commercial retail or service businesses. +5

(b) Portable searchlights. +5

(3) The following uses may be approved for up to one year: +5

(a) Temporary residential dwelling units or residential accessory structures during construction. +5

(b) Temporary employment offices during construction. +5

(c) Temporary generators. +5

(d) Temporary construction yards or staging areas. +5

(e) Interim surface parking. +5

(f) Farmers markets on C-1, C-2, C-3, A-1, or A-2 zoned properties, provided no food or beverages are dispensed from a vehicle. +8

e. The use shall not emit direct light that is greater than one foot candle at the property line or broadcast sound beyond the boundaries of the property on which the use is conducted unless approved by the Planning and Development Director. +5

f. An administrative temporary use permit for a parcel may be denied when the property owner has been issued a notice of violation that was related to previous temporary uses within the last two years. +5

4. Uses that require an administrative temporary use permit may not be altered or expanded unless approved by the Planning and Development Director. +5

D. **Temporary Use Permits.** Other than a mobile vendor use or mobile vending unit, a temporary use permit shall be obtained pursuant to Section 307 as follows: +2 *5

1. The Zoning Administrator may grant a temporary use permit for up to 36 months. A

time extension of no more than six months may be granted only through an additional use permit hearing. +2 *5

2. The following will apply to sites with approved use permits prior to August 6, 2011, the effective date of Ordinance No. G-5644: If the temporary use is recurring and occurs less than 50 days during the calendar year, then a use permit must be obtained for each of the first two years. In the third and consecutive, subsequent years, no use permit approval shall be required to continue the temporary use permitted by the use permit upon complying with the following: (a) payment of the application fee set forth in the City Code; and (b) upon a finding by the Zoning Administrator that the temporary use has not been detrimental to persons residing or working in the vicinity, to adjacent property or to the neighborhood. +2 *5

E. A nonresidential use in a residential district may have a temporary use upon a finding by the Zoning Administrator that the temporary use meets the following criteria: +2 *5

1. The subject parcel must have its primary driveway on an arterial street. Ingress and egress to the site during the time period the temporary use is functioning is restricted to arterial street driveways. +2 *5

2. The subject parcel shall have no zoning violations on record for the previous 12 months. +2 *5

3. The use or structure shall comply with all other applicable codes and ordinances. +2 *5

4. The approval shall not exceed a length of three consecutive days (excluding installation and removal) with a maximum of four events per calendar year. +2 *5

5. The use or structure shall be set back a minimum of 50 feet from the lot line of any adjacent residential use. +2 *5

6. The number of parking spaces shall not be reduced below the number of spaces required by the Zoning Ordinance or below ten percent of the spaces provided, whichever is greater. +2 *5

7. The use shall not be conducted between the hours of 10:00 p.m. and 8:00 a.m. +2 *5

8. No direct light or sound associated with such use or structure shall be visible or broadcast beyond the boundaries of the lot. +2 *5

9. A third party, commercial use that is unrelated to the primary use of the subject parcel may not sell retail merchandise indoors or out-of-doors, unless the third party is a nonprofit organization. +2 *5

10. A fee has been paid in an amount equal to the minor promotional event fee set forth in the zoning fee schedule of this code. +2 *5

F. Reserved. -5

- G. A searchlight may be located within a C-1, C-2, C-3, A-1, A-2, Commerce Park, PSC, or RSC district so long as it is not placed within one hundred fifty feet of an occupied residence. +1
- H. A searchlight display may consist of two searchlights. Additional lights may be authorized with a use permit. +1
- I. A searchlight display may be located on a property for twelve days in any calendar year. Additional days may be authorized with a use permit. +1
1. A searchlight display may be located on a shopping center containing seventy-five acres or more or at the Veterans Memorial Coliseum so long as said light is not placed within three hundred feet of an occupied residence, notwithstanding the provisions of subsection G. +1
 2. Notwithstanding the other provisions of this section, a searchlight may be displayed at a grand opening within one hundred fifty feet of an occupied residence and shall not be displayed for more than three days in any calendar year. +1
- J. A form, furnished by the Planning and Development Department, shall be submitted to the Planning and Development Department for each searchlight display. If not submitted prior to the occurrence, it shall be postmarked no later than the date of the display. +1
- K. No searchlight shall be operated between the hours of 11:00 p.m. and dawn. +1
- L. **Charitable Drop Box Container Permit.** A charitable drop box container permit is subject to the following: +6
1. An annual permit is required for the following uses or analogous uses: +6
 - a. Charitable drop box containers. +6
 - (1) Containers are permitted in C-0, C-1, C-2, C-3, and Commerce Park Zoning Districts. Containers are also permitted on residentially zoned properties with public assembly uses. +6
 - (2) Must be a container constructed of painted metal, rubber, wood, or plastic, and shall be maintained in a safe and non-blighted condition. The owner or operator of a container shall remove any material left in and around the container within 24 hours of receiving written notification from the property owner, or City of Phoenix. If more than 25 percent of a container is damaged or vandalized, it must be removed within five business days of written notification. If there is a public health, safety or welfare concern pursuant to Chapter 27 of the City Code, the container must then be removed within 24 hours of written notification. +6
 - (3) The container shall be no more than six cubic yards in capacity and must have a locking lid or a latch that meets the requirements of Chapter 27 of the City Code. There shall be no more than two containers on any one property or center, whichever is most restrictive. A property may contain one 12-cubic-yard

container in lieu of two six-cubic-yard containers. The Planning and Development Director may approve more than two containers on properties that are greater than 10 acres in size if the additional containers are located on a different street frontage and spaced a minimum of 500 feet from the other containers. +6

(4) The container shall be clearly marked to identify the specific items and materials requested to be left for donations, the name, telephone number and email address of the owner or operator of the container that may be used for contact at any time. A notice shall also be on the container that items shall not be left outside of the container and a statement that no hazardous materials may be placed inside the containers pursuant to Chapter 27 of the City Code. The container shall also list the name of the non-profit entity that shares the donated item profits. +6

(5) Containers shall not be permitted in a location that impacts required parking vehicular circulation, loading zones, or landscaping. +6

(6) Each container may be permitted for up to one year. Each container permit may be renewed on an annual basis pursuant to compliance with Section [708.C.3](#). +6

(7) The City may consider prior permit revocations due to fraudulent application information when granting new charitable drop box permits. +6

(8) A property owner shall control the permit not the permittee. As such, the owner or authorized agent may rescind their authorization for the container at any time and the permit shall be revoked. +6

(9) Permits are not required when the container is in compliance pursuant to Section 608.E.1. +6

M. Interim Vacant Land Uses. Interim vacant land uses are permitted as follows: +7

1. For properties abutting an arterial street with light rail except within the Downtown Code District, an administrative temporary use permit (ATUP) is required, subject to the following: +7

a. All structures and site layout shall comply with all applicable design standards in accordance with Section 507 Tab A and must specifically address landscaping and accessible route improvements. +7

b. The City may revoke the administrative temporary use permit if the application contains material misinformation or misrepresentation. The City may also revoke the administrative temporary use permit if the site is not maintained in compliance with applicable requirements in the City codes and ordinances. +7

c. The initial administrative temporary use permit may be permitted for up to one year. The permit may be renewed on an annual basis thereafter. +7

2. For properties located outside the areas described in Section [708](#).M.1 but within the infill development district as adopted in the General Plan, a temporary use permit is required, subject to the following: +7
 - a. Applicant must include a site plan with the use permit application that shows the proposed improvements to the vacant land. The site plan must comply with all applicable design standards of Section 507 Tab A of the Zoning Ordinance. +7
 - b. The Zoning Administrator may grant a temporary use permit for up to 36 months. Extensions of the use permit may be extended for three-year increments. +7
3. For sites abutting single-family zoned properties and properties within a historic preservation overlay: +7
 - a. Primary building setbacks for the abutting single-family district apply. +7
 - b. Lot coverage and building height for structures exceeding six feet in height should not exceed 50 percent of the requirements of the abutting single-family district. +7
 - c. Any signage must comply with Section [705](#). +7
4. Any retail sales must occur within an occupiable space as defined in the Building Code. +7
5. Surface parking is permitted as an accessory use. The number of spaces provided shall not exceed three spaces per 10,000 square feet of lot area. +7

Date of Addition/Revision/Deletion - Section 708

- +1 Addition on 6-3-1992 by Ordinance No. G-3530
- +2 Addition on 1-20-1999 by Ordinance No. G-4155
- *2 Revision on 1-20-1999 by Ordinance No. G-4155
- *3 Revision on 10-4-2000 by Ordinance No. G-4298 (effective 2-1-2001)
- *4 Revision on 4-17-2002 by Ordinance No. G-4426, eff. 5-17-2002
- +5 Addition on 7-6-2011 by Ordinance No. G-5644, eff. 8-5-2011
- 5 Deletion on 7-6-2011 by Ordinance No. G-5644, eff. 8-5-2011
- *5 Revision on 7-6-2011 by Ordinance No. G-5644, eff. 8-5-2011
- +6 Addition on 10-2-2013 by Ordinance No. G-5846, eff. 1-1-2014
- *6 Revision on 10-2-2013 by Ordinance No. G-5846, eff. 1-1-2014
- +7 Addition on 6-1-2016 by Ordinance No. G-6175, eff. 7-1-2016
- +8 Addition on 6-1-2016 by Ordinance No. G-6177, eff. 7-1-2016

709 Home Occupations.

(Reserved.)

710 Hillside Development.

A. **Purpose.** It is the purpose of this Section to establish regulations which recognize that development of land in hilly or mountainous areas involves special considerations and unique situations which result from the slope of the land. These special considerations and unique situations include but are not limited to increased hazards to development from rock falls, storm water runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped lands introduce design limitations to roadways, cuts and fills, and building sites. In general, the more steeply the land slopes, the greater potential hazard and development limitation. Additionally, since hilly or mountainous areas within the city offer a desirable setting, visible to the entire city, they are an unique natural asset. It is intended through these regulations to preserve the visual integrity and character of hillside areas, while allowing reasonable development which is both safe and functional.

Additional hillside development standards are included in Section 32-32 of the Subdivision Ordinance. +3

B. Applicability.

1. In all zoning districts, wherever the natural terrain of any lot or parcel or any portion thereof has a slope of ten percent (10%) or greater, that lot or parcel or that portion of the lot or parcel shall be considered to be in a hillside development area. The hillside development area shall commence at the midpoint of the one hundred (100) foot horizontal dimensions used to determine the slope as illustrated by Figure 1, attached hereto and by this reference made a part hereof.
2. Development of land in any zoning district within a hillside development area shall also be regulated by the provisions of Section 32-32 of the Phoenix City Code, whether subdivided or not, and shall be subject to the following special conditions: *2
3. Slope analysis/density study. +3
 - a. A slope analysis/density study must be prepared for all land determined to contain slopes greater than ten percent (10%) in accordance with the following criteria: +3
 - (1) Prior to or concurrent with the submittal of a rezoning application. +3
 - (2) Prior to or concurrent with the submittal of a preliminary plat, preliminary site plan submittal or property division if a rezoning action is not required. +3
 - (3) Prior to or concurrent with the submittal of a grading and drainage plan or application for building permit if a rezoning, plat, site plan, or property division is not required. +3

C. Standards. +3

1. **Hillside development area density.** Special density requirements for single-family and multi-family residential development in the hillside development area in any

zoning district shall be as follows: *3

- a. The maximum number of lots, or dwelling units into which hillside development area land shall be the sum of the number of lots or dwelling units allowed by the zoning district or the sum of the number of lots or dwelling units allowed in each category of land as shown by the following table whichever is the lesser number: *3

Category Slope of Land	Maximum Number of Lots or Dwelling Units Per Gross Acre or as Allowed by Zoning District, Whichever is Less *3
10% to 14.9%	1.80
15% to 19.9%	1.10
20% to 24.9%	0.70
25% to 29.9%	0.50
30% to 34.9%	0.30
35% and over	0.20

There shall be no more lots or dwelling units created than permitted by the slope category, except that lots or dwelling units not placed in a slope category may be placed in a lower slope category so long as the total number of lots or dwelling units in the hillside development area shall not exceed the sum of the lots or dwelling units permitted in each slope category. *3

- 2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows: -3 +3

TABLE 1

HILLSIDE DEVELOPMENT AREA STANDARDS +3				
DEVELOPMENT OPTION	a. Single- family Residential (Conventional, Standard and Average Lot Options)	b. Single- family Residential (Planned Residential Development Option, and Planned Area Development)	c. Multi- Family Residential	d. Any Non- Residential Zoning District
MINIMUM LOT AREA	18,000 square feet* *Lot areas of more than eighteen thousand	As required by zoning district	as required by zoning district	As required by zoning district

	(18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH • DEPTH	120* 120* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or ten (10) feet, whichever is greater	As required by zoning district or ten (10) feet, whichever is greater	Minimum 15'***Building heights greater than fifteen (15) feet: required yard plus one	Minimum 15'*, whichever is greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot

			(1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty- five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less
MAXIMUM BUILDING HEIGHT	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure

3. **Slope analysis/category determination. +3**

a. Hillside slope analysis and slope category determination may be conducted by either a manual analysis or computer generated analysis in accordance with the following criteria: +3

(1) **Manual slope analysis.** To calculate the number of acres in each slope

category: +3

- (a) Determine those locations where slopes of ten percent (10%), fifteen percent (15%), twenty percent (20%), twenty-five percent (25%), thirty percent (30%), and thirty-five (35%) begin by application of one hundred (100) foot straight lines. *3
- (b) Connect the midpoints of each series of one hundred (100) foot lines of the same slope category to establish the limits of that slope category. *3
- (c) Measure the areas resulting between each series of straight lines to determine the areas in each slope category. *3
- (d) Figure 2, attached hereto and by this reference made a part hereof, illustrates the method used in calculating the slope categories.*3
- (e) The topographic map shall be at a scale of one hundred (100) feet or less to the inch and shall contain labeled contours at two (2) foot intervals but may contain contours at five (5) foot intervals for grades of more than fifteen percent (15%). *3
- (f) Application for slope category determination shall be made to the Planning and Development Department. If the application meets the criteria of this Section, the City shall accept an applicant's slope category analysis. If the analysis is not acceptable, the applicant may accept either a slope category analysis by staff, or he may add any number of additional one hundred (100) foot lines to the staff analysis for a more precise determination of the slope category lines. *3

(2) **Computer generated slope analysis.** +3

- (a) Utilize digital topographic information with contours shown at a maximum of two (2) foot intervals for areas with less than twenty percent (20%) slope. areas containing slopes of more than twenty percent (20%) may utilize digital topographic information with contours shown at five (5) foot intervals. contours must be labeled. +3
- (b) Utilizing a slope generating software application, slope categories shall be determined utilizing the slope categories established under Section 710C.1.a. +3
- (c) Computer generated slope analysis shall be prepared utilizing the following modeling parameters: +3
 - 1) Maximum two (2) foot slope contour intervals for slopes less than twenty percent (20%). +3
 - 2) Maximum five (5) foot slope contour intervals for slopes more than twenty percent (20%). +3

3) The slope analysis shall utilize the above noted slope contour intervals through the modeling basis of grid evaluation to determine slope facets or contours. +3

4) The analysis shall utilize a fifty (50) foot grid system. +3

(d) All data generated through the use of a computer generated slope analysis shall be presented in both chart and graphical formats. The presentation of all graphical slope information shall be presented in a clear and easily understandable format as approved by the Planning and Development Department. +3

(e) The applicant shall manually draw the slope category lines. +3

(f) The final map shall be plotted at 1"=100' (or as approved by staff) and submitted to the Planning and Development Department for review. If the Planning and Development Department finds the analysis acceptable, the final slope determination map shall be approved. +3

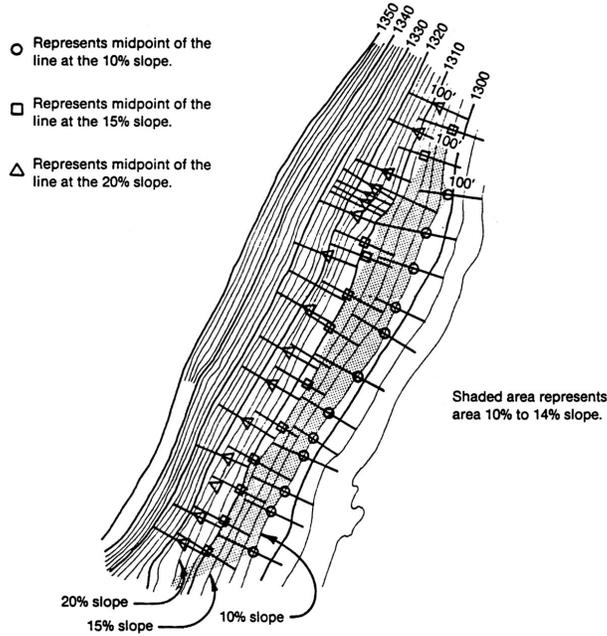
4. **Gradable area.** The area occupied and enclosed by fences or walls located within a hillside development shall be considered graded area and shall be shown on the grading and drainage plan as required by Section 32-32 of the City Code. +2

D. **Density Waivers.** Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction over the density requirements of this section. The Zoning Hearing Officer and Planning Commission may recommend and City Council may grant in accordance with Section 506.B.4. a., b. and c., waivers to the density provisions where such waivers would be in furtherance of the purposes of this section and where there exist unusual conditions relating to the property such as drainage or flood hazards, peculiarity of the size or shape of the site, or geology, and where approval of the waivers would promote the general welfare of the neighborhood. *3

E. **Variations.** Variations affecting the above regulations other than density shall be regulated by Section 307 of this ordinance. *3

F. **Enforcement.** Maintaining premises in violation of hillside regulations after annexation or the effective date of hillside ordinance (9/12/72) provision shall be grounds to prohibit the issuance of additional building permits until violations are corrected. +3

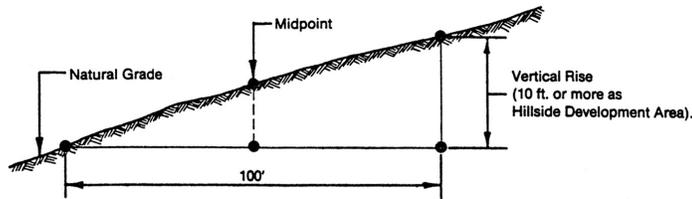
HILLSIDE DEVELOPMENT



Notes:

- 1.) Straight 100' lines are to be about 75 feet apart except where irregular topography requires closer spacing to enable determination of slope line.
- 2.) Straight 100' lines are to be most nearly perpendicular to contour lines.
- 3.) Hillside computations shall not include isolated topographic features, such as hills, pits, or washes, where the feature is less than 100 feet wide.

SLOPE CALCULATION



Hillside Development

Date of Addition/Revision/Deletion - Section 710

- *1 Revision on 7-1-1992 by Ordinance No. G-3553
- +2 Addition on 12-15-1993 by Ordinance No. G-3711
- *2 Revision on 12-15-1993 by Ordinance No. G-3711
- +3 Addition on 11-12-2003 by Ordinance No. G-4553, eff. 12-12-2003
- *3 Revision on 11-12-2003 by Ordinance No. G-4553, eff. 12-12-2003
- 3 Deletion on 11-12-2003 by Ordinance No. G-4553, eff. 12-12-2003

711 Planned Development.

(Reserved.)

712 Mobile Home Parks.

(Reserved.)

713 Resource Extraction.

(Reserved.)

714 Future Width Lines.

A. Future width lines are here established and shall apply to those streets designated and shown on the street classification map. The future width lines shall be established so that one-half of the distance shown on the street classification map shall be on each side of the centerline of the original right-of-way. *1

B. From and after the establishment of any future width line as provided herein, all yards required by this ordinance shall be measured from said future width line in lieu of the front or side line of the lot as otherwise required, and where no yard is required under the terms of this ordinance, no buildings shall be erected or moved nearer to the front or side line of any lot than said future width line.

Date of Addition/Revision/Deletion - Section 714

*1 Revision on 7-1-1898 by Ordinance No. G-4109

715 Satellite Earth Stations And Wireless Communication Facilities.

A. Satellite Earth Stations. A satellite earth station is a class of microwave antenna having a dimension of more than 1.5 meters that is designed for reception of satellite broadcast television and radio signals. The size, placement and configuration of satellite earth stations require specific standards to ensure their visual and aesthetic compatibility within or adjacent to residential zoning districts.

1. Residential use. The following standards apply to the use of satellite earth stations on residentially zoned property:

- a. A satellite earth station shall not be located in a front yard or required side yard.
- b. A satellite earth station shall be used for private, noncommercial purposes, which shall include installations for the residents of a multifamily project.
- c. A satellite earth station shall not exceed a height of twelve (12) feet above natural grade. The height may be increased up to eighteen (18) feet above natural grade upon securing a use permit, in compliance with the provisions of Chapter 3, as long as the need for increased height is based on an inability to receive signals at the otherwise prescribed locations and height. Conditions of the use permit may include, but are not limited to, landscaping and screening to assure compatibility with surrounding property.
- d. A satellite earth station shall be screened from adjacent properties, public streets or private accessways by a solid structure or landscaping.
- e. A satellite earth station of a diameter of one and one-half meters or less may be located anywhere on a residentially zoned lot except in front of the primary structure. It may not be placed higher than forty-five feet above natural grade.

2. Commercial use. The following standards apply to the accessory use of satellite earth stations on properties zoned for non-residential uses:

- a. No satellite earth station shall be located in front of the primary structure or the required side yard setback.
- b. A satellite earth station and any microwave antennae, commercial radio or television relay facility, tower or broadcast antennae shall not exceed a height of one hundred (100) feet as measured above the natural grade at the base of the communication facility or fifteen (15) feet above the height of a building if roof mounted.
- c. Ground mounted satellite earth stations shall be setback a minimum of one hundred (100) feet from an arterial street, as identified on the street classification map. Roof mounted satellite earth stations are allowed on primary structures in compliance with the required building setback and Section 715.A.2.d. below.
- d. A satellite earth station shall be setback a minimum of three hundred (300) feet

from a property line that abuts land zoned RE-43, RE-35, RE-24, R1-18, R1-14, R1-10, R1-8, R1-6, R-2, R-3, S-1 or PAD-1 through PAD-13 or used for single family residential dwellings.

e. The satellite earth station shall be screened from adjacent property by solid structures or landscaping.

B. Wireless Communication Facilities. The intent of the following development standards is to improve the design and placement of new Wireless Communication Facilities (WCF) in order to reduce the impact on the visual and aesthetic character of the community. The standards are designed to: Encourage the use of concealment technology; minimize the construction of new towers through the promotion of co-location on existing WCF, buildings or other structures; ensure continuous maintenance of WCF and enforce the timely removal of any unused or outdated facilities; and regulate the use of temporary WCF. A WCF may be Concealed, Disguised or Visible. As described below, each type of WCF has specific development standards, approval processes, and design guidelines based upon whether they are new structures or being co-located.

1. **Concealed Wireless Communication Facilities.** Concealed WCF used by a governmental agency for public safety purposes are permitted in all zoning districts and are not regulated by these provisions of the Zoning Ordinance. Other Concealed WCF are permitted in all zoning districts, subject to the following standards:

a. *Bulk requirements.* The standards governing the building height, lot coverage, building and perimeter setbacks are regulated by the underlying zoning district (see exceptions for residentially zoned properties below). When there is more than one underlying zoning district, the more restrictive regulations shall apply. Concealed WCF are permitted on residentially zoned properties as follows:

(1) *Public/quasi-public spaces*—Concealed WCF are permitted on residentially zoned property that are designated or used for public or quasi-public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities, subject to obtaining a use permit pursuant to the provisions contained in Chapter 3 and the standards contained in Section 715.B.10. of the Zoning Ordinance.

(2) *Open space residential tracts*—Concealed WCF are permitted in tracts within residential subdivisions that are zoned or platted for open space or retention areas, subject to obtaining a use permit pursuant to the provisions contained in Chapter 3 and the standards contained in Section 715.B.10. of the Zoning Ordinance.

b. *Design guidelines.* A site plan must be approved by the Planning and Development Department demonstrating that the proposed WCF meets the definition of "Concealed", as specified in Section 202. Site plans for Concealed WCF must demonstrate the following in order to be approved:

(1) The antenna is fully enclosed, screened or obscured so that it is not visible at all or, if visible, it is not recognizable as a WCF to a casual observer; and

- (2) The antenna does not extend more than twelve (12) inches from the building or structure to which it is attached; and
- (3) The underlying zoning district must allow the structure being utilized to support the antenna and the support structure; and
- (4) The Concealed WCF and its support structure shall comply with the setback requirements of the underlying zoning district or, if located in a sign, by the standards contained in Sections 705 or 705.2 of the Zoning Ordinance; and
- (5) The support equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area, completely screened from view, and built in compliance with the standards outlined in Section 715.B.4. of the Zoning Ordinance; and
- (6) A WCF concealed as a flagpole shall be required to fly a flag in compliance with the accepted protocol for the type of flag flown. The flag and pole shall be visible from the building entrances used by the public. The diameter of the pole structure must not exceed twenty-four (24) inches; and
- (7) The installation of a Concealed WCF should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation.

2. **Disguised Wireless Communication Facilities.** Disguised WCF used by a governmental agency for public safety purposes are permitted in all zoning districts and are not regulated by these provisions of the Zoning Ordinance. Other Disguised WCF are permitted in all zoning districts, subject to the following standards:

a. *Bulk requirements.* The standards governing lot coverage and perimeter setbacks are regulated by the underlying zoning district. When there is more than one underlying zoning district, the more restrictive regulations shall apply. In addition, Disguised WCF must comply with the following:

- (1) *Maximum height*—Sixty-five (65) feet in height from natural grade to the highest point of the pole or support structure for all Disguised WCF except for monocactus, which shall be limited to forty-five (45) feet in height to the top of the structure.
- (2) *Required setbacks*—The following minimum setbacks are required for Disguised WCF:
 - (a) From another property zoned for residential purposes:
 - (i) *Disguised WCF*—Except as described below, a minimum of one hundred fifty (150) feet setback is required from another property zoned for residential purposes. For purposes of this standard, land uses that are permitted in residential zoning districts, including those that are designated for public spaces such as, but not limited to, schools,

churches, golf courses, parks or government facilities shall be considered "residential purposes".

The setback may be reduced to fifty (50) feet from a property that is zoned for residential purposes subject to obtaining a use permit pursuant to the provisions contained in Chapter 3 and the standards contained in Section 715.B.10. of the Zoning Ordinance.

(ii) *WCF co-locating on public utilities*—Except as described below, a minimum of one hundred fifty (150) feet setback is required from another property zoned or used for residential purposes. The setback from a property that is zoned for residential purposes may be reduced to a lesser distance or eliminated subject to obtaining a use permit pursuant to the provisions contained in Chapter 3 and the standards contained in Section 715.B.10. of the Zoning Ordinance.

(b) *From an adjoining property that is zoned for commercial or industrial purposes*: No setback required except for any required perimeter landscape setback standards.

(c) *Streets*: A minimum setback of twenty-five (25) feet from all public and private rights-of-way or accessways, unless being located on a previously existing public utility pole or if a greater setback is required by the underlying zoning.

(d) *Support structures or signs*: The setbacks for any structure that is supporting a Disguised WCF must comply with the setback requirements of the underlying zoning district or the standards contained in Sections 705 or 705.2 of the Zoning Ordinance if located on a sign.

(3) *Restrictions on development in residential zoning districts*—Disguised WCF are permitted on residentially zoned properties subject to compliance with the above noted bulk requirements and as follows:

(a) *Public/quasi-public spaces*—Disguised WCF are permitted on residentially zoned property that are designated for public or quasi-public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities subject to obtaining a use permit pursuant to the provisions contained in Chapter 3 and the standards contained in Section 715.B.10. of the Zoning Ordinance.

(b) *Open space residential tracts*—Disguised WCF are permitted in tracts within residential subdivisions that are zoned or platted for open space or retention areas, subject to obtaining a use permit pursuant to the provisions contained in Chapter 3 and the standards contained in Section 715.B.10. of the Zoning Ordinance.

b. *Design guidelines*. A site plan must be approved by the Planning and Development Department demonstrating that the proposed WCF meets the

definition of "Disguised", as specified in Section 202. The following minimum specifications shall apply to these types of Disguised WCF:

- (1) *Monopalms*: A Monopalm must meet the following design guidelines:
 - (a) All Monopalms must be anatomically correct and contain a minimum of 55 palm fronds.
 - (b) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 - (c) The entire length of the antenna must be disguised by the palm fronds.
 - (d) The pole structure must be built of steel or fiberglass and clad with faux bark. The faux bark shall start at the base of the pole and continue to the height of the first palm frond attachment. The balance of the pole structure and the attachments must be painted to blend with the palm fronds.
 - (e) The diameter of the pole structure must not exceed twenty-six (26) inches at its widest point.
 - (f) All cables must be concealed within the pole structure.
 - (g) Microwave dishes shall be limited to one (1) square foot in size and must be concealed within the trimmed leaf cluster (often referred to as the "pineapple") of the Monopalm or within the palm fronds.
 - (h) The trimmed leaf cluster shall be mounted directly below the palm fronds and shall be painted to blend with the pole structure.
 - (i) No more than two (2) microwave dishes are permitted on each Monopalm.
 - (j) No climbing pegs are permitted on the pole structure.
 - (k) The installation of a Monopalm should be done in a manner that minimizes the removal of mature vegetation.
- (2) *Monocactus*: A Monocactus must meet the following design guidelines:
 - (a) The structure must be built of steel or fiberglass and clad with faux finish that starts at the base of the pole and continues to the top of the structure.
 - (b) The diameter of the pole structure must not exceed thirty (30) inches at its widest point.
 - (c) All antenna and cables must be concealed within the pole structure.
 - (d) The number and size of any "arms" must be sized to be proportional to

the height of the Monocactus.

(e) No microwave dishes are permitted.

(f) No climbing pegs are permitted on the pole structure.

(g) The installation of a Monocactus should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation. To ensure compliance, the following shall be done:

(i) If required by the Planning and Development Department, a plant inventory of the Monocactus and equipment enclosure or shelter site (if no enclosure used) and a re-vegetation/salvage plan shall be submitted and approved at the time of site plan review; and

(ii) Any trenching or site disturbance shall be re-vegetated to match the existing or natural vegetation, and

(iii) No protected plant species shall be disturbed during construction unless re-vegetated as part of an approved salvage plan.

(3) *Monopine or Broadleaf tree*: A Monopine or Broadleaf tree must meet the following design guidelines:

(a) The pole structure must be built of steel or fiberglass and clad with faux bark. The faux bark shall start at the base of the pole and continue to the height of the first branch attachment. The balance of the pole structure and the attachments must be painted to blend with the branches.

(b) The diameter of the pole structure must not exceed thirty-six (36) inches at the base and shall taper to no greater than twenty-eight (28) inches at the top of the pole structure.

(c) All cables must be concealed within the pole structure.

(d) The branches must:

(i) Be constructed to a density of 2.5 branches for each one vertical foot of pole, and

(ii) Start attachment at no greater than fifteen (15) feet above finished grade and continue to the top of the pole, and

(iii) Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.

(e) The entire length of all antenna and their attaching apparatus shall be disguised by the branches and the antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.

(f) Microwave dishes shall be limited to one (1) square foot in size and must be painted the same shade of green as the branches. The attaching apparatus must also be painted the same shade of green as the branches.

(g) No more than four (4) microwave dishes are permitted on each Monopine or Broadleaf tree.

(h) No climbing pegs are permitted on the pole structure.

(i) The installation of a Monopine or Broadleaf tree should be done in a manner that minimizes the removal of mature vegetation.

(4) *Ball field light poles:* WCF may be added to legally existing or proposed Ball field light poles in compliance with the following design guidelines:

(a) The maximum allowable width of an antenna array is four (4) feet.

(b) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.

(c) The maximum allowable length of each antenna is ten (10) feet.

(d) The diameter of the pole structure must not exceed thirty-six (36) inches.

(e) The addition of a WCF to a Ball field light must not increase the height of the light structure by more than ten (10) feet.

(f) All cables must be concealed within the pole structure.

(g) Microwave dishes shall be limited to two (2) square feet in size.

(h) No more than two (2) microwave dishes are permitted on each Ball field light pole.

(i) All microwave dishes, antennas, and attaching apparatus must be painted to match the Ball field light pole.

(j) The installation of Ball field light poles should be done in a manner that minimizes the removal of mature vegetation.

(5) *Water towers/tanks:* WCF incorporated into Water towers or Water tanks must meet the following design guidelines:

(a) The maximum allowable width of an antenna array is four (4) feet.

(b) The antenna shall not extend more than eighteen (18) inches from the structure to which it is attached.

(c) The maximum allowable length of each antenna array is ten (10) feet.

(d) The addition of a WCF must not increase the height of the Water

tower/tank structure.

- (e) All cables must be concealed within the support structure or fully enclosed within a cable shroud.
 - (f) Microwave dishes shall be limited to two (2) square feet in size.
 - (g) No more than two (2) microwave dishes are permitted on each Water tower or Water tank.
 - (h) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the Water tower or Water tank.
 - (i) The installation of a Water tower or Water tank should be done in a manner that minimizes the removal of mature vegetation.
- (6) *Existing public utility poles:* It is encouraged that WCF be added to existing public utility poles, subject to the following design guidelines:
- (a) Twelve kilovolt (12 kv) utility poles:
 - (i) The antenna shall not extend more than twelve (12) inches from the structure to which it is attached.
 - (ii) The maximum allowable length of all antenna added to a 12 kv utility pole is ten (10) feet.
 - (iii) The addition of a WCF to an existing public utility pole must not increase the height of the public utility pole by more than ten (10) feet.
 - (iv) All cables must be concealed within the public utility pole or a cable shroud.
 - (v) Microwave dishes shall be limited to two (2) square feet in size.
 - (vi) No more than two (2) microwave dishes are permitted on each public utility pole.
 - (vii) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the public utility pole.
 - (b) Sixty-nine kilovolts (69 kv) or larger utility poles or lattice-type tower structures:
 - (i) The maximum allowable width of an antenna array is four (4) feet.
 - (ii) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 - (iii) The maximum allowable length of each antenna is ten (10) feet.

- (iv) The addition of a WCF to an existing public utility pole must not increase the height of the public utility pole by more than ten (10) feet.
- (v) All cables must be concealed within the public utility pole or a cable shroud.
- (vi) Microwave dishes shall be limited to two (2) square feet in size.
- (vii) No more than two (2) microwave dishes are permitted on each public utility pole.
- (viii) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the public utility pole.

3. **Visible Wireless Communication Facilities.** Visible WCF used by a governmental agency for public safety purposes are permitted in all zoning districts and are not regulated by these provisions of the Zoning Ordinance. All other Visible WCF are permitted only in the Commercial and Industrial Zoning Districts and must comply with the following standards:

a. *Bulk requirements.* The standards governing lot coverage and perimeter setbacks are regulated by the underlying zoning district. When there is more than one underlying zoning district, the more restrictive regulations shall apply. In addition, Visible WCF must comply with the following:

(1) *Maximum height*—Eighty-five (85) feet from natural grade to the highest point of pole or fifteen (15) feet higher than the height of the top of the building to which it is mounted (see also side mounted antenna height limitations in Section 715.B.3.b. below).

(2) *Required setbacks*—The following setbacks are required:

(a) *From another property zoned for residential purposes:* A minimum of three hundred (300) feet setback is required. For purposes of this standard, land uses that are permitted in those residential zoning districts, including those that are designated for public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities shall be considered "residential purposes".

(b) *From an adjoining property that is zoned for commercial or industrial purposes:* No setback required except for any required perimeter landscape setback standards.

(c) *Streets:* A minimum setback of seventy-five (75) feet from all public and private rights-of-way or accessways, unless a greater setback is required by the underlying zoning.

(d) *Hillside:* No Visible WCF shall be installed on a property in or within five hundred (500) feet of a Hillside Development Area as defined in Section 710 of the Zoning Ordinance.

- b. *Design guidelines.* A site plan must be approved by the Planning and Development Department demonstrating that the proposed Visible WCF meets the following minimum specifications:
- (1) The maximum allowable width of an antenna array is four (4) feet.
 - (2) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 - (3) The maximum allowable length of each antenna array is ten (10) feet.
 - (4) The diameter of the pole structure must not exceed forty (40) inches.
 - (5) All antenna cables must be concealed within the pole structure or a cable shroud.
 - (6) Microwave dishes shall be limited to two (2) square feet in size and must be painted the same color as the Visible WCF.
 - (7) No more than two (2) microwave dishes are permitted on each Visible WCF pole.
 - (8) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the Visible WCF.
 - (9) Antennae mounted on the side of a building shall be permitted subject to the following provisions:
 - (a) The antenna must not extend above the existing profile of the building or project more than twelve (12) inches from the building face.
 - (b) The antenna shall be integrated into the building design in a manner that respects the architectural style and coloring of the structure, considers the context and placement of the antenna on the structure, and minimizes its visual impact.
 - (c) Requests to exceed the established building profile shall be subject to securing a use permit in accordance with the provisions of Chapter 3 when demonstrated that the architectural element to which the antennae are attached is integrated with and in proportion to the building design.
 - (10) The installation of a Visible WCF should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation. To ensure compliance, the following shall be done:
 - (a) If required by the Planning and Development Department, a plant inventory of the WCF and equipment enclosure or shelter site (if no enclosure used) and a re-vegetation/salvage plan shall be submitted and approved at the time of site plan review; and

- (b) Any trenching or site disturbance shall be re-vegetated to match the existing or natural vegetation, and
- (c) No protected plant species shall be disturbed during construction unless re-vegetated as part of an approved salvage plan.

4. **Equipment enclosures, support equipment and structures.** WCF include different types and sizes of support equipment and accessory structures needed to accommodate each antenna. No site plan for a WCF shall be approved unless the following standards can be met:

- a. *Not permitted*—An equipment enclosure and all support equipment must not be located within the required perimeter landscape setback(s) of a development.
- b. *Equipment enclosure*—The following standards apply to equipment enclosures:
 - (1) Maximum area shall not exceed six hundred (600) square feet.
 - (2) Shall be screened primarily by an eight (8) foot decorative solid block or masonry perimeter wall. Less than 5% of each wall facade may be constructed of alternative materials, including see through materials, as approved by the Planning and Development Department when deemed to be appropriate for security purposes.
 - (3) All entry gates visible from public streets or accessways shall be constructed of sight-obscuring material approved by the Planning and Development Department.
- c. *Equipment shelter*—The following standards apply to equipment shelters:
 - (1) Maximum area shall not exceed three hundred and sixty (360) square feet.
 - (2) Maximum height permitted is twelve (12) feet, to be measured from finished grade or roof-top elevation of a supporting structure. Below grade shelters are permitted.
 - (3) No perimeter screening is required for equipment shelters not serving antennae attached to public utility poles if all equipment and wiring is fully enclosed within the shelter.
 - (4) Equipment shelters serving antennae attached to public utility poles must be enclosed within the perimeter walls of a utility substation.
 - (5) An equipment shelter shall not be located closer to an abutting street than the principal building on the lot or parcel.
- d. *Ground-mounted cabinets*—Ground-mounted cabinets shall comply with the following:
 - (1) Maximum area shall not exceed three hundred (300) square feet for a single wireless communication provider or six hundred (600) square feet for

multiple wireless communication providers.

(2) Maximum height permitted is eight (8) feet, to be measured from finished grade elevation.

(3) Ground-mounted cabinets that are visible from a public street or accessway must be located within an equipment enclosure, equipment shelter or enclosed building.

(4) Ground-mounted cabinets are not permitted to be constructed within the front yard setback of a residential zoning district.

e. *Other screening allowances*—If the support equipment is screened from view from a public street or accessway, alley, or adjacent property by a permanent perimeter or interior wall, fence or structure that is permanent, no separate wall is needed around the equipment enclosure.

f. *Illumination*—Equipment enclosures or shelters shall not be externally illuminated unless required by Federal regulations.

g. *Noise level*—The average noise level of the support equipment, measured at any property line that is zoned or used for residential purposes, must not exceed fifty-five db (1 dn) when measured on an "a weighted" sound level meter and according to the procedures of the Environmental Protection Agency.

5. **Co-location.** The co-location of WCF on a site or structure is encouraged. Before building permits can be issued for co-location, the following must be submitted to or approved by the Planning and Development Department:

a. Written authorization from the owner of the structure for the telecommunication service provider to attach additional antennas, and

b. The site plan approved for the original WCF must be amended to reflect any additional antennae, change in support structure or expanded area for support equipment before the issuance of permits.

When a change to the original WCF or a co-location on an existing WCF results in the structure no longer being able to comply with either the Concealed or Disguised designation, the entire WCF must meet the development standards for the more intensive use.

The Zoning Administrator shall make a determination as to whether a facility under review, including proposed co-locations, would result in a change in its designation in the event of a dispute. An appeal of the determination made by the Zoning Administrator can be filed for consideration by the Board of Adjustment pursuant to the provisions contained in Chapter 3 of the Zoning Ordinance.

6. **Standards for the use of "Cell On Wheels" (COWS) apparatus.** There are instances in which portable self-contained cell sites, called COWS, are needed on a temporary or emergency basis. The following minimum standards shall apply to the use

of COWS:

- a. A temporary use permit shall be approved by the Zoning Administrator or his designee for the use of COWS in any zoning district.
- b. COWS shall be located no closer than fifty (50) feet from the property line of a property that is zoned or used for residential purposes.
- c. COWS are permitted on tandem axel utility trailers with a maximum width of ten (10) feet and length of twenty-four (24) feet.
- d. *Permitted power sources.*
 - (1) A whisper quiet generator or other utility source shall be used that emits an average noise level, measured at any property line that is zoned or used for residential purposes, that does not exceed fifty-five dB (l dn) when measured on an "a weighted" sound level meter, according to the procedures of the Environmental Protection Agency, unless otherwise approved by the Zoning Administrator.
 - (2) Use of on-site utility services must be approved by the Planning and Development Department.
- e. No space or spaces needed to meet the required parking standards for a development site, as outlined in Section 702 of the Zoning Ordinance, shall be taken by the placement of COWS.
- f. *Special events*—A temporary use permit issued for the use of COWS for a special event shall comply with the standards contained in Section 715.B.6.(a) through (e) above and the following:
 - (1) The approval shall not exceed a length of fifteen (15) consecutive days (excluding installation and removal).
 - (2) There shall be no more than four temporary use permits for Cell On Wheels per carrier issued per event per calendar year.
 - (3) No primary use needs to be existing on a site in order for a temporary use permit to be issued for COWS serving a special event.
- g. *WCF installation/repairs*—A temporary use permit issued for the use of COWS during the installation of a new WCF or while repairs are being done on an existing WCF shall comply with the standards contained in Section 715.B.6.(a) through (e) above and with the following:
 - (1) The approval shall not exceed a length of sixty (60) consecutive days (excluding installation and removal).
 - (2) There shall be no more than one temporary use permit issued for the use of COWS for other than special events per site each calendar year.

(3) A one-time extension of the original temporary use permit of up to sixty (60) consecutive days (excluding installation and removal) may be approved by the Zoning Administrator or his designee upon a showing that the proposed installation or repairs are actively progressing.

7. **Plan review.** A plan must be approved or amended by the Planning and Development Department to reflect any additional antennae, microwave dishes, or attaching apparatus or a change in support structure or expanded area for support equipment. A site plan amendment is not needed to make changes to equipment that is fully enclosed within an equipment shelter that was included on a previous site plan approval. No site plan for a new or amended WCF shall be approved unless the support equipment is located entirely within an equipment enclosure or equipment shelter that is architecturally compatible with the surrounding area.

8. **Standards for replacement of existing Wireless Communication Facilities.**

Replacement of all or parts of a legally existing WCF (Concealed, Disguised, or Visible) shall be permitted as a matter of right when the new WCF is in compliance with the previous zoning or use permit approval or the above listed standards. For purposes of this provision "*existing*" shall mean that the pole or structure was taken down not more than ninety (90) days prior to the issuance of permits for the replacement monopole or new antennae. To minimize ground disturbance, antennae structures would be considered replacements if they are located within a ten (10) foot radius of the original antennae structure. A new antennae structure being built beyond the ten (10) foot radius from an existing WCF would be permitted only upon obtaining all of the necessary approvals described in Section 715

9. **Discontinuation of use.** The use of any part of a WCF, including but not limited to a communication monopole, antennae, or support equipment, that has been discontinued for a period of ninety (90) calendar days shall be removed from the site unless a use permit is secured in accordance with the provisions of Chapter 3 of the Zoning Ordinance.

10. **Use permit approval standards.** Requests for use permits, when needed, shall be reviewed in accordance with the provisions of Chapter 3 of the Zoning Ordinance. Consideration shall also be given to each of the following:

- a. The consistency of the request with the context of the surrounding area;
- b. The design of a Disguised WCF must be compatible with the architectural character and natural features of the site or development;
- c. The placement of the WCF on the lot or parcel and its potential effect on expanding existing or developing future land uses;
- d. The measures taken to reduce the visual impact, bulk or clutter on the surrounding area;
- e. The cumulative effect that existing WCF in the vicinity of the site may have on the request;

- f. Consistency with the design standards contained in Section 715; and
 - g. The following information shall be submitted upon application for a use permit for a WCF:
 - (1) A site plan identifying the proposed location and height of the WCF;
 - (2) Elevations of the proposed WCF including details on the monopole or structure and attached antennae and equipment, accessory buildings, ground-mounted cabinets and equipment, and screening structures or materials;
 - (3) A statement on the capacity of the proposed WCF to allow collocation with other wireless communication providers; and
 - (4) The location and height of all WCF located within a one-half (1/2) mile radius of the site.
11. **Required parking.** None. If an existing parking space for another use is used by one or more Wireless Communication Providers for maintaining an on-site WCF, it is considered a dual use parking space.
12. **Site access.** Vehicular or pedestrian access that is used exclusively for the periodic maintenance of a WCF does not need to be improved with asphalt or concrete paving or improved to meet the dust-proof alternative standards contained in the Zoning Ordinance.

Date of Addition/Revision/Deletion - Section 715

Addition on 3-4-2009 by Ordinance No. G-5329, eff. 4-3-2009

716 Sustainability.

Sustainable development is a pattern of resource use that aims to meet the human needs of today while preserving the environment so that these needs can be met in the future. This Section includes sustainable development regulations of general applicability.

A. **Recycling Containers**—If recycling containers are located on non single-family residential developments, the following standards shall apply:

1. In developments existing prior to December 4, 2009, recycling containers may project into the required perimeter landscaped setback. However, it cannot be located in landscaping adjacent to a public street. recycling containers placed in the landscape setback must maintain a minimum setback of 5 feet from the property line.
2. In developments on sites less than two acres, recycling containers may project into the required perimeter landscaped setback. However, it cannot be located in landscaping adjacent to a public street. Recycling containers placed in the landscape setback must maintain a minimum setback of 5 feet from the property line.

B. **Reserved.**

C. **Reserved.**

Date of Addition/Revision/Deletion - Section 716

Addition on 11-4-2009 by Ordinance No. G-5447, eff. 12-4-2009