



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 12, 2019, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on November 12, 2019, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

The Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

This Notice and Agenda posted no later than 24 hours prior to the meeting at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- D1 Relating to Development; presentation and discussion regarding proposed revisions to Title 5 (Zoning) of the Marana Land Development Code, the replacement of Title 5 (Zoning) by Chapter 17-4 (Zoning) in the Marana Town Code and a proposed Town-wide rezoning initiative following the adoption of a new zoning Code (Steven Cheslak)
- D2 **Resolution No. 2019-114**: Relating to Utilities; authorizing Town staff to apply for a Drinking Water Revolving Fund loan from the Water Infrastructure Finance Authority of Arizona (WIFA) to fund additional construction costs for the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051); and approving the transfer of up to \$1,500,000 in budgeted expenditure authority from the General Fund Contingency line item in the fiscal year 2019-2020 budget to the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051) to cover a budgetary shortfall for additional costs for the construction of the projects (Scott Schladweiler)
- D3 Relating to Budget; presentation, discussion and possible direction regarding consideration of new funding sources for the construction, acquisition, maintenance, and financing of critical infrastructure for the continued, unhindered growth of the Town and safety of its residents (Yiannis Kalaitzidis)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

- E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT



Council-Study Session

D1

Meeting Date: 11/12/2019

To: Mayor and Council

From: Steven Cheslak, Principal Planner

Date: November 12, 2019

Strategic Plan Focus Area:
Commerce

Strategic Plan Focus Area Additional Info:

Commerce Principle Statement 1: We will provide exceptional customer service through our development and utility services.

Goal 1. Continuously monitor development and utility services processes and procedures for efficiency improvements.

Subject: Relating to Development; presentation and discussion regarding proposed revisions to Title 5 (Zoning) of the Marana Land Development Code, the replacement of Title 5 (Zoning) by Chapter 17-4 (Zoning) in the Marana Town Code and a proposed Town-wide rezoning initiative following the adoption of a new zoning Code (Steven Cheslak)

Discussion:

As part of the update of the Land Development Code, Town staff has been working on comprehensive revisions to Title 5 (Zoning). Title 5 is proposed to be replaced by Chapter 17-4 (Zoning) as part of the overall adoption of the Land Development Code update and migration to the Marana Town Code. Staff will discuss the changes with the Town Council and seek comment feedback on the revised content and formatting of Title 5 proposed in the draft version of Chapter 17-4.

Staff will also present the Town Council with a proposed Town-wide rezoning initiative that would replace the A, B, C, D and E zones following the adoption of a new zoning Code. The Town-initiated rezoning would offer land owners the option of a no cost, translational rezoning to the revised zoning code.

The backup materials for this item include the existing Title 5 (Zoning) of the Marana Land Development Code and a draft version of Chapter 17-4 (Zoning) of the Marana

Town Code.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

Council's pleasure.

Attachments

Land Development Code Update

Existing LDC Title 5 Zoning

Proposed TC17 Ch04 Zoning



Land Development Code Update - Zoning

Steve Cheslak, Principal Planner

November 12, 2019

I. Existing Zoning Code

II. Proposed Zoning Code

III. Proposed Rezoning Initiative
for Alphabet Zoning

Existing Zoning Code

- **Ordinance No. 77-06**
 - Adopted August 29th, 1977
 - Established A, B, C, D, E zones
 - 5 revisions by ordinance
- **Ordinance No. 93-05**
 - Adopted April 6th, 1993
 - Established existing zones
 - 23 revisions by ordinance
- **32 Zoning Districts**
 - 1 agriculture zone
 - 15 residential zones
 - 7 commercial zones
 - 3 industrial zones
 - 6 alphabet zones

Current Zoning Districts

AG	Agricultural	RV	Recreational Vehicle
RD-180	Rural Development	CO	Commercial (Office)
R-144	Residential	NC	Neighborhood Commercial
R-80	Residential	VC	Village Commercial
R-36	Residential	RC	Regional Commercial
R-20	Residential	RR	Resort and Recreation
R-16	Residential	LI	Light Industrial
R-12	Residential	HI	Heavy Industry
R-10	Residential	MU-1	Mixed Use
R-8	Residential	CBC	Campus Business Center
R-7	Residential	F	Specific Plans
R-6	Residential	E	Transportation Corridor
R-3.5	Residential	D	Flood Plain
MR-2	Multi-Family (Med/High)	C	Large Lot
MR-1	Multi-Family (High)	B	Medium Lot
MH	Manufactured Housing	A	Small Lot

R-36 Residential Zone

05.10.05 R-36 Residential

A. Purpose. Purpose

The R-36 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-36 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-36 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses. Permitted Uses

The following shall be permitted in the R-36 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses. Accessory Uses

Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision;

9. Model homes, within an approved subdivision;
10. Keeping of large and small livestock on parcels one acre or greater;
11. Stables, private; and,
12. Riding arena, rodeo grounds (private, unlighted).

D. Conditional Uses. Conditional Uses

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
3. Group homes;
4. Residential facilities for non-permanent occupancy including only bed and breakfast establishments;
5. Aviaries;
6. Riding arena, rodeo grounds (private, lighted);
7. Keeping of rodents and fowl; and
8. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses. Temporary Uses

The following may be permitted for a specified time period, subject to Section 09.01;

Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses. Prohibited Uses

Uses prohibited in the R-36 district are as follows:

1. All commercial and business uses, except those specifically permitted; and,
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-36 zone.

1. **Lot area.**
The minimum lot size shall be thirty-six thousand (36,000) square feet.
2. **Lot dimensions.**
 - a. Width. Lots shall have a minimum width of one hundred (100) feet.
 - b. Depth. Lots shall have a minimum depth of one hundred (100) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of thirty (30) feet.
- b. **The required side yard (setback)** shall be a minimum of fifteen (15) feet, with a street side yard (setback) having a minimum of twenty (20) feet.
- c. **The required rear yard (setback)** shall be a minimum of forty (40) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be twenty (20) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the review and approval of the Town Council, subject to the process and requirements found in Section 8.05.

6. Building Mass.

Any structure over two-stories must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed eighty percent (80%) of the GFA of the previous floor.

7. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed forty percent (40%) of the total lot area.

8. Underground Utilities.

All on-site utilities shall be placed underground on the site.

Property Development Standards

Proposed Zoning Code

- Reduced land use districts (19)
 - Eliminate unused or outdated districts
 - R-20 Residential
 - R-12 Residential
 - MH Manufactured Housing
 - RV Recreational Vehicle
 - CO Commercial (Office)
 - RC Regional Commercial
 - CBC Campus Business Center
 - MU-1 Mixed Use
 - Alphabet zoning remains in LDC
- More efficient Code design
 - Eliminated conflicts with other Code chapters
 - Four-part Code organization
 1. Zone Districts and Groups Table
 2. Use Matrix Table
 3. Use Conditions Table
 4. Lot Standards
 - Reduced to 20 pages from 128 pages

Proposed Zone Groups	Proposed Zone Districts	
Agricultural zone	AG	Agricultural
Ranchette Residential (RA)	RD-180	Rural Development
	R-144	Residential
	R-80	Residential
Estate Residential (ER)	R-36	Residential
Neighborhood Residential (NR)	R-16	Residential
	R-10	Residential
	R-8	Residential
	R-7	Residential
	R-6	Residential
Garden Residential (GR)	R-3.5	Residential
Multi-Family Residential (MF)	MR-1	Multi-Family (Med/High)
	MR-2	Multi-Family (High)
Commercial zones	NC	Neighborhood Commercial
	VC	Village Commercial
	RR	Resort and Recreation
Industrial zones	LI	Light Industrial
	HI	Heavy Industry
Specific Plan zone	SP	Specific Plan

1. Zone Districts and Zoning Groups Summary Table

- Consolidation of similar residential zoning districts into zoning groups
- Zoning groups combine zones that:
 - Allow same uses in Use Matrix (Table 2)
 - Same regulation in Conditions Per Use Matrix (Table 3)

Table 1. Zone districts and zoning groups summary	
Agricultural zone	
AG	Agricultural
Ranchette residential zoning group (RA)	
RD-180	RD-180 rural development
R-144	R-144 residential
R-80	R-80 residential
Estate residential zoning group (ER)	
R-36	R-36 residential
Neighborhood residential zoning group (NR)	
R-16	R-16 residential
R-10	R-10 residential
R-8	R-8 residential
R-7	R-7 residential
R-6	R-6 residential
Garden residential zoning group (GR)	
R-3.5	R-3.5 residential
Multi-family residential zoning group (MR)	
MR-1	Multi-family residential (medium density)
MR-2	Multi-family residential (high density)
Commercial zones	
RR	Resort and recreation
NC	Neighborhood commercial
VC	Village commercial
Industrial zones	
LI	Light industrial
HI	Heavy industry
Mixed-use zones	
DMO	Downtown Marana overlay
DT	Downtown
DN	Downtown neighborhood
BU	Blended-use
Specific plan zone	
SP	Specific plan

2. Use Matrix Table

- Identifies permitted uses in zoning districts
 - “P”** - permitted subject to design standards
 - “A”** - permitted as an accessory use
 - “C”** - allowed upon approval of a CUP
 - “U”** - allowed upon meeting the conditions in table 3
 - “T”** - allowed upon approval of a temporary use permit
 - “X”** - use is prohibited
- Easy to understand
- Use change affects all zones

Table 2. Use matrix											
Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Residential											
Single-family detached	P	P	P	P	P	C	C	X	X	X	X
Duplex	X	X	C	C	P	P	X	U	X	X	X
Townhouse	X	X	X	X	P	P	P	U	P	X	X
Multi-family	X	X	X	X	X	P	P	P	P	X	X
Manufactured home	P	U	U	U	U	X	X	U	X	X	X
Modular home	P	P	U	U	U	X	X	U	X	X	X
Accessory structure	A	A	A	A	A	A	A	A	A	A	A
Assisted living home	P	P	P	C	C	C	C	C	C	X	X
Adult foster care home	P	P	P	C	C	C	C	C	C	X	X
Caretaker quarters	A	A	A	X	X	A	A	A	A	A	A
Carport	A	A	A	X	X	A	A	A	A	A	A
Child care home	U	U	U	U	U	U	U	X	X	X	X
Community recreation	P	P	P	P	P	P	P	P	P	X	X
Enclosed storage	A	A	A	A	A	A	A	A	A	A	A
Fences or walls	A	A	A	A	A	A	A	A	A	A	A
Foster home	P	P	P	P	P	C	C	C	C	X	X
Garage	A	A	A	A	A	A	A	A	A	A	A
Guest quarters	A	A	A	U	U	U	X	X	X	X	X
Home occupation	U	U	U	U	U	U	U	U	U	X	X
Model home	A	A	A	A	A	A	A	A	A	X	X
Real estate sales office	T	T	T	T	T	T	T	T	T	X	X
RV park	X	X	X	X	X	C	X	C	C	C	X
Single-family dwelling in temporary structure	T	T	T	T	T	T	T	T	T	T	T
Sports court	A	A	A	A	A	A	A	A	A	A	A
Swimming pool or spa	A	A	A	A	A	A	A	A	A	A	A
Transitional housing	C	C	C	C	C	C	C	C	C	X	X

3. Conditions Per Use Table

- Lists special conditions applied to uses in Table 2
- No Conditional Use Permit needed

Table 3. Conditions per use		
USE	ZONE(S)	CONDITION(S)
Residential		
Duplex	NC	Density shall be no less than eight residences per acre
Townhouse	NC	Density shall be no less than eight residences per acre
Manufactured home	RA ER NR GR NC	Shall be skirted on both sides and ends unless placed at ground level
Modular home	ER NR GR NC	Architectural similarity and compatibility for the purpose of blending into the existing neighborhood
Child care home	AG RA ER NR GR MR RR	Must be conducted in a single-family dwelling by a full time occupant of the dwelling During operating hours, the entire property may be devoted to the use An opaque five-foot fence or wall shall screen outdoor activity and equipment areas from any adjacent residential use
	AG RA ER NR GR	Shall not employ more than one nonresident of the premises All parking shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping Shall maintain the required residential off-street parking Any new structure or proposed changes to an existing single-family dwelling used as a child care home must be consistent with the residential character of the single-family dwelling as it appeared before operation of the child care home
Guest quarters	GR MR	Must be located within the principal residence
	NR	Must be located within the principal residence on lots smaller than 16,000 square feet
Home occupation	AG RA ER NR GR MR RR NC VC	Must be conducted by a full time occupant of the dwelling Shall not exceed 25% of the gross floor area of a dwelling Shall not employ more than one nonresident of the premises Exterior public display of stock-in-trade, external evidence of the home occupation, and outdoor storage of equipment or material associated with the home occupation are prohibited

4. Lot Standards for Zoning Districts

- Development standards
 - Lot area
 - Setbacks
 - Building height
 - Lot coverage
 - Additional requirements

17-4-9 R-80 residential (R-80)

A. Purpose. This residential zone consists primarily of low density residential uses.

B. Development standards:

Lot area (minimum)	80,000 sq. ft.
Setbacks (minimum)	Front – 30 ft.
	Side – 30 ft.
	Rear – 40 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	40% of the total lot area

17-4-10 R-36 Residential (R-36)

A. Purpose. This residential zone consists primarily of low density residential uses.

B. Development standards:

Lot area (minimum)	36,000 sq. ft.
Setbacks (minimum)	Front – 30 ft.
	Street side – 20 ft.
	Side – 15 ft.
	Rear – 30 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	40% of the total lot area

- Town staff currently updating the entire Land Development Code
- Most recent migration to Town Code from Land Development Code
 - Chapter 17-4 Mixed – Use Zoning (Downtown)
 - Chapter 17-10 Signs
 - Chapter 17-9 Parking
- Timeline for new Zoning Code adoption
 - November 12, 2019: Town Council study session
 - November 20, 2019: Planning Commission update discussion
 - 90 day public and stakeholder feedback
 - February, 2020: Planning Commission public hearing
 - March, 2020: Town Council public hearing for Code adoption

A, B, C, D, E Zoning

- Started at incorporation
 - Ordinance No. 77-06
- Based on lot size & use
- Years of lot splits
 - Legal non-conforming lots
 - Illegal lots
- Years of Significant Land Use Change (SLUC)

Alphabet Zones

Zone A – Small Lot Zone

- Lot no larger than 2.5 acres
- Residential, commercial, industrial, and quasi-public land uses

Zone B – Medium Lot Zone

- Lot larger than 2.5 acres but no larger than 25 acres
- Residential, commercial, industrial, and quasi-public land uses

Zone C – Large Lot Zone

- Lot no smaller than 25 acres
- Residential, commercial, industrial, and quasi-public land uses

Zone D – Designated Flood Plain Zone

- Residential, commercial, industrial, and quasi-public land uses
- All uses require a floodplain use permit

Zone E – Transportation Corridor Zone

- No residential use
- Commercial, industrial, and quasi-public land uses

Town-Wide Rezoning Initiative

- Translation of A, B, C, D, E zoning
 - Truth in zoning
 - Replace lack of Code with uniform standards
 - Eliminate SLUC
- Town initiated rezoning offer
 - Land owners to adopt new Code
 - No cost to land owner
- New zoning based on:
 - Existing zoning
 - Current use
 - Surrounding use
 - General Plan
- Land owner options
 - Accept offer
 - Suggest different zoning
 - Keep existing zoning
 - Rezone in the future

AN ORDINANCE OF THE TOWN OF MARANA, ARIZONA, ADOPTING REVISIONS TO TITLE 5 OF THE TOWN OF MARANA DEVELOPMENT CODE BY REFERENCE AND FIXING THE EFFECTIVE DATE THEREOF; PROVIDING FOR REPEAL OF EXISTING ORDINANCES; PROVIDING SEVERABILITY AND DECLARING AN EMERGENCY.

WHEREAS, the Town Council of the Town of Marana did on May 14, 1984 adopt Ordinance No. 84.04 which Ordinance adopted a Development Code for the Town of Marana; and

WHEREAS, the Town Council has determined it would be in the best interests for the Town of Marana to revise Title 5 of the Town of Marana Development Code for new zones; and

WHEREAS, the Town Council has deemed it would be in the best interests of the Town of Marana to phase out the existing zones and procedures found in Title 5, and to phase in the new zones in Title 5 to be adopted by this ordinance;

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona:

Section I: That certain document known as Development Code, Title 5, Zoning, three copies of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which document was made a public record by Resolution No. 93-13 of the Town of Marana, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

Section II: All ordinances or parts of ordinances, including the sections of the existing Title 5 which the revisions replace, in conflict with the provisions of this ordinance or any part of the document adopted herein by reference are hereby repealed effective as of the date of this resolution.

Section III: If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the document adopted by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section IV: Whereas, it is necessary for the preservation of the peace, health and safety of Marana, Arizona, an emergency is declared to exist, and this ordinance shall become immediately operative and in force from and after the date of posting hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this **6th day of April, 1993.**

ATTEST:


Town Clerk

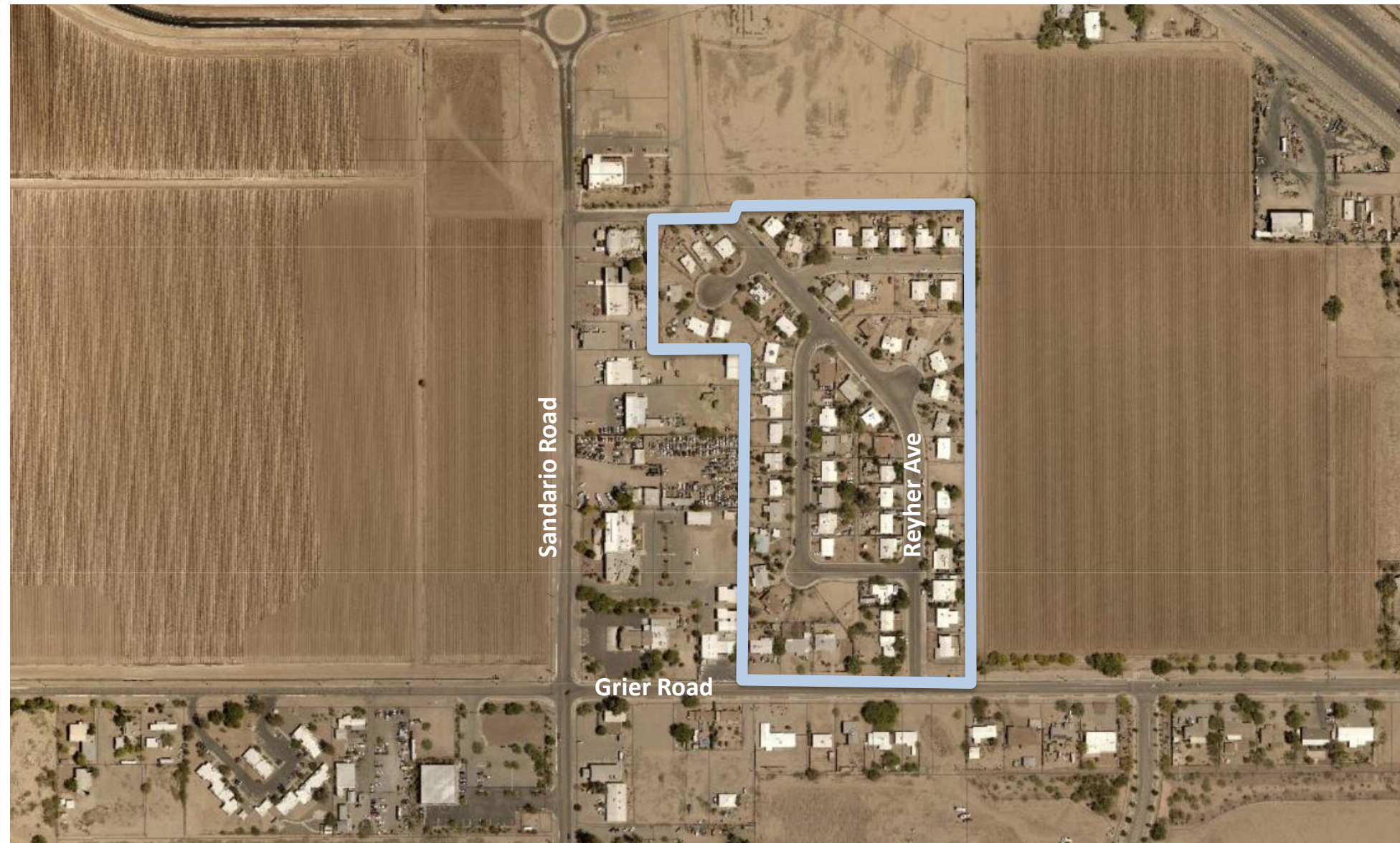
APPROVED AS TO FORM:


Town Attorney


Mayor Ora Harn

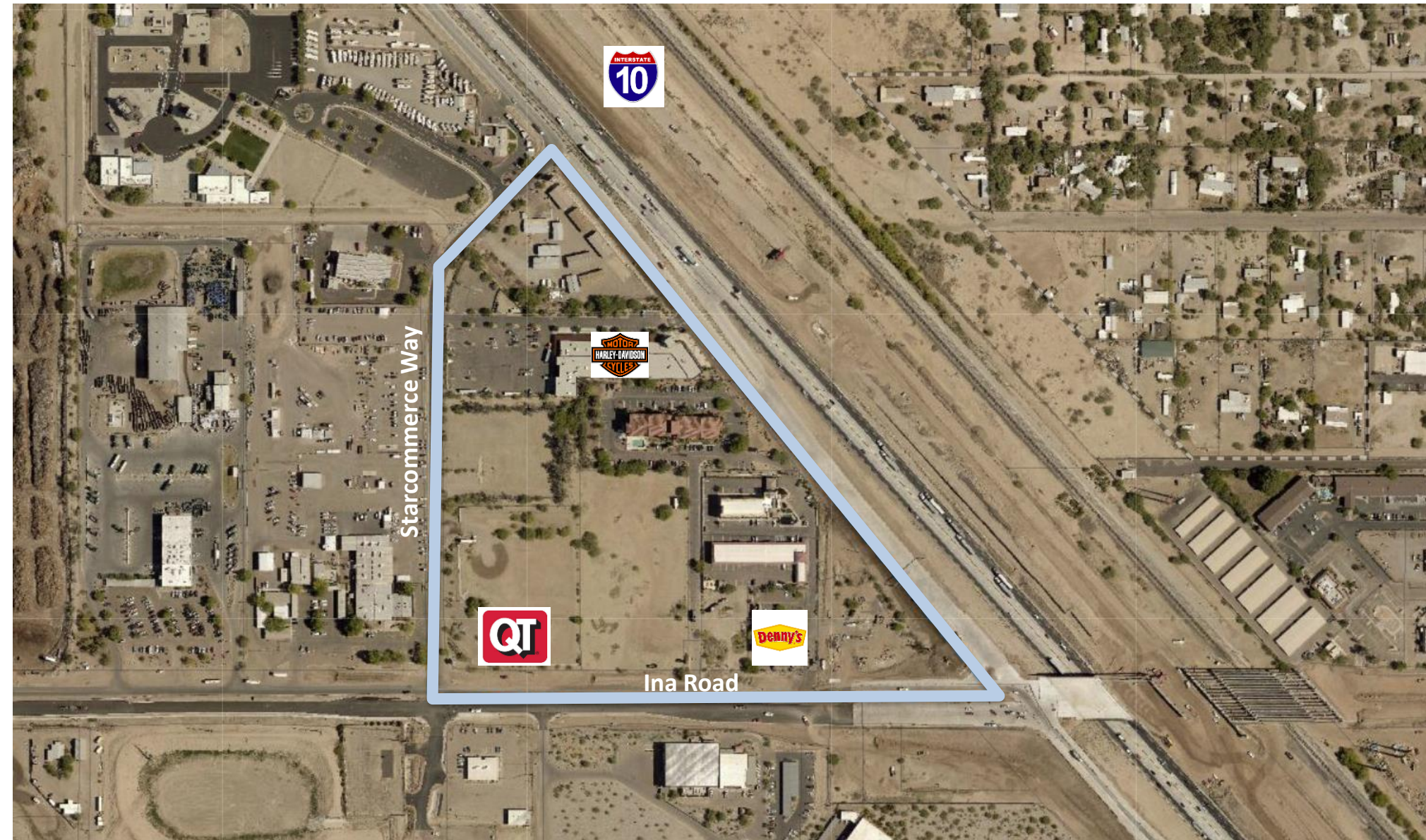
Residential Property

- Existing zoning
 - “A” Small Lot
- Existing land use
 - Residential
 - Marana Vista subdivision
- 2010 General Plan land use
 - Medium Density Residential
- Proposed Zoning
 - “R-7” Residential



Commercial Property

- Existing zoning
 - “E” Transportation Corridor
- Existing land use
 - Commercial
- 2010 General Plan land use
 - Commercial
- Proposed Zoning
 - “VC” Village Commercial



Tenative Timeline for Translational Rezoning

- New zoning Code adoption
- Spring, 2020: Town Council study session
- Spring, 2020: Planning Commission Update Discussion
- Public outreach and feedback
- Fall, 2020: Planning Commission public hearing
- Late, 2020: Town Council public hearing for rezone approval

**TITLE 5
ZONING**

SECTIONS:

05.01	Establishment of Zones
05.02	Regulations Within Zones A-E
05.03	Significant Land Use Change (Applies only to Zones A-E)
05.04	[Reserved]
05.05	[Reserved]
05.05.08	Manufactured Homes in Zone A, B, & C
05.06	Zone F – Specific Plans
05.10	New Zones Established

05.01 Establishment of Zones

Zones A-E, reflected in Sections 05.01.01 through 05.02.05, and the procedures relating to these zones, found in Sections 05.03.01 through 05.03.06 inclusive, apply only to those lands so zoned. The zones found in Sections 05.10 through 05.12, and the procedures relating to those zones found in Sections 05.20 et seq. apply to all lands so zoned.

05.01.01 Zones A-E Established

Prior to April 6, 1993, the Town of Marana was divided into five zones. These zones were as follows: Zone A, Small Lot Zone; Zone B, Medium Sized Lot Zone; Zone C, Large Lot Zone; Zone D, Designated Flood Plain Zone; and Zone E, Transportation Corridor Zone. These zones shall remain in place until reclassified by the property owner, or the Town. Subsequent to April 6, 1993, the Town of Marana established a new set of zones and criteria for those zones which are reflected in Section 5.10 through 5.12, inclusive.

05.01.02 [Reserved]

05.01.03 Official Zone Map

The location and boundaries of each of the zones shall be shown on the Official Zone Map of the Town of Marana, and said map is hereby declared to be an official record and a part of this Code. Whenever amendments or changes are made in zone boundaries, such amendments or changes shall be made by ordinance and recorded on the official zone map promptly. Regardless of the existence of purported copies of the Official Zone Map, which may from time to time be made or published, the Official Zone Map that shall be located in the Office of the Planning Department shall be final authority in determining current zoning status.

05.02 Regulations Within Zones A-E

05.02.01 Zone A – Small Lot Zone

- A. Permitted Uses. Within Zone A, residential, commercial, industrial, and quasi-public land uses shall be permitted so long as each such land use is conducted on a lot no larger than 2.5 acres and is consistent with the Significant Land Use Change procedure described in Section 05.03. of this Code. Significant Land Use Change approval is not required to establish a use permitted in the Neighborhood Commercial (NC) zone, section 05.11.02, within an existing building or suite in a Designated Commercial Area if the use can be accommodated within the existing building or suite without requiring a new retail

commercial building permit. This is not, however, to be construed to permit any land use that may be specifically prohibited within the Town of Marana by this or any other Ordinance of the Town of Marana or by State or Federal law.

- B. Density Requirements. There shall be no maximum density of land use per se, except that density of land use on any parcel of land within Zone A shall be determined in part by prior density of land use in accordance with the provisions for Significant Land Use Change contained in Section 05.03 of this Code and by setback requirements defined in this and other titles of this Code or as may be determined by other applicable federal, state and local regulations.
- C. Setbacks.
 - 1. The required front yard (setback) shall be a minimum of 20 feet.
 - 2. The required side yard (setback) shall be a minimum of five feet, with a street side yard (setback) having a minimum of ten feet.
 - 3. The required rear yard (setback) shall be a minimum of 20 feet.
- D. Building Heights. Buildings and structures erected in this zone shall have a height not greater than 30 feet.

05.02.02 Zone B – Medium Lot Zone

- A. Permitted Uses. Within Zone B, any residential, commercial, industrial, or quasi-public land use is permitted so long as each separate land use is conducted on a lot larger than 2.5 acres but no larger than 25 acres and is consistent with the Significant Land Use Change Procedure described in Section 05.03 of this Code. This is not to be construed, however, to permit any land use that may be expressly prohibited within the Town of Marana by other ordinances of the Town of Marana, by other provisions of this code, or by state or federal law.
- B. Density Requirements. There shall be no maximum density of land use per se in this Zone, except as may be dictated by prior density of land use in accordance with the Significant Land Use Change Procedure described in Section 05.03 of this Code and by setback requirements defined elsewhere in this Code.
- C. Setbacks. The setback requirements for Zone B shall be the same as for Zone A.

05.02.03 Zone C – Large Lot Zone

- A. Permitted Uses. Within Zone C, any residential, commercial, industrial, or quasi-public land use shall be permitted, so long as each separate activity is conducted on a lot no smaller than 25 acres and is otherwise consistent with the Significant Land Use Change procedures as described in Section 05.03 of this Code. This is not to be construed, however, to permit any land use that may be expressly prohibited within the Town of Marana by other sections of this Code other ordinances of the Town of Marana, or state or federal law.
- B. Density Requirements. The maximum density allowed shall be one dwelling unit or one commercial, industrial, or quasi-public establishment per 25 acres.
- C. Setbacks. No building or structure, except a fence or wall that is not part of a building and not over six feet in height shall be constructed closer than ten feet to any side property

line or closer than 40 feet plus one foot for each foot of building height in excess of ten feet above ground level to any front or rear property line. Where a lot is situated on the corner of two dedicated streets, each of the property lines along the right-of-way line of a dedicated street shall be considered to be a front property line, and each other property line shall be considered to be a side property line in determining allowable setbacks.

05.02.04 Zone D - Designated Flood Plain Zone

The permitted uses, density requirements, and setbacks are the same as Zone B, but the property owner's attention is drawn to the fact that this is an area at high risk of flooding and flood hazards. All uses require a floodplain use permit.

05.02.05 Zone E – Transportation Corridor Zone

- A. Permitted Uses. Within Zone E, no residential land use shall be permitted except one single-family residence. Any commercial, industrial, or quasi-public land use shall be permitted which is consistent in its location with the land use element of the General Plan of the Town of Marana and the Significant Land Use Change Procedure described in Section 05.03. of this Code. This is not to be construed, however, to permit any land use that may be expressly prohibited within the Town of Marana by other sections of this Code, by other ordinances of the Town of Marana, or by state or federal law.
- B. Density Requirements. There shall be no maximum or minimum density requirements in Zone E, except as may be required by the setback requirements of this Code or by other applicable federal, state and local regulations.
- C. Setbacks. The setback requirements for Zone E shall be the same as for Zone A.

05.02.06 Medical Marijuana Dispensary in Zones A E

- A. Any medical marijuana dispensary proposed in Zones A-E is subject to the conditional use permit procedure set forth in Section 10.10 and subject to requirements found in Section 08.08.
- B. A medical marijuana dispensary in Zones A-E shall not be subject to the Significant Land Use Change process.

05.03 Significant Land Use Change (Applies only to Zones A-E)

The intent and purpose of this section is to establish a procedure for requesting and processing a Significant Land Use Change for property in Zones A, B, C, D, and E. A land use change allowed as provided in this section shall be granted to the applicant owner or lessee ("applicant") and shall run with the land. If the Significant Land Use Change is not implemented within one year, the Town Council may, after 15 days' notice to the landowner, void the Significant Land Use Change.

05.03.01 Notification of Intended Land Use Change

Upon submission of an application for a Significant Land Use Change, the Town shall give notice of the desired use by first class mail in writing to those persons identified as having a fee title property interest in all Nearby Land, the Marana Town Clerk, and the individual members of the Marana Town Council and Marana Planning Commission. All letters of notification shall include the following:

- 1. a location map showing the street address, the lot or parcel, and the immediately adjacent uses,

2. a scaled site plan showing lot dimensions, lot area, setbacks, existing and proposed buildings, building height, parking and loading areas and driveways, septic systems and walls or fences,
3. a complete description of the proposed use and its operation, number of employees, and automobile and truck traffic volume estimates, and
4. a statement that persons may protest the proposed Significant Land Use Change in writing to the Town Clerk within 35 calendar days of the date of the letter of notification.

05.03.02 Protest

If a member of the Town Council or Planning Commission who does not have a substantial interest as defined in Arizona Revised Statutes section 38-502, or if any fee title owner of real property located immediately adjacent to the lot or parcel for which a Significant Land Use Change has been proposed, or if 25% of the owners of Nearby Land protest the proposed Significant Land Use Change in writing to the Town Clerk within 35 calendar days of the date of the notification letter, then the Town Clerk shall notify the applicant in writing within five calendar days after receipt of the protest and the applicant shall proceed per 05.03.03 of this Code. If none of the above situations occur, or if the protest is withdrawn within the 35-day period, the Significant Land Use Change is approved, subject to any other requirements imposed on the proposed use.

05.03.03 Response to Protest

If the Town Clerk receives a protest of the type set forth in 05.03.02 of this Code, the applicant shall present rebuttal to the said protests before the Planning Commission at a public hearing that shall be scheduled as soon as practicable after receipt of the protest.

05.03.04 Notice of Public Hearing

Notice of the time and place of a public hearing before the Planning Commission or Town Council, including a general description of the matter to be considered as well as a description of the parcel for which a Significant Land Use Change has been proposed shall be given at least 15 calendar days prior to the hearing by first class mail to each person identified as having a fee title property interest in the Nearby Land, and by publication at least once in a newspaper of general circulation published or circulated within the Town of Marana.

05.03.05 Decision by the Planning Commission

The Planning Commission shall weigh the merits of the proposed Significant Land Use Change and either approve the land use change or deny such approval, or grant approval based on any reasonable adjustment or compromise that is acceptable to both the applicant and the majority of the Planning Commission. Where 25% or more of the owners of the Nearby Land have protested the proposed Significant Land Use Change, approval of the change must be made by a three-fourths vote of those Planning Commission members present and eligible to vote.

05.03.06 Appeal from the Decision of the Planning Commission

The applicant, the member (or members) of the Town Council who submitted a written protest under 05.03.02, the fee title owner (or owners) of adjacent real property who submitted a written protest under 05.03.02, or any one of the 25% of the owners of Nearby Land who submitted a written protest under 05.03.02 may appeal the decision of the Planning Commission to the Town Council. Such appeal must be made in writing to the Town Clerk within five working days of the

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rendering of the decision by the Planning Commission. When such a notice of appeal has been submitted to the Town Clerk, it will be brought as a public hearing before the Town Council as soon as practicable. The Town Council shall then confirm or modify or reverse the decision of the Planning Commission. Where 25% or more of the owners of the Nearby Land have protested the proposed Significant Land Use Change, an approval of the change must be made by a three-fourths vote of those Town Council members present and eligible to vote.

05.04 & 05.05 & 05.05.01 thru 05.05.07 [Reserved]

Note to Marana Land Development Code users: As of January 15, 2016, Sections 05.04 and 05.05 (except subsection 05.05.08) of the Marana Land Development Code have been recodified into Chapter 17-6 of the Marana Town Code or deleted. The following tables provide derivation and deletion information regarding these sections:

OLD LDC NUMBER AND TITLE	LOCATION IN TOWN CODE TITLE 17
<i>05.04 Nonconforming Structures and Land Uses</i>	<i>17-6-1 Nonconforming structures and land uses</i>
<i>05.05 Relationships to Streets, Other Structures, and Other Property</i>	<i>17-6-2 Relationships to streets, other structures, and other property</i>
<i>05.05.01 Clear View of Intersecting Streets</i>	<i>17-6-2.A [Clear view of intersecting streets]</i>
<i>05.05.02 Effect of Street Plan</i>	<i>17-6-2.B [Effect of street plan]</i>
<i>05.05.03 Animal-Keeping Structures and Fencing</i>	<i>Deleted</i>
<i>05.05.04 Drainage of Surface Waters</i>	<i>Deleted</i>
<i>05.05.05 Pollution Prohibited</i>	<i>17-6-3 Sewage sludge restriction (sewage sludge provision only; the balance has been deleted)</i>
<i>05.05.06 Off-Street Parking</i>	<i>Deleted</i>
<i>05.05.07 Motor Vehicle Access</i>	<i>Deleted</i>

SECTION NUMBER AND TITLE	REASONS FOR DELETION
<i>05.05.03 Animal-Keeping Structures and Fencing</i>	<i>This section simply cross-references the development standards of Section 08.04 of the current LDC.</i>
<i>05.05.03 Animal-Keeping Structures and Fencing</i>	<i>This provision simply cross-references the requirements of LDC section 08.04 (now found at 17-6-8)</i>
<i>05.05.04 Drainage of Surface Waters</i>	<i>This section prohibits drainage from one lot to another. This is an oversimplification of the law, which generally allows natural surface flows to continue in their natural state. To the extent it is intended to address the general runoff of water from one lot to another, it is already addressed in, and prohibited by Town Code section 14-9-3, relating to utilities.</i>
<i>05.05.04 Drainage of Surface Waters</i>	<i>This is an almost verbatim restatement of LDC subsection 08.03.03, now found at 17-6-2.C</i>
<i>05.05.05 Pollution Prohibited</i>	<i>With the exception of the sewage sludge provision, which has been retained, the balance of this provision was simply a restatement of state and federal law</i>
<i>05.05.06 Off-Street Parking</i>	<i>This section allows off-street parking, vehicle access, and circulation requirements to be added as a condition of any development approval. It is an oversimplified restatement of the more specific authority given under Title 22 (Off-street parking and loading) of the current LDC.</i>

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SECTION NUMBER AND TITLE	REASONS FOR DELETION
05.05.06 Off-Street Parking	<i>This generic off-street parking provision should have been deleted when the more comprehensive LDC Title 22 (Off-Street Parking and Loading) was adopted in September 1995</i>
05.05.07 Motor Vehicle Access	<i>This section requires that "all commercial, industrial, and quasi-public buildings and structures must be provided access from a public street for motor vehicle access as a condition of zoning compliance." This is an oversimplified restatement of a requirement of the building code, now adopted by Town Code Title 7.</i>
05.05.07 Motor Vehicle Access	<i>This generic requirement for all structures to have access to a street is covered in Town Code Title 7 (Building)</i>

05.05.08 Manufactured Homes in Zone A, B, & C

A manufactured home may be placed on any lot within Zone A, B, or C provided the following conditions are met:

1. There is an existing manufactured home on the lots adjacent to the lots in which the new manufactured home is to be placed. Adjacent, for the purposes of this section, means on either side, and means directly across the street, if one exists, and to the rear across an alley, if one exists.
2. Where the provisions of subparagraph "A" above do not exist, then a manufactured home may be placed on a lot provided the procedure set forth in Section 10.10, Conditional Use Permits are met.

(Ord. 94.18 (part), 12/94)

05.06 Zone F – Specific Plans

05.06.01 Purpose

The purpose of this Title is to provide uniform procedures and criteria for the preparation, review, adoption and implementation of specific plans as authorized by A.R.S. § 9-461.08.

05.06.02 Application

A. Public Hearing.

A public hearing on the proposed specific plan shall be held before the Planning Commission no later than 60 days following the applicant's submittal of a complete specific plan application in accordance with the provisions on Section 05.06.02(G), unless a longer period is agreed to in writing by the applicant (Ord. 89.05 (part), 4/89).

B. Restriction on Application.

1. Consent. The written consent of all property owners of record within the proposed specific plan zone shall be required at the time of application submittal.
2. Area. The applicant for a mixed use project in excess of 80 acres is encouraged to consider a specific plan, and at the option of the Planning Commission, a specific plan may be required.
3. Configuration. A proposed specific plan shall not be allowed which excludes an area within the plan boundary.

C. Submittals.

1. All specific plan applications shall include, at a minimum:
 - a. a completed and signed application on a form prescribed and established by the Planning Administrator;
 - b. a legal description of the property;
 - c. a precise map showing the land to be regulated by the proposed specific plan;
 - d. the written consent of all owners of the real property to be regulated by the specific plan and list, by name and title, of all ownership interests in the real property;
 - e. a letter of authorization for an agent;
 - f. a development capability report (refer to Section 05.06.02.D).
 - g. the specific plan proposed by the applicant for adoption, which shall contain the information described in Section 05.06.02.E.

D. Development Capability Report Requirements.

The development capability report are maps and supporting text summary of the impact of the proposed development on site conditions existing on the land to be regulated by the specific plan that shall address, at a minimum the following:

1. topography and slope analysis;
2. hydrology and water resources;
3. vegetation and wildlife habitat;
4. geology and soils;
5. paleontological and cultural (archaeological and historical) resources;
6. existing structures, roads and other development;
7. existing infrastructure and public services.

E. Specific Plan Requirements.

1. The map elements of the specific plan shall illustrate and identify:
 - a. All land uses;
 - b. Adjacent lots and structures within 150 feet of the plan boundary;
 - c. Open space, recreational facilities, parks and trails;
 - d. Public, educational, health care and religious facilities;
 - e. Drainage plan;
 - f. Name, location and extent of existing or proposed major and collector streets located within the area to be regulated by the specific plan or needed for servicing that area;

- g. Location and extent of existing or proposed provisions for sewage disposal, effluent use, storm water drainage, solid waste disposal and public utilities; and
 - h. Density donor and recipient areas, if applicable, in accordance with Section 05.06.06.
 - 2. The text elements for the specific plan shall describe and contain:
 - a. The objectives of the specific plan;
 - b. The compatibility of the specific plan with adjoining land uses;
 - c. Detailed regulations and programs for the systematic implementation of the specific plan, including plan amendment procedures and regulations and density transfer limitations (refer to Section 05.06.06.);
 - d. Specific development standards for the map elements;
 - e. Hydrology analysis;
 - f. Standards for the phasing, construction and maintenance of major and collector streets proposed for the plan area or needed for servicing the project;
 - g. Standards for the phasing, construction and maintenance of sewage disposal, effluent use, storm water drainage, solid waste disposal and public utilities;
 - h. Standards for the conservation, development or utilization of natural resources, including surface water, soils, vegetation and wildlife;
 - i. General landscape program;
 - j. For single-phase plans, a draft schedule for the preservation of site features established by the plan and the construction, dedication and provision of public services;
 - k. For multi-phased plans, a draft phasing schedule for the preservation of site features established by the plan, the development of the various master blocks of the specific plan, and the construction, dedication and provision of public services.
 - 3. The text of the specific plan shall specify how and to what extent the specific plan is to supplement or supersede the adopted Town Development Code to the contrary. However, in no event shall the provision contained in Title 05.03 of this Development Code relating to Significant Land Use Changes, the provisions contained in Paragraph E of Section 06.03.02. of this Development Code relating to Dedicated Streets be applicable to property which is regulated by an adopted specific plan.
- F. Consistency With Land Use Plans and Intent and Purpose of Development Code.

Adopted specific plans shall be in substantial conformance with the Town of Marana General Plan and any other land use plans adopted by the Marana Town Council. A plan amendment shall be required when proposed specific plan is in conflict with adopted Town

of Marana land use plans. In addition, adopted specific plans shall be consistent with the intent and purpose of this Development Code (refer to Title 01.02).

G. Coordination of Review of Application.

The Planning Administrator and the Town Engineer, along with any consultants retained by the Town for the purposes of reviewing the proposed specific plan and advising Town officials and agencies with respect thereto, shall jointly review specific plan applications for the purpose of determining whether such applications are in conformance with the provisions contained in this Section 05.06. The Planning Administrator shall be responsible for advising the applicant in writing within 60 days following submission of a specific plan application of any changes necessary in order to bring the specific plan application into compliance with the provisions of this Section 05.06. Following any resubmittal of the specific plan application, the Planning Administrator shall be responsible for advising the applicant in writing within 30 days following the resubmittal of the application of any further changes necessary in order to bring the application into compliance with the provisions of this Section.

05.06.03 Fees and Fees of Consultants

Non-refundable Specific plan fees are required at the time of the filing of a plan application and are payable to the Town in accordance with the fee schedules adopted by Town Resolution. The Town may require, in addition to the fees above, that the applicant pay all or a portion of the reasonable fees charged by private consultants retained by the Town for the purposes of reviewing the proposed specific plan and advising Town officials and agencies with respect thereto.

05.06.04 Planning Commission Review

A. Public Hearing.

A public hearing on the proposed specific plan shall be held by the Planning Commission no later than 60 days following the applicant's submittal of a complete Specific Plan application in accordance with the provisions of Section 05.06.02 (G), unless a longer period is agreed to in writing by the applicant.

B. Public Hearing Notice to Adjacent Property Owners.

First class mail notification shall be made by the property owner of the specific plan concurrently with the setting of the public hearing before the Planning Commission. The notice shall include at a minimum; a written notice of the availability on the proposed specific plan, b) a map and legal description covered by the proposed specific plan, c) that the proposed specific plan can be reviewed at the Marana Municipal Complex, and d) time, date and location of the public hearing before the Planning Commission. Notice shall be sent to all the property owners of record within the distances described in section 10.04.01 The proposer of the specific plan shall provide the Planning Director with a copy of the list and map used to notify the property owners per this section prior to undertaking the notification.

C. Recommendation by Planning Administrator.

The Planning Administrator and the Town Engineer, along with appropriate staff and any consultant retained by the Town for the purposes of reviewing the proposed specific plan and advising Town officials and agencies with respect thereto, shall jointly review the specific plan application for the purpose of formulating a written recommendation to the Planning

Commission with respect to the proposed specific plan. The recommendation may include, among other factors, discussion of the following:

1. conformance of the proposed specific plan with the Town of Marana General Plan and other applicable land use plans adopted by the Town;
2. assessment of the development capability report described in Section 05.06.02.D.;
3. analysis of the expected impact of the proposed development on the site and surroundings; and
4. special regulations necessary for the proposed specific plan.

The written recommendation shall be prepared by and submitted to the Planning Commission by the Planning Administrator after consultation with the Town Engineer and the consultants, if any, retained by the Town to review the Specific Plan.

D. Availability.

The written recommendation to the Planning Commission prepared by the Planning Administrator shall be available for public inspection at least 10 days prior to the date of the Planning Commission public hearing.

E. Public Notice

Notice of the public hearing before the Planning Commission shall be given with at least 15 days notice in accordance with the provisions of Title 10.02.

F. Public Hearing.

1. After the proper public notice, the Planning Commission shall hold a public hearing on the application, at which interested parties shall be heard.
2. The Planning Commission shall recommend regulations necessary to protect the public health, safety and welfare, and may recommend regulations unique to the plan or specific instructions for plan administration.
3. The Planning Commission may continue the public hearing for its consideration of the proposed specific plan for a definite time not to exceed 30 days, unless a longer period is agreed to by the applicant in writing. The continuance may be agreed to by the applicant in writing. The continuance may be granted by the Planning Commission on its own initiative or at the request of the applicant or affected property owners.
4. The Planning Commission shall transmit a written recommendation on the application to the Town Council in accordance with Paragraph A of Title 10.03.

G. Superseding Effect.

The provisions for this Title 05.06. shall supersede the provisions contained in Title 10.01. insofar as the provisions of Title 10.01. would otherwise apply to a rezoning of property to the Specific Plan Zone.

05.06.05 Town Council Review

A. Public Notice.

Public notice of the Town Council hearing shall be given in the same manner as described in Title 10.02. relating to the giving of notice of a public hearing by the Planning Commission.

1. Public Hearing.

After proper public notice, the Town Council shall hold a public hearing on the application, at which interested parties shall be heard. .

2. The Town Council may continue the public hearing or its consideration of the proposed specific plan for a definite time not to exceed 30 days, unless a longer period is agreed to by the applicant in writing. The continuance may be granted by the Town Council on its own initiative or at the request of the applicant or affected property owners.

3. The Town Council may approve by ordinance the specific plan as submitted by the applicant or with amendments, deletions or additions which promote the public's health, safety, morals and general welfare, or the Town Council may deny the request.

05.06.06 Density Transfer

A. The Planning Administrator in concurrence with the Planning Commission may permit the transfer of densities to more suitable locations within the specific plan provided:

1. The locations and procedures for such transfers are explicitly stated within the specific plan; and
2. The overall density of the specific plan or individual planning area is not exceeded.

B. The specific plan shall designate density donor and recipient areas within which density transfers are permitted. In areas adjacent to uses of similar or less intensity, appropriate buffer areas shall be delineated within an individual specific plan to be designated only as donor areas.

C. The total number of units transferred to a recipient area shall not exceed 20% of the number of dwelling units established for the area; individual specific plans may establish a lower maximum transfer percentage. Any transfer greater than to Section 05.06.07.

05.06.07 Specific Plan Changes

A. Scope

All specific plans shall describe in sufficient detail the criteria and process for amendment, which shall be no less restrictive than the minimum requirements of this Section 05.06.07.

B. Consistency

All specific plan amendments shall be in substantial conformance with the remainder of the specific plan, with the Town of Marana General Plan and with other applicable land use plans that have been adopted by the Town.

C. Procedure

1. The owner or agent of the property may submit to the Planning Administrator a written application to amend one or more of the specific plan regulations;

2. The Planning Administrator shall refer the request to amend with his recommendations to the Planning Commission for noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which after public hearing, shall approve, reject or modify the proposed amendment.

D. Amendments Causing Land Use Changes

No specific plan amendment shall cause the provisions contained in Title 05.03 of this Development Code relating to Significant Land Use Changes to become applicable to property which is regulated by an adopted specific plan.

05.06.08 Specific Plan Report

A. Report

The owner or agent for each adapted Specific Plan shall annually, within 30 days of the anniversary of the Specific Plan approval, submit a written report to the Town of Marana including, but not limited to, the past year's development activity, utility, sewer, water, drainage and street improvement activities, changes in ownership structure, status of sales or leases to others and estimates for the upcoming year in the above categories. (Ord. 91.04, 5/91).

05.10 New Zones Established

Subsequent to April 6, 1993, the Town of Marana established the zones, as amended listed below. These zone classifications will apply to all land zoned subsequent to this date.

05.10.01 AG Agricultural

A. Purpose

The purpose of the Agricultural Zoning District is to protect and preserve agricultural lands and related activities in their present character. The intent of this zone is to protect agricultural lands from development of incompatible land uses and urban encroachment. In addition, the agricultural district is intended for general agricultural purposes, with appropriate single-family residences and customary buildings. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the AG zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the AG zone exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses

The following shall be permitted in the AG zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Growing and harvesting of fields, trees or bush's including flowers;
3. Plant nurseries and green houses for the propagation, cultivation and distribution of plants produced on the premises;
4. Apiaries;
5. Aviaries;
6. Kennels;
7. Stables (public or private);
8. Riding arena, rodeo grounds (public or private, lighted or unlighted);
9. Raising of large and small livestock;
10. Raising of ratites;
11. Raising of fowl, rodents and swine;
12. Veterinary clinics (large or small);
13. Public parks and playgrounds; and,
14. Public schools.

C. Accessory Uses

The following accessory buildings and uses may be located on the same lot with a permitted dwelling or allowable agricultural use, provided that any permanent building or structure shall be harmonious with the character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;

3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Corrals, barns and other animal-keeping structures;
6. Fences and walls; and,
7. Home occupations, with an approved Home Occupation Permit.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code

1. Communication Facilities, subject to the requirements of Title 23;
2. Utility Facilities;
3. Government buildings and facilities when necessary for serving the surrounding region; provided, that no public business offices and no repair or storage facilities are maintained therein;
4. Veterinary clinics (small or large), pounds and shelters;
5. Cemeteries, crematories and mausoleums;
6. Dairies and feedlots;
7. Livestock Auction Yard
8. Public dog or horse track;
9. Zoo;
10. Accessory living quarters;
11. Modular Home;
12. Residential facilities for non-permanent occupancy including only bed and breakfast establishments, resorts and guest ranches, subject to Section 05.11.07; and,
13. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses

1. Christmas tree lot; and,
2. Produce stand.

F. Prohibited Uses

1. All commercial and business uses, except those specifically permitted;
2. All manufacturing, warehousing and wholesaling, except those specifically permitted;
3. Multiple dwelling units;

4. Recreational vehicle parks and mobile home parks; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

G. Property Development Standards – Generally:

1. Lot Area.

The minimum lot size per dwelling unit shall be five (5) acres.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of one-hundred seventy-five (175) feet.
- b. Depth. Lots shall have a minimum depth of two-hundred seventy-five (275) feet.

3. Minimum Front, Side and Rear Yards (Setbacks).

- a. **The required front yard (setback)** shall be a minimum of forty (40) feet, except that any front yard (setback) adjacent to an arterial or collector road shall be fifty (50) feet.
- b. **The required side yard (setback)** shall be a minimum of sixty (60) feet.
- c. **The required rear yard (setback)** shall be a minimum of one-hundred (100) feet.

1. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be twenty (20) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.

2. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or thirty (30) feet, except as otherwise permitted.
- b. Accessory building heights, for agricultural purposes shall be limited to a maximum of fifty (50) feet; all other structures shall be a maximum of the thirty (30) feet.

6. Building Mass.

All two-story structures must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed 80% of the GFA of the previous floor. Exemption: buildings used exclusively for agricultural purposes are not required to reduce the gross floor area.

7. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed forty percent (40%) of the total lot area.

8. Underground Utilities.

All on-site utilities shall be placed underground on the site.

05.10.02 RD-180 Rural Development

A. Purpose

The purpose of the Rural Development Zoning District is to protect and preserve the character and encourage orderly growth of rural areas within the Town. It is intended to encourage rural development in areas of the Town that are lacking in infrastructure for urban development and provide limited services to serve the immediate area. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the RD-180 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the RD-180 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses

The following shall be permitted in the RD-180 zone, subject to the Development Standards contained in this section.

1. One single-residence on any lot or parcel, site built or manufactured home;
2. Growing and harvesting of fields, trees or bushes including flowers;
3. Plant nurseries and green houses for the propagation, cultivation and distribution of plants produced on the premises;
4. Farm product stands for materials grown on-site;
5. Public parks and playgrounds;
6. Day care center;
7. Churches, synagogues, and other places of worship;
8. Group homes;
9. Public schools;
10. Raising of large and small livestock;
11. Raising of ratites;
12. Raising of fowl, rodents and swine; and,
13. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses

The following accessory buildings and uses may be located on the same lot with a permitted dwelling or allowable agricultural use, provided that any permanent building or structure shall be harmonious with the character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;

4. Sports courts, unlighted;
5. Aviaries;
6. Kennels;
7. Stables, private;
8. Fences and walls; and,
9. Home occupations, with an approved Home Occupation Permit.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Communication Facilities, subject to the requirements of Title 23;
2. Public Stables;
3. Utility Facilities;
4. Government buildings and facilities when necessary for serving the surrounding region provided that no public business offices and no repair or storage facilities are maintained therein;
5. Veterinary clinics (small or large), pounds and shelters;
6. Cemeteries, crematories and mausoleums;
7. Dairies and feedlots;
8. Riding arena, rodeo grounds (public or private, lighted or unlighted);
9. Livestock Auction Yard
10. Accessory living quarters;
11. Residential facilities for non-permanent occupancy including only bed and breakfast establishments, resorts and guest ranches, subject to Section 05.11.07; and
12. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses (reserved)

F. Prohibited Uses

1. All commercial and business uses, except those specifically permitted;
2. All manufacturing, warehousing and wholesaling, except those specifically permitted;
3. Apiaries;
4. Multiple dwelling units; and,
5. Recreational vehicle parks and mobile home parks.

G. Property Development Standards – Generally:

1. Lot Area.

The minimum lot size shall be one-hundred eighty thousand (180,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of one-hundred and seventy-five (175) feet.
- b. Depth. Lots shall have a minimum depth of two-hundred and seventy-five (275) feet.

3. Minimum Front, Side and Rear Yards (Setbacks).

- a. **The required front yard (setback)** shall be a minimum of forty (40) feet, except that any front yard (setback) adjacent to an arterial or collector road shall be fifty (50) feet.
- b. **The required side yard (setback)** shall be a minimum of thirty (30) feet.
- c. **The required rear yard (setback)** shall be a minimum of fifty (50) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be twenty (20) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or thirty (30) feet, except as otherwise permitted.
- b. Accessory building heights, for agricultural purposes shall be limited to a maximum of fifty (50) feet; all other structures shall be a maximum of the thirty (30) feet.

6. Building Mass.

Any two-story structures must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed 80% of the GFA of the previous floor. Exemption: buildings used exclusively for agricultural purposes are not required to reduce the gross floor area.

7. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed forty percent (40%) of the total lot area.

8. Underground Utilities.

All on-site utilities shall be placed underground on the site.

05.10.03

R-144 Residential

A. Purpose

The purpose of this Zoning District is to protect existing and proposed rural and low density residential uses in areas of the Town where public facilities and utilities may be limited. The intent of this district is to encourage large lot residential subdivisions and to allow for limited residential development in environmentally sensitive areas. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-144 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-144 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses

The following shall be permitted in the R-144 residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Public parks and playgrounds;
3. Public schools.
4. Churches, synagogues, and other places of worship; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses

Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;

8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision;
9. Model homes, within an approved subdivision;
10. Aviaries;
11. Riding arena, rodeo grounds (private, unlighted);
12. Keeping of large and small livestock;
13. Keeping of ratites;
14. Stables, private; and,
15. Corrals, barns, and other animal-keeping structures as accessory to a primary residential use.

D. Conditional Uses

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Plant nurseries and greenhouses;
2. Government buildings and facilities when necessary for serving the surrounding region provided that no public business offices and no repair or storage facilities are maintained therein;
3. Sales stands for the sale of agricultural and horticultural products produced or grown on the premises;
4. Accessory living quarters ;
5. Communication facilities, subject to the requirements of Title 23;
6. Residential facilities for the disabled;
7. Modular Housing;
8. Riding arena, rodeo grounds (private, lighted)
9. Riding arena, rodeo grounds (public, lighted or unlighted);
10. Residential facilities for non-permanent occupancy including only bed and breakfast establishments, resorts and guest ranches, subject to Section 05.11.07;
11. Stables, public;
12. Kennels;
13. Keeping of rodents, fowl and swine;
14. Veterinary clinics (small or large); and
15. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses

1. Christmas tree lot and other seasonal sales; and,
2. Temporary sales offices may be granted for a three (3) year period or until all homes in a subdivision are completed, whichever occurs first. Extensions to the three (3) year time limit may be granted if the property owner can demonstrate that the need for the temporary sales offices and/or model homes continues to exist.

F. Prohibited Uses

1. All commercial and business uses, except those specifically permitted;
2. All manufacturing, warehousing and wholesaling, except those specifically permitted;
3. Multiple dwelling units; and,
4. Recreational vehicle parks and mobile home parks.

G. Site Development Standards:

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-144 zone.

1. Lot area.

The minimum lot size shall be one-hundred forty-four thousand (144,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of one-hundred seventy-five (175) feet.
- b. Depth. Lots shall have a minimum lot depth of two-hundred (200) feet.

3. Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (Setback)** shall be a minimum of forty (40) feet, except that any front yard (setback) adjacent to an arterial or collector road shall be fifty (50) feet.
- b. **The required side yard (setback)** shall be a minimum of fifty (50) feet.
- c. **The required rear yard (setback)** shall be a minimum of fifty (50) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be twenty (20) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or thirty (30) feet, except as otherwise permitted.

- b. Accessory building heights, for agricultural purposes shall be limited to a maximum of fifty (50) feet; all other structures shall be a maximum of the thirty (30) feet.

6. Building Mass.

Any two-story structures must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed eighty percent (80%) of the GFA of the previous floor. Exemption: buildings used exclusively for agricultural purposes are not required to reduce the gross floor area.

7. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed forty percent (40%) of the total lot area.

8. Underground Utilities.

All on-site utilities shall be placed underground on the site.

05.10.04 R-80 Residential

A. Purpose

The purpose of this Zoning District is to protect existing and proposed rural and low density residential uses in areas of the Town where public facilities and utilities may be limited. The intent of this district is to encourage large lot residential subdivisions and to allow for limited residential development in environmentally sensitive areas. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-80 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-80 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses

The following shall be permitted in the R-80 residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Public parks and playgrounds;
3. Public schools;
4. Churches, synagogues, and other places of worship; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses

Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision;

9. Model homes, within an approved subdivision;
10. Aviaries;
11. Keeping of small and large livestock;
12. Keeping of ratites;
13. Keeping of fowl, rodents and swine;
14. Riding arena, rodeo grounds (private, unlighted);
15. Stables, private; and,
16. Corrals, barns, and other animal-keeping structures as accessory to a primary residential use.

D. Conditional Uses

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Plant nurseries and greenhouses;
2. Government buildings and facilities when necessary for serving the surrounding region provided that no public business offices and no repair or storage facilities are maintained therein;
3. Sales stands for the sale of agricultural and horticultural products produced or grown on the premises ;
4. Accessory living quarters;
5. Residential facilities for the disabled;
6. Communication facilities, subject to the requirements of Title 23;
7. Modular housing;
8. Riding arena, rodeo grounds (private, lighted);
9. Riding arena, rodeo grounds (public, lighted or unlighted);
10. Residential facilities for non-permanent occupancy including only bed and breakfast establishments; and
11. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses

1. Christmas tree lot and other seasonal sales; and,
2. Temporary sales offices may be granted for a three (3) year period or until all homes in a subdivision are completed, whichever occurs first. Extensions to the three (3) year time limit may be granted if the property owner can demonstrate that the need for the temporary sales offices and/or model homes continues to exist.

F. Prohibited Uses

1. All commercial and business uses, except those specifically permitted;
2. All manufacturing, warehousing and wholesaling, except those specifically permitted;
3. Multiple dwelling units; and,
4. Recreational vehicle parks and mobile home parks.

G. Site Development Standards:

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-80 zone.

1. Lot area.

The minimum lot size shall be eighty-thousand (80,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of one-hundred twenty (120) feet.
- b. Depth. Lots shall have a minimum lot depth of two-hundred (200) feet.

3. Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of thirty (30) feet, except that any front yard (setback) adjacent to an arterial or collector road shall be forty (40) feet.
- b. **The required side yard (setback)** shall be a minimum of thirty (30) feet.
- c. **The required rear yard (setback)** shall be a minimum of forty (40) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be twenty (20) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or thirty (30) feet, except as otherwise permitted.
- b. Accessory building heights, for agricultural purposes shall be limited to a maximum of fifty (50) feet; all other structures shall be a maximum of the thirty (30) feet.

6. Building Mass.

Any two-story structures must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed eighty percent (80%) of the GFA of the previous floor. Exemption: buildings used exclusively for agricultural purposes are not required to reduce the gross floor area.

7. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed forty percent (40%) of the total lot area.

8. Underground Utilities.

All on-site utilities shall be placed underground on the site.

05.10.05 R-36 Residential

A. Purpose.

The R-36 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-36 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-36 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-36 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision;

9. Model homes, within an approved subdivision;
10. Keeping of large and small livestock on parcels one acre or greater;
11. Stables, private; and,
12. Riding arena, rodeo grounds (private, unlighted).

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
3. Group homes;
4. Residential facilities for non-permanent occupancy including only bed and breakfast establishments;
5. Aviaries;
6. Riding arena, rodeo grounds (private, lighted);
7. Keeping of rodents and fowl; and
8. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;

Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-36 district are as follows:

1. All commercial and business uses, except those specifically permitted; and,
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-36 zone.

1. Lot area.

The minimum lot size shall be thirty-six thousand (36,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of one hundred (100) feet.
- b. Depth. Lots shall have a minimum depth of one hundred (100) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of thirty (30) feet.
- b. **The required side yard (setback)** shall be a minimum of fifteen (15) feet, with a street side yard (setback) having a minimum of twenty (20) feet.
- c. **The required rear yard (setback)** shall be a minimum of forty (40) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be twenty (20) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the review and approval of the Town Council, subject to the process and requirements found in Section 8.05.

6. Building Mass.

Any structure over two-stories must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed eighty percent (80%) of the GFA of the previous floor.

7. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed forty percent (40%) of the total lot area.

8. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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05.10.06 R-20 Residential

A. Purpose.

The R-20 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-20 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-20 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-20 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Residential Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and,

9. Model homes, within an approved subdivision.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Residential facilities for non-permanent occupancy including only bed and breakfast establishments;
2. Day care center;
3. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
4. Group homes;
5. Accessory living quarters;
6. Aviaries; and
7. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;
Temporary sales trailer, within an approved subdivision.

F. Prohibited Uses.

Uses prohibited in the R-20 district are as follows:

1. All commercial and business uses, except those specifically permitted; and,
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-20 zone.

1. Lot area.

The minimum lot size shall be twenty thousand (20,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of one hundred (100) feet.
- b. Depth. Lots shall have a minimum depth of one hundred (100) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of twenty-five (25) feet, except where garages open or face directly onto an abutting street in which case the garage setback shall be a minimum of thirty feet (30).
- b. **The required side yard (setback)** shall be a minimum of ten (10) feet, with a street side yard (setback) having a minimum of ten feet.

- c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be fifteen (15) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.
- c. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides, as measured to the structure.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the requirements found in Section 8.05 and approval of the Town Council.

6. Building Mass.

Any structure over two-stories must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed eighty percent (80%) of the GFA of the previous floor.

7. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed forty percent (40%) of the total lot area.

8. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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LAND DEVELOPMENT CODE

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05.10.07 R-16 Residential

A. Purpose.

The R-16 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-16 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-16 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-16 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, guest house, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and

9. Model homes, within an approved subdivision.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Residential facilities for non-permanent occupancy including only bed and breakfast establishments;
3. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
4. Group homes;
5. Aviaries; and
6. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;

Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-16 district are as follows:

1. All commercial and business uses, except those specifically permitted; and
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-16 zone.

1. Lot area.

The minimum lot size shall be sixteen thousand (16,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of 80 feet.
- b. Depth. Lots shall have a minimum depth of one hundred (100) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of Twenty (20) feet, except where garages open or face directly onto an abutting street in which case the garage setback shall be a minimum of twenty-five (25) feet.
- b. **The required side yard (setback)** shall be a minimum of ten (10) feet, with a street side yard (setback) having a minimum of fifteen (15) feet.
- c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be fifteen (15) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be ten (10) feet.
- c. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides, as measured to the structure.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the requirements found in Section 8.05 and approval of the Town Council.

6. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed fifty percent (50%) of the total lot area.

7. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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05.10.08 R-12 Residential

A. Purpose.

The R-12 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-12 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-12 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-12 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and,

9. Model homes, within an approved subdivision.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Residential facilities for non-permanent occupancy including only bed and breakfast establishments;
3. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
4. Group homes; and
5. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;
Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-12 district are as follows:

1. All commercial and business uses, except those specifically permitted;
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-12 zone.

1. Lot area.

The minimum lot size shall be twelve thousand (12,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of 75 feet.
- b. Depth. Lots shall have a minimum depth of ninety-five (95) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of twenty (20) feet, except where garages open or face directly onto an abutting street in which case the garage setback shall be a minimum of twenty-five (25) feet.
- b. **The required side yard (setback)** shall be a minimum of ten (10) feet, with a street side yard (setback) having a minimum of fifteen (15) feet.
- c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be ten (10) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be five (5) feet.
- c. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides, as measured to the structure.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the requirements found in Section 8.05 and approval of the Town Council.

6. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed fifty percent (50%) of the total lot area.

7. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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05.10.09 R-10 Residential

A. Purpose.

The R-10 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-10 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-10 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-10 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds; and,
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Residential Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and,

9. Model homes, within an approved subdivision.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Residential facilities for non-permanent occupancy including only bed and breakfast establishments;
3. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
4. Group homes;
5. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;
Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-10 district are as follows:

1. All commercial and business uses, except those specifically permitted;
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-10 zone.

1. Lot area.

The minimum lot size unit shall be ten thousand (10,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of 70 feet.
- b. Depth. Lots shall have a minimum depth of ninety-five (95) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of sixteen (16) feet, except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of twenty (20) feet. A maximum of thirty-five percent (35%) of the lots may have a reduced setback to the sixteen feet, with the balance of the setbacks being twenty feet or greater.
- b. **The required side yard (setback)** shall be a minimum of five (5) feet, with a street side yard (setback) having a minimum of ten feet.

- c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet. Where the front yard (setback) is increased above the twenty (20) feet, then the rear yard (setback) may be reduced one (1) foot for each foot of increase, but shall not be reduced to below fifteen (15) feet. Where the front yard (setback) is decreased below the minimum twenty (20) feet, the rear yard (Setback) shall be increased one (1) foot for each foot of decrease, but shall not be required to be over twenty-five (25) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be ten (10) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be five (5) feet.
- c. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides, as measured to the structure.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the requirements found in Section 8.05 and approval of the Town Council.

6. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed fifty percent (50%) of the total lot area.

7. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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05.10.10 R-8 Residential

A. Purpose.

The R-8 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-8 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-8 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-8 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and,

9. Model homes, within an approved subdivision. ;

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
3. Group homes; and
4. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;

Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-8 district are as follows:

1. All commercial and business uses, except those specifically permitted; and,
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-8 zone.

1. Lot area.

The minimum lot size shall be eight thousand (8,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of 65 feet.
- b. Depth. Lots shall have a minimum depth of ninety (90) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of sixteen (16) feet, except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of twenty (20) feet. A maximum of thirty-five percent (35%) of the lots may have a reduced setback to the sixteen feet, with the balance of the setbacks being twenty feet or greater.
- b. **The required side yard (setback)** shall be a minimum of five (5) feet, with a street side yard (setback) having a minimum of ten (10) feet.
- c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet. Where the front yard (setback) is increased above the twenty (20) feet, then

the rear yard (setback) may be reduced one (1) foot for each foot of increase, but shall not be reduced to below fifteen (15) feet. Where the front yard (setback) is decreased below the minimum twenty (20) feet, the rear yard (setback) shall be increased one (1) foot for each foot of decrease, but shall not be required to be over twenty-five (25) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be ten (10) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be five (5) feet.
- c. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides, as measured to the structure.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the requirements found in Section 8.05 and approval of the Town Council.

6. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed fifty percent (50%) of the total lot area.

7. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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05.10.11 R-7 Residential

A. Purpose.

The R-7 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-7 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-7 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-7 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Residential Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and,

9. Model homes, within an approved subdivision.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
3. Group homes; and
4. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;

Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-7 district are as follows:

1. All commercial and business uses, except those specifically permitted;
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-7 zone.

1. Lot area.

The minimum lot size shall be seven thousand (7,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of 55 feet.
- b. Depth. Lots shall have a minimum depth of eighty-five (85) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of sixteen (16) feet, except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of twenty (20) feet. A maximum of thirty-five percent (35%) of the lots may have a reduced setback to the sixteen feet, with the balance of the setbacks being twenty feet or greater.
- b. **The required side yard (setback)** shall be a minimum of five (5) feet, with a street side yard (setback) having a minimum of ten (10) feet.
- c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet. Where the front yard (setback) is increased above the twenty (20) feet, then

the rear yard (setback) may be reduced one (1) foot for each foot of increase, but shall not be reduced to below fifteen (15) feet. Where the front yard (setback) is decreased below the minimum twenty (20) feet, the rear yard (setback) shall be increased one (1) foot for each foot of decrease, but shall not be required to be over twenty-five (25) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be ten (10) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be five (5) feet.
- c. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides, as measured to the structure.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the requirements found in Section 8.05 and approval of the Town Council.

6. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed fifty percent (50%) of the total lot area.

7. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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05.10.12 R-6 Residential

A. Purpose.

The R-6 single-family residential zone is primarily intended as a district for single-family homes, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and contain a quality design. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-6 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-6 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-6 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Administrator.

C. Accessory Uses.

Residential Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;
8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and,

9. Model homes, within an approved subdivision.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
3. Group homes; and
4. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;

Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-6 district are as follows:

1. Commercial uses, except those specifically permitted; and,
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-6 zone.

1. Lot area.

The minimum lot size shall be six thousand (6,000) square feet.

2. Lot dimensions.

- a. Width. Lots shall have a minimum width of fifty (50) feet.
- b. Depth. Lots shall have a minimum depth of eighty (80) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** shall be a minimum of sixteen (16) feet, except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of twenty (20) feet. A maximum of thirty-five percent (35%) of the lots may have a reduced setback to the sixteen feet, with the balance of the setbacks being twenty feet or greater.
- b. **The required side yard (setback)** shall be a minimum of five (5) feet, with a street side yard (setback) having a minimum of ten (10) feet.
- c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet. Where the front yard (setback) is increased above the twenty (20) feet, then

the rear yard (setback) may be reduced one (1) foot for each foot of increase, but shall not be reduced to below fifteen (15) feet. Where the front yard (setback) is decreased below the minimum twenty (20) feet, the rear yard (setback) shall be increased one (1) foot for each foot of decrease, but shall not be required to be over twenty-five (25) feet.

4. Building Separation (Distance Between Structures/Buildings)

- a. The minimum distance between principal (main) buildings shall be ten (10) feet.
- b. The minimum distance between a principal (main) building and an accessory building or two accessory buildings shall be five (5) feet.
- c. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides, as measured to the structure.

5. Building Heights.

- a. Buildings and structures erected in this zone shall have a height not greater than two-stories or twenty-five (25) feet, except as otherwise permitted.
- b. Building heights may be permitted to increase a maximum of twenty percent (20%) to provide a maximum building height of thirty (30) feet subject to the requirements found in Section 8.05 and approval of the Town Council.

6. Lot Coverage.

The maximum allowable lot coverage by buildings and structures shall not exceed fifty percent (50%) of the total lot area.

7. Underground Utilities.

All on-site utilities shall be placed underground on the site.

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05.10.13 R-3.5 Residential

A. Purpose.

The R-3.5 single-family residential zone is primarily intended as an affordable, compact medium-high density neighbor district. The district shall contain small-lot single-family homes and/or attached units, with not more than one dwelling and customary accessory building upon an individual lot, with a variety of housing sizes and containing a quality design. To ensure high-quality, well designed development, the alternative neighborhood and residential design plan standards set forth in Section 8.06 shall apply. Except as specifically provided elsewhere in the Land Development Code, any and every building and premises or land in the R-3.5 zone shall be used for or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within the R-3.5 zone, exclusively and only in accordance with the regulations set forth in this Section.

B. Permitted Uses.

The following shall be permitted in the R-3.5 single-family residential zone, subject to the Development Standards contained in this section.

1. One single-family residential detached home of a permanent character placed in a permanent location;
2. Churches, synagogues, and other places of worship;
3. Public parks and playgrounds;
4. Public schools; and,
5. Uses similar to those listed above in this section, as determined by the Planning Director.

C. Accessory Uses.

Residential Accessory Uses -- The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential accessory uses are compatible with the residential character of the neighborhood:

1. Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.;
2. Swimming pools, spas, and related structures;
3. Garage, carport or enclosed storage;
4. Sports courts, unlighted;
5. Fences and walls;
6. Home occupations, with an approved Home Occupation Permit;
7. Community recreation uses, including sports courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision;

8. Community identification, entry monuments, community design elements, and other enhancements common to a homeowner's association, and designed for a specific subdivision; and,
9. Model homes, within an approved subdivision.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Private schools;
3. Group homes; and
4. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;
Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-3.5 district are as follows:

1. Commercial uses, except those specifically permitted; and,
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-3.5 zone.

1. Lot area.

The minimum lot size shall be thirty-five hundred (3,500) square feet.

2. Lot dimensions.

- c. Width. Lots shall have a minimum width of thirty-five (35) feet.
- d. Depth. Lots shall have a minimum depth of seventy-five (75) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

- a. **The required front yard (setback)** where front entry garages are recessed ten feet or more from the livable portion of the dwelling, front setbacks may be reduced to ten feet, except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of twenty (20) feet. A maximum of fifty percent (50%) of the lots may have a reduced setback, with the balance of the setbacks being twenty feet or greater.

- b. **The required side yard (setback)** shall be a minimum of five (5) feet, with a street side yard (setback) having a minimum of ten (10) feet.
 - c. **The required rear yard (setback)** shall be a minimum of ten (10) feet.
- 4. **Building Separation** (Distance Between Structures/Buildings)
 - a. **Attached Patio Structures:** A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that are open and unenclosed on three (3) sides, as measured to the structure.
- 5. **Building Heights.**
 - a. Buildings and structures erected in this zone shall have a height not greater than two-stories or thirty (30) feet.
- 6. **Lot Coverage.**

The maximum allowable lot coverage by buildings and structures shall not exceed seventy-five percent (75%) of the total lot area.
- 7. **Underground Utilities.**

All on-site utilities shall be placed underground on the site.
- 8. **Multi-story Dwellings.**

No more than 60 percent (60%) of the homes may be two stories.
- 9. **Location.**

This district shall be located in areas where neighborhood shopping, schools, parks and/or other community services are planned or existing within one-half mile.

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05.10.14 MR-2 Multi-Family (Med/High Density)

A. Purpose:

The MR-2 zone provides for and encourages development of multiple residence dwellings which include varied project amenities. The intent of the district is to permit medium-high density urban development with a mixture of similar intensities.

B. Location:

The MR-2 district should be located in Village Core areas, with direct frontage along arterial streets as defined in the Marana General Plan. It is not the intent of the MR-2 zone to "buffer" non-residential uses, but rather, to provide a housing type needed within the community when public and private facilities are available to serve the higher residential density such as public and private transportation systems, commercial services, and recreational facilities.

C. Permitted Uses: Property zoned MR-2 may be used for multi-family residential projects.

D. Accessory Uses:

1. Fences and walls;
2. Carports and garages;
3. Swimming pools and recreation buildings which are part of the multi-family development;
4. Tennis courts, provided they have no lighting;
5. Other similar recreation facilities as may be determined by the Planning Administrator.

E. Conditional Uses:

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Public and private schools;
2. Parks;
3. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or any full-time employees related to the site;
4. Day care facilities;
5. Churches, provided they are located on the intersection of two arterial streets or one collector and one arterial street;
6. Single family housing as provided in the R-6 zone; and
7. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

F. Temporary Uses (Reserved)

G. Prohibited Uses (Reserved)

H. Development Standards:

1. The parcel area required per unit decreases with the increase in the number of dwelling units as follows:
 - a. 2-4 residential units -- 4,000 sq. ft. per dwelling unit
 - b. 5-8 residential units -- 3,500 sq. ft. per dwelling unit
 - c. 9 or more residential units - 2,175 sq. ft. per dwelling unit
2. Parcels of five acres or larger shall be at a maximum density of twenty dwelling units per net acre.
3. Minimum lot area: 6,000 sq. ft.
4. Minimum lot width: 60 feet.
5. Minimum lot depth: 90 feet.
6. Minimum perimeter setback: 20 feet, except setbacks shall increase one foot for each foot of height in excess of 20 feet.
7. Maximum structure height: 30 feet.
8. Maximum percent of lot coverage: 50 percent.
9. Minimum common open space: 30 % of the site excluding parking areas and drive areas.
10. Minimum private open space per dwelling unit, either patio or balcony, or combination thereof: 100 sq. ft.

05.10.15 MR-1 Multi-Family (High Density)

A. Purpose:

The MR-1 zone provides for and encourages development of multiple residence dwellings which include varied project amenities. The intent of the district is to permit high density urban development with a mixture of similar intensities.

B. Location:

The MR-1 district should be located in Village Core areas with direct frontage along arterial streets as defined in the Marana General Plan. It is not the intent of the MR-1 zone to "buffer" non-residential uses, but rather, to provide a housing type needed within the community when public and private facilities are available to serve the higher residential density such as public and private transportation systems, commercial services, and recreational facilities.

C. Permitted Uses: Property zoned MR-1 may be used for multi-family residential projects.

D. Accessory Uses:

1. Fences and walls;
2. Carports and garages;
3. Swimming pools and recreation buildings which are part of the multi-family development;
4. Tennis courts, provided they have no lighting;
5. Other similar recreation facilities as may be determined by the Planning Administrator.

E. Conditional Uses:

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Public and private schools;
2. Parks;
3. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or any full-time employees related to the site;
4. Day care facilities;
5. Churches, provided they are located on the intersection of two arterial streets or one collector and one arterial street;
6. Single family housing as permitted in the R-6 zone; and
7. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

F. Temporary Uses: (Reserved)

G. Prohibited Uses: (Reserved)

H. Development Standards:

1. The parcel area required per unit decreases with the increase in the number of dwelling units as follows:
 - a. 2-4 residential units -- 4,000 sq. ft. per dwelling unit;
 - b. 5-8 residential units -- 3,500 sq. ft. per dwelling unit;
 - c. 9 or more residential units -- 1,500 sq. ft. per dwelling unit.
2. Parcels of five acres or larger may be at a maximum density of thirty dwelling units per net acre.
3. Minimum lot area: 43,560 sq. ft.
4. Minimum lot width: N/A
5. Minimum lot depth: N/A
6. Minimum perimeter setback: 20 feet, except setbacks shall increase one foot for each foot of height in excess of 20 feet.
7. Maximum structure height: 40 feet.
8. Maximum percent of lot coverage: 55 percent.
9. Minimum common open space: 25% of the site excluding parking areas and drive areas.
10. Minimum private open space per dwelling unit, either patio or balcony, or combination thereof: 75 sq. ft.

05.10.16 RV Recreation Vehicle

A. Purpose

The purpose of the Recreational Vehicle (RV) zone is to provide for the development of parks which rent spaces or which provide subdivided lots for sale, catering to the special needs of recreational vehicle environments and lifestyles within the Town of Marana.

B. Location

All recreational vehicle developments shall comply with the Town of Marana General Plan. In addition, recreational vehicle developments shall abut a major arterial paved all-weather street meeting Town of Marana standards.

C. Permitted Uses

The following uses are permitted within the recreational vehicle (RV) zone:

1. Recreational vehicle parks with one recreational vehicle per rental space.
2. Recreational vehicle subdivisions with one recreational vehicle per lot.

D. Accessory Uses

1. Accessory uses appurtenant to recreational vehicle parks include community recreation buildings, facilities, and areas, laundry facilities, manager's office and apartment, child care facilities, and similar accessory uses for the exclusive benefit of the park or subdivision residents.
2. Accessory uses appurtenant to individual recreational vehicles include carports, ramada, cabana, covered patio, storage room and similar uses. Accessory buildings shall not be used for regular occupancy or for sleeping.
3. Other customary accessory uses and buildings as may be determined by the Planning Administrator which are incidental to the principal use and do not include any activity commonly conducted as a business. However, the occasional sale of a recreational vehicle, motor vehicle, or trailer on a lot on which the seller resides shall not be considered a business.

E. Conditional Uses

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. A boat, auto, or trailer storage area, provided they are in a completely enclosed area surrounded by not less than a 6 foot fence or wall, completely screened from view from all sides.
2. Recreational uses intended primarily for the occupants of the park or subdivision, including golf courses and related facilities.
3. Model sales area, provided not more than five (5) spaces are devoted to this use, and not to exceed 12 months, unless an extension is granted by the Planning Commission. The Commission may allow an additional sales area where the park or subdivision occupies more than 100 acres.
4. Convenience market.

5. Restaurant, provided the recreational vehicle park or subdivision contain not less than 500 recreational vehicle spaces or lots.
6. Vehicle wash.
7. Mini-storage area, not to exceed one storage unit per 20 recreational vehicle spaces or lots.
8. One recreational vehicle may be installed per lot on a commercial or industrial parcel or lot, provided a minimum set back of at least 20 feet from all other structures is provided. This provision is principally intended to allow for a caretaker on a commercial or industrial complex. When provided, the unit shall be entirely screened, and meet all development standards, as applicable, listed below. The Planning Commission shall approve the final site plan.
9. Any use not appearing in this section which may be permitted by the Planning Administrator, and which shall be primarily for the residents of the park or subdivision.
10. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

F. Temporary Uses

Temporary construction buildings and yards during the actual construction and development of the recreational vehicle park or subdivision, and sales offices, not to exceed eighteen (18) months, unless active construction is ongoing, in which case the Planning Administrator may grant an additional six (6) month increments upon finding that active construction is still on-going and necessary.

G. Prohibited Uses (Reserved)

H. Site Development Standards

1. Minimum Project Size: 5 acres
2. Minimum Project Setback: 20 feet from all street frontages measured from the right-of-way line. This setback shall be fully landscaped and screened, and may include a perimeter masonry decorative wall and which shall contain a minimum of 15 gallon trees per 40 lineal feet of street frontage, with 65% vegetative cover in shrubs and groundcover on the exterior of the wall. The landscape and screening plan shall be approved by the Planning Administrator. Refer to Title 17 Landscape Requirements for further requirements. (part. Ord. No. 97.07, 3/97).
3. Parks or subdivisions:
 - a. Minimum lot size per rental unit: 1,750 sq. ft., with a minimum average lot size of 2,000 sq. ft.
 - b. Maximum density: 15 units per net acre, excluding streets and drives.
 - c. Minimum common recreation area per unit: 150 sq. ft.
 - d. Minimum width per space: 35 feet
 - e. Minimum depth per space: 50 feet

- f. Minimum distance between units (exterior of all structures, drives and accessory structures): 7 feet
 - g. Minimum front yard: 7 feet
 - h. Minimum rear yard: 5 feet
 - i. Setbacks declared a minimum. No encroachment or variance shall be allowed within five (5) feet of the front, side or rear lot or space line required setbacks unless the building, structure, or other appurtenance meets the Uniform Building Code requirements for a minimum two (2) hour fire wall rating. Setbacks established above are determined the minimum necessary for the public health, safety and general welfare.
 - j. Detached storage buildings not exceeding one hundred twenty (120) square feet in area are permitted on each recreational vehicle space. All storage buildings shall be located in the rear of the recreational vehicle space. Detached storage buildings shall not encroach into the required setbacks without a variance, and subject to the fire wall requirements set forth above.
 - k. Certain accessory structures, which are complimentary to individual recreational vehicles and park models (i.e. covered carports, patio awnings, ramadas, storage buildings, and room additions) which are made an integral part of and are architecturally compatible with the recreational vehicle or park model itself may be permitted by the Planning Administrator, after review of plans assuring the required compatibility, and provided, further, that the owner/developer of the park or subdivision has provided sufficient setbacks to meet the requirements of paragraph "i" above.
- 4. Common Recreation Area shall be provided both in recreational vehicle parks and subdivisions. Common Recreation Areas shall be owned and maintained by a property owner's association where a recreational vehicle subdivision is developed. Plans for the common recreation areas shall be approved by the Town of Marana, and shall include facilities and equipment for both adults and children. Public or private streets, vehicle storage areas, exterior boundary landscaped areas and other areas shall not be included when calculating required recreational areas.
 - 5. Access to all lots or spaces shall be from the interior of the park or subdivision.
 - 6. Private streets shall be a minimum paved width of twenty-eight feet (28') including required curbs when flush with the surface of the paving. Concrete sidewalks at least two feet (2') in width shall be provided on each side of interior private streets. The Planning Administrator may permit a four foot (4') sidewalk on one side of an interior street where deemed desirable.
 - 7. The maximum height of any habitable structure shall not exceed twenty (20) feet. All other structures shall not exceed fifteen (15) feet in height.
 - 8. All structures that are located on non-manufactured home spaces or lots shall not exceed thirty-five (35) feet in height from grade to the highest point on the roof.
 - 9. All utility lines shall be placed underground within the park or subdivision. Each lot shall be provided with water, sanitary sewer, electric lines, telephone lines and gas

lines, as needed, in compliance with applicable Town codes. Fire hydrants shall be installed as required by the Planning Administrator.

10. All parks or subdivisions shall have street lighting provided along private or public streets for the safety of pedestrians, and as required by the Planning Administrator.
11. All parks or subdivisions shall have refuse collection areas approved by the Planning Administrator. All such refuse collection areas shall be screened from public view.
12. All parks or subdivisions shall have a minimum of two vehicular entrances. One entrance may be kept closed to the general public, but is required to meet public safety standards.
13. All parks and subdivisions shall improve, to Town standards, and dedicate any abutting public street and shall dedicate all interior easements and drives for utilities and public service vehicles where required by the Planning Administrator.

05.10.17 MH Manufactured Housing

A. Purpose

The purpose of the Manufactured Housing (MH) zone is to provide for the development of parks and subdivided lots for sale that cater to the special needs of the manufactured home environment and lifestyle within the Town of Marana.

B. Location

All manufactured housing developments shall comply with the Town of Marana General Plan. In addition, manufactured housing developments shall not be placed within the airport environs of any airport within the Town. All manufactured home developments shall be served by paved all-weather roads meeting Town of Marana standards.

C. Permitted Uses

The following uses are permitted within the MH zone:

1. Manufactured housing parks with one manufactured home per rental space.
2. Manufactured housing subdivisions with one manufactured home per lot.

D. Accessory Uses

1. Accessory uses appurtenant to manufactured housing parks include community recreation buildings and areas, accessory parking areas, laundry facilities, manager's office and apartment, child care facilities and other similar accessory uses for the exclusive benefit of the park or subdivision residents.
2. Accessory uses appurtenant to the individual manufactured home, include carports, ramada, cabana, covered patio, storage room and similar uses. Accessory buildings shall not be used for regular occupancy or sleeping.
3. Other customary uses and buildings as may be determined by the Planning Administrator, which are incidental to the principal use and do not include any activity commonly conducted as a business. However, the occasional sale of a manufactured home, motor vehicle or trailer on a lot on which the seller resides shall not be considered a business.

E. Conditional Uses

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. A boat or trailer storage area, provided they are in a completely enclosed area surrounded by not less than a 6 foot fence or wall, and completely screened from view from all sides, and only for the residents of the park or subdivision. Chainlink fences with slat inserts are not acceptable in fulfilling this fencing requirement.
2. Recreational uses intended primarily for the occupants of the park or subdivision, including golf courses and related facilities.
3. Model home area of up to five (5) manufactured homes, but only as part of a manufactured home subdivision, and provided at least 100 lots are subdivided or rental spaces provided.

4. Any use not appearing in this section which may be permitted by the Planning Administrator, and which shall be primarily for the residents of the park or the subdivision.
 5. One mobile home may be installed per lot on a commercial or industrial parcel or lot, provided a minimum setback of at least 20 feet from all other structures is provided. This provision is principally intended to allow for a caretaker on a commercial or industrial complex. When provided, the unit shall be entirely screened, and meet all development standards, as applicable, listed below. The Planning Commission shall approve the final site plan.
 6. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).
- F. Temporary Uses
- G. Temporary construction buildings and yards during the actual construction and development of the park or subdivision, and sales office, not to exceed 18 months unless active construction is ongoing at the end of the 18 month period, in which case the Planning Administrator may grant additional six (6) month increments upon finding that active construction is still on-going and is necessary for the continued development of the park or subdivision.
- H. Prohibited Uses (Reserved)
- I. Site Development Standards
1. Minimum Project Size: 10 acres
 2. Minimum Project Setbacks: 20 feet from all street frontages measured from the right-of-way line. This setback shall be fully landscaped and screened, and may include a perimeter decorative masonry wall. The setback area shall also contain a minimum of 1 tree, not less than 15 gallons, per 40 lineal feet of street frontage, with 65% vegetative cover in shrubs and groundcover on the exterior side of the wall. The landscape and screening plan shall be approved by the Planning Administrator. Refer to Title 17 Landscape Requirements for further requirements. No off-street parking facilities or recreational facilities for common use shall be located in any such required exterior yard. (part. Ord. No. 97.07, 3/97).
 3. Parks and subdivisions:
 - a. Minimum lot size per rental unit or lot: 5000 sq. ft.
 - b. Maximum density: 8 units per net acre.
 - c. Minimum common recreation area per park or subdivision space: 250 sq. ft. A homeowners association shall be established in manufactured home subdivisions to own and maintain the park/open space as may be approved by the Town of Marana.
 - d. Minimum width per space: 55 feet.
 - e. Minimum depth per space: 90 feet.

- f. Minimum setback between units (exterior of all structures, drives, and accessory structures): 10 feet.
 - g. Minimum front-yard setback: 20 feet.
 - h. Minimum rear-yard setback: 25 feet.
 - i. Minimum common recreation area per rental or subdivision space: 250 sq. ft.
 - j. Setbacks Declared a Minimum. No encroachment or variance shall be allowed within five (5) feet of the front, side, or rear yard lot or space line, unless the building, structure, or other appurtenance meets the Uniform Building Code requirements for a minimum two (2) hour fire wall rating. Setbacks established above are determined the minimum necessary for the public health, safety, and general welfare.
 - k. Detached storage buildings not exceeding one hundred twenty (120) square feet in area are permitted on each manufactured home space or lot. All storage buildings shall be located in the rear of the manufactured home space or lot. Detached storage buildings shall not encroach into the required setbacks without a variance, and shall be subject to the Uniform Building Code fire wall requirements set forth above.
 - l. Certain accessory structures, which are complimentary to individual manufactured homes (i.e. covered carports, patio awnings, ramadas, storage buildings, and room additions) which are made an integral part of and are architecturally compatible with the manufactured home may be permitted by the Planning Administrator, after review of plans assuring the required compatibility, and provided further, that the owner/developer of the park or subdivision has provided sufficient setbacks to meet the requirements of paragraph "j" above.
 - m. The maximum height of any habitable structure shall not exceed twenty (20) feet. All other structures shall not exceed fifteen (15) feet in height.
 - n. All structures that are located on non-manufactured home spaces or lots shall not exceed two (2) stories nor shall they exceed thirty-five (35) feet in height from grade to the highest point on the roof.
4. Common Recreation Area shall be provided both in manufactured home parks and subdivisions. Common Recreation Areas shall be owned and maintained by a property owner's association where a manufactured subdivision is developed. Plans for the common recreation areas shall be approved by the Town of Marana, and shall include facilities and equipment for both adults and children. Public or private streets, vehicle storage areas, exterior boundary landscaped areas and other areas shall not be included when calculating required recreational areas.
5. Access to all lots or spaces shall be from the interior of the park or subdivision.
6. Private streets shall be a minimum paved width of twenty-eight feet (28') including required curbs when flush with the surface of the paving. Concrete sidewalks at least four feet (4') in width shall be provided on each side of interior private streets.

The Planning Administrator may permit a four foot (4') sidewalk on one side of an interior street where deemed desirable.

7. All utility lines shall be placed underground within the park or subdivision. Each lot shall be provided with water, sanitary sewer, electric lines, telephone lines and gas lines, as needed, in compliance with applicable Town codes. Fire hydrants shall be installed as required by the Planning Administrator.
8. All parks or subdivisions shall have street lighting provided along private or public streets for the safety of pedestrians, as required by the Planning Administrator.
9. All parks or subdivisions shall have refuse collection areas approved by the Planning Administrator. Such refuse collection areas shall be screened from public view.
10. All parks or subdivisions shall have a minimum of two vehicular entrances. One entrance may be kept closed to the general public, but is required to meet public safety standards.
11. All parks and subdivisions shall improve to Town standards and dedicate any abutting public street and shall dedicate all interior easements and drives for utilities and public service vehicles where required by the Planning Administrator.

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05.10.18 MHS Manufactured Home Subdivision (Reserved)

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05.11.01 CO Commercial

A. Purpose

The CO zone is intended to provide for the use of designated properties for professional offices and limited commercial facilities to serve the residents of Marana. It includes those uses related to medical, professional, financial, administrative, and interrelated uses. This zone is intended to prohibit most retail commercial uses which, more properly, belong in other commercial zones. It is also intended to provide multi-family residential opportunities and options to commercial and other higher-intensity districts.

B. Location

The following shall be considered in establishing and maintaining the CO zone:

1. Convenient and efficient vehicular access to an arterial or collector street.
2. Availability of land suitable for grouping of professional activities.
3. Availability of parcels whose general commercial use is less desirable and/or inappropriate.

C. Permitted Uses

The following uses may be permitted subject to demonstration of architectural compatibility with adjacent uses:

1. Residential Dwelling Units as permitted and subject to the development standards found in Section 05.10.13.
2. Professional Offices: Law, architectural, engineering, planning, business and management consulting.
3. General Offices: Real estate, data processing, executive suites, photographic services, travel agents, research services, and administrative offices.
4. Medical and Dental: Offices, laboratories, clinics, and pharmacies; but not including drug stores.
5. Veterinary clinic, small.
6. Financial Services: Accounting, auditing, bookkeeping, tax consultation, collection agencies, credit services, insurance and investment, security and commodity brokers, dealers and exchanges, insurance and financial planning.
7. Public Service: Detective and protective services, employment services and public utility offices.
8. Such other comparable uses as determined by the Planning Administrator.

D. Accessory Uses (Reserved)

E. Conditional Uses.

The following uses may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Restaurants and Cafes (not to include drive-ins or carry-outs) subject to:

- a. The facility is designed to preclude vehicular ingress and egress in conflict with existing or planned adjacent residential uses.
 - b. The facility is located and designed to eliminate noise and/or odors.
 - c. The facility is an integral part of the office building.
2. Private Schools: Business, music, dance, art, and vocational, which must be an integral part of the office building.
3. Special Retail: Specialty retail services such as florist, jewelry, barber and beauty shops, child care facilities, clothes cleaning and tailor shops, and such other compatible uses as may be determined by the conditional use process and which shall all be integral to the primary use as an office complex.
4. Banks and Savings and Loans.
5. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

F. Temporary Uses -- (Reserved)

G. Prohibited Uses -- (Reserved)

H. Intensity Standards

1. Residential. On any parcel or unit of development, the following intensity standards apply:
 - a. Dwelling Unit Density: There shall be no more than twenty-five (25) dwelling units for each acre of parcel area.
 - b. Building Coverage: The sum of all buildings and structures shall cover no more than 40% of all land area developed.
2. Non-Residential. The following standards shall apply:
 - a. Building Coverage: The sum of all buildings and structures shall cover no more than 30% of all land area developed.
 - b. Reserved.

I. Site Development Standards.

The following site development standards shall apply:

1. Street Frontage: minimum of 100 feet.
2. Lot Area:
 - a. Multifamily: minimum of 3.0 acres.
 - b. Non-Residential: none
3. Front yard: minimum of twenty-five feet.
4. Side Yard: minimum of fifteen feet for residential uses. No side yard is required for non-residential uses provided minimum building code requirements are met. However, a non-residential use adjacent to a residential zone shall have a

minimum side yard of not less than 15 feet plus an additional 10 feet for each story over one story, or in excess of 18 feet in height, whichever is greater.

5. Street Side Yard: minimum of twenty-five feet.
6. Rear Yard: minimum of twenty-five feet.
7. Building Height: maximum of forty feet.

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05.11.02 NC Neighborhood Commercial

A. Purpose.

The Neighborhood Commercial (NC) Zone is intended to provide for the conduct of indoor business serving neighborhood residential areas needs including retail sales of convenience goods and services, shopping goods and services and other defined goods and professional services and to insure compatibility with adjacent residential uses. It is also the intent of this zone to provide neighborhood retail uses in clusters and to avoid strip commercial sites. It is further intended that these activities will provide local business and employment opportunities for Marana.

B. Location (Reserved)

C. Permitted Uses.

1. Residential uses as permitted and subject to the development standards found in Section 05.10.13 (R-3.5)
2. Commercial Office (CO) uses as provided in Section 05.11.01C.
3. The following uses are permitted in the Neighborhood Commercial Zone.
 - a. Apparel stores.
 - b. Appliance stores.
 - c. Banks and financial institutions, excluding drive-through and outdoor teller facilities.
 - d. Barber and beauty shops.
 - e. Bicycle shops.
 - f. Child care institutions.
 - g. Churches, temples, and other places for religious services.
 - h. Clinics: medical, dental, and veterinary (completely enclosed).
 - i. Clothes cleaning, pressing, and tailoring shops (completely enclosed).
 - j. Drug stores.
 - k. Florist shops.
 - l. Food stores, including delicatessens, candy stores, and dairy product sales.
 - m. Furniture stores.
 - n. Hardware stores (no open storage, sale or display).
 - o. Laundromats.
 - p. Office buildings.
 - q. Office equipment sales and service.
 - r. Package liquor stores.
 - s. Pet shops (completely enclosed).
 - t. Public service facilities (government, civic, utility).
 - u. Restaurants, including carry-out establishments, but excluding drive-in service.
 - v. Stationery stores.
 - w. Theaters, not including drive-ins.
 - x. Schools of business, language, music, dance, and art (may require reasonable soundproofing).
 - y. Shoe repair shops.
 - z. Supermarkets.
 - aa. Comparable uses as determined by the Planning Administrator.

D. Accessory Uses -- (Reserved)

E. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code if it is found in each case that the indicated criteria and limitations are satisfied and if specific conditions are imposed to carry out the purposes of these regulations:

1. Automobile service stations.
 - a. Criteria:
 - (1) Feasibility of arranging ingress and egress without interference or hazard to arterial street traffic and traffic to and from adjacent uses.
 - (2) No more than one other service station located on each block.
2. Plant nurseries, home and garden supplies.
 - a. Criteria:
 - (1) Location on periphery of commercial area so as not to interfere with pedestrian movement and shopping.
 - (2) Screening of all materials and supplies other than plant materials.
3. Drive-through facilities for banks, financial institutions, restaurants, and other similar uses.
 - a. Criteria
 - (1) Not closer than fifty (50) feet of any residentially developed lot line.
 - (2) (Reserved)
4. Institutions of educational, philanthropic, and charitable nature.
5. Clubs, lodges and meeting halls.
6. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

F. Temporary Uses (Reserved)

G. Prohibited Uses.

The following uses are prohibited

1. Automobile paint, body and fender, brake and tire shops.
2. Bars and cocktail lounges not a part of a bonafide restaurant.
3. Contractor's yard.
4. Heavy equipment sales or lease.
5. Agricultural or industrial equipment sales.

H. Intensity Standards.

1. Minimum Site Size: none, except that 1 acre per free standing pad use is required.

2. Maximum Site Size: 15 acres.
3. Floor Area Ratio: the combined floor area ratio for all principal buildings, together with all accessory buildings, shall not exceed 0.5.
4. Maximum Lot Coverage: The total ground area occupied by all buildings shall not exceed thirty-five percent of the lot.

I. Site Development Standards.

The following site development standards shall apply:

1. Street Setback: minimum 20 feet from any street lot line.
2. Side and Rear Yard Setback: minimum of 20 feet from any side or rear lot line.
3. Special Buffer Adjacent to Residential Areas: Along any property line either used or planned for residential use, a buffer area shall be provided which shall be at least twenty-five (25) feet in depth, measured from the property line.
4. Building Height: No principal building shall exceed thirty (30) feet in height; no accessory building or other structure shall exceed twenty-five (25) feet in height.
5. Access and Traffic Control:
 - a. All uses shall have access limited to the collector or arterial streets.
 - b. All its buildings, other structures, parking and loading areas, shall be physically separated from all non-arterial or collector streets by vertical curbs and other suitable barriers and landscaping to prevent unchanneled motor vehicle access. Except for the access ways permitted in c. below, the barrier shall be continuous for the entire length of the property line.
 - c. Each property shall have appropriate access ways to the street. In addition, each access way shall comply with the following:
 - (1) Curb returns shall have a minimum radius of twenty-four (24) feet.
 - (2) At its intersection with the property line, no part of any access way shall be nearer than one hundred (100) feet to the intersection of any two (2) street rights-of-way lines, nor shall any such part be nearer than fifty (50) feet to any side or rear lot line.
 - (3) The number and location of access ways shall be so arranged that they will reduce traffic hazards as much as possible.
 - d. Off-Street Loading: Each shop or store shall have a rear or side entrance that is accessible to a loading area and service drive. Service drives shall be a minimum of twenty-four (24) feet in width and shall be in addition to and not part of the drives or circulation system used by the vehicles of shoppers and/or fire access. The arrangement of truck loading and unloading facilities for each shop or store shall be such that, in the process of loading or unloading, no truck will block or extend into any other private or public drive or street used for vehicular circulation. Loading and delivery zones shall be clearly marked. The Planning Administrator may permit joint-use loading

and delivery spaces as a part of the approval of a shopping complex of several retail stores being part of a complex.

- e. Storage: Except in instance where specifically permitted and controlled under the provisions of this ordinance, open storage of equipment and materials is prohibited.
- f. Landscaping: At least 10% of the area not covered by buildings shall be landscaped. Refer to Title 17, Landscape Requirements, for further requirements. (part. Ord. No. 97.07, 3/97).

05.11.03 VC Village Commercial

A. Purpose.

The Village Commercial (VC) zone is a community level retail zone and is intended to provide for the conduct of business serving the Town of Marana and surrounding communities providing the sale of goods and services and a variety of commercial and professional activities as well as higher-density residential opportunity in a planned mixed-development area. This zone is for the services requiring larger sites and service area than neighborhood level centers, but not regional level goods and services. It is further intended these activities provide employment business opportunities for Marana.

B. Location (Reserved)

C. Permitted Uses.

1. Residential uses shall be permitted and subject to the development standards found in Section 05.10.13
2. Commercial Office (CO) uses as permitted in Section 05.11.01C
3. Neighborhood Commercial (NC) uses as permitted in Section 05.11.02C
4. The following list are permitted in the VC zone:
 - a. Department stores.
 - b. Variety stores.
 - c. Retail warehouse outlets.
 - d. Showroom catalog stores.
 - e. Home improvement centers.
 - f. Automotive Supplies/Service Stations;
 - (1) Auto dealers.
 - (2) Service station.
 - (3) Car wash.
 - (4) Cycle shop.
 - g. Super drug stores (over 10,000 sq. ft.).
 - h. Pet and pet supply stores.
 - i. Such other comparable uses as may be approved by the Planning Administrator

D. Accessory Uses -- (Reserved)

E. Conditional Uses

The following may be permitted subject to the conditional use permit procedure set forth in Town Code Section 17-3-2 Conditional use permits if the indicated criteria and limitations are satisfied:

1. Automobile paint, body and fender shops, subject to the following criteria:
 - a. The parcel containing the use shall be located not closer than 250 feet from any residentially zoned lot line.
 - b. The development shall be subject to the commercial design standards (Section 08.07.03 of this code)

- c. Areas where vehicles are being stored or awaiting repair shall be screened on all sides by decorative block walls and solid gates.
 - d. Outdoor storage is prohibited.
 - e. Outdoor repairs are prohibited, except windshield replacement.
 - 2. Micro-hospitals
 - 3. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Town Code Section 17-3-2 Conditional use permits, paragraph P).
- F. Temporary Uses -- (Reserved)
- G. Prohibited Uses.
- The following uses are prohibited in the VC zone:
- 1. Contractor's yard.
 - 2. Heavy equipment sales or leases.
 - 3. Agricultural or industrial equipment sales.
 - 4. Comparable uses as determined by the Planning Administrator.
- H. Intensity Standards. (Non-Residential)
- 1. Minimum site size: 10 acres.
 - 2. Floor Area Ratio: the combined floor area ratio for all principal buildings, together with all accessory buildings, shall not exceed 0.35.
 - 3. Maximum Lot Coverage: The total ground area occupied by all buildings shall not exceed thirty-five percent of the lot.
- I. Site Development Standards. (Non-Residential)
- The following site development standards shall apply:
- 1. Street Setback: minimum 30 feet from any street lot line.
 - 2. Side and Rear Yard Setback: minimum of 20 feet from any side or rear lot line.
 - 3. Special Buffer Adjacent to Residential Areas: along any property line either used or planned for residential use, a buffer area shall be provided which shall be at least forty (40) feet in depth, measured from the property line.
 - 4. Building Height: No principal building shall exceed fifty (50) feet in height; no accessory building or other structure shall exceed thirty (30) feet in height.
 - 5. Access and Traffic Control:
 - a. All uses shall have access limited to arterial streets.
 - b. All non-residential zoned property with its buildings, other structures, parking and loading areas, shall be physically separated from all non-

arterial streets by vertical curbs and other suitable barriers and landscaping to prevent unchanneled motor vehicle access.

Except for the access ways permitted in c) below, the barrier shall be continuous for the entire length of the property line.

- c. Each property shall have access ways approved by the Town Engineer and shall demonstrate the need for access points. Each access way shall comply with the following:
 - (1) The width of any access way leading to the arterial street shall be median divided to provide separation from incoming and outgoing traffic.
 - (2) Curb returns shall have a minimum radius of twenty-four (24) feet.
 - (3) At its intersection with the property line, no part of any access way shall be nearer than one hundred (100) feet to the intersection of any two (2) street rights-of-way lines, nor shall any such part be nearer than fifty (50) feet to any side or rear lot line.
 - (4) The number and location of access ways shall be so arranged that they will reduce traffic hazards as much as possible.
- 6. Off-Street Loading: Each shop or store shall have a rear or side entrance that is accessible to a loading area and service drive. Service drives shall be a minimum of twenty-four (24) feet in width. The arrangement of truck loading and unloading facilities for each shop or store shall be such that, in the process of loading or unloading, no truck will block or extend into any other private or public drive or street used for vehicular or fire circulation. Loading and delivery zones shall be clearly marked. The Planning Administrator may permit joint-use loading and delivery spaces as a part of the approval.
- 7. Storage: Except in instance where specifically permitted and controlled under the provisions of this Plan, open storage of equipment and materials is prohibited.
- 8. Landscaping: At least 10% of the area not covered by buildings shall be landscaped. Refer to Title 17, Landscape Requirements, for further requirements.

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05.11.04 RC Regional Commercial

A. Purpose

The RC, Regional Commercial zone is intended to provide for regional shopping malls and related uses. It allows the conduct of a wide range of businesses and services serving a regional area, primarily involved in the retail sale of shopping goods and services, and a variety of commercial and professional activities. It is further intended that these activities shall provide business opportunities and employment opportunities for the residents of the Town of Marana.

B. Location

The following criteria shall be considered in establishing and maintaining the RC zone:

1. Need based on population of service area.
2. Convenient and efficient vehicular access to at least two major arterial streets, preferably to an existing or planned parkway or Interstate location.
3. Availability of land suitable for grouping of related activities in sub-centers with pedestrian circulation within such sub-centers.

C. Permitted Uses

Premises in the RC zone may be used for the following uses:

1. Regional shopping malls, including at least three major department stores.
2. Hotels or motels in conjunction with a regional shopping mall.
3. Uses permitted in the NC and VC commercial zones.

D. Conditional Uses

The following uses may be permitted in the RC zone subject to the conditional use permit procedure set forth in Section 10.10, if it is found in each case that the indicated criteria and limitations are satisfied and specific conditions are imposed to carry out the purposes of these regulations.

1. Automobile Service Stations. Criteria:
 - a. Feasibility of arranging ingress and egress without interference or hazard to arterial street traffic and traffic to and from adjacent uses.
 - b. No more than one other service station located within 500 feet of each other.
 - c. Proposed architecture and site location enhance the appearance and character of neighboring properties.
2. Plant Nurseries Home and Garden Supplies. Criteria:
 - a. Location on periphery of commercial area so as to not interfere with pedestrian movement and shopping.
 - b. Screening of all materials and supplies other than plants.
3. Bowling Centers, Fitness Centers, and Other Commercial Recreational Uses. Criteria:

- a. Feasibility of arranging ingress and egress without interference or hazard to arterial street traffic and traffic to and from adjacent uses.
 - b. The proposed architecture and site location enhance the appearance and character of neighboring properties.
 - c. Compatibility with the appearance, character and activities of other uses located on the site.
 - d. Noise mitigation measures shall include but not be limited to the orientation of buildings and the design of floor plans to assure the interior ambient noise will not be heard outside the building.
 - 4. Automobile Car Washes. Criteria:
 - a. Location on periphery of commercial area so as to not interfere with pedestrian movement and shopping.
 - b. Screening of all car wash operations.
 - c. Location sufficiently removed from any residential area to negate any possible nuisance due to noise or other features associated with the operation of the car wash.
 - 5. Medical marijuana dispensary, subject to the conditional use permit procedure set forth in Section 10.10 and subject to the requirements found in Section 08.08.
 - 6. Compatible uses determined acceptable by the Planning Administrator.
 - 7. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).
- E. Temporary Uses.
- The following temporary uses are permitted in the SC zone as permitted by the Planning Administrator, for a specified period of time, and subject to such conditions as may be necessary.
- 1. Christmas Tree Lots
 - 2. Special Event Shows, not to exceed 5 calendar days in duration, such as arts and crafts, automobiles, recreational vehicles, and others as may be determined acceptable by the Planning Administrator, and provided no such event is permitted within one week of Thanksgiving, Christmas, or New Years Day.
- F. Prohibited Uses
- The following uses are prohibited in the RC zone:
- 1. Automobile repair other than in connection with an automobile sales facility or minor servicing at an automobile service station, or brake or tire shop.
 - 2. Bars and cocktail lounges not part of a bonafide restaurant.
 - 3. Contractor's yard.
 - 4. Heavy equipment sales or lease.

5. Agricultural or industrial equipment sales.

G. Intensity Standards

On any parcel of land or unit of development the following intensity standards shall apply:

1. Minimum Site Size: 30 acres.
2. Maximum Site Size: None
3. Floor Area Ratio: The combined floor area ratio for all principal buildings, together with all accessory buildings shall not exceed 0.50.
4. Maximum Lot Coverage: The total ground area occupied by all buildings shall not exceed thirty percent of the land.

H. Site Development Standards

In addition to the Development Standards established by these regulations, the following standards shall apply to property in the RC zone:

1. Street Setback: Minimum 80 feet from any street lot line.
2. Side and Rear Yard Setback: Minimum of 50 feet from any side or rear lot line.
3. Special Setback and Buffer Adjacent to Residential Areas: Along any property line either used or planned for residential use, a buffer area shall be provided which shall be at least one hundred feet in depth, measured from the property line.
4. Building Height: No principal building shall exceed sixty feet in height. No accessory building or other structure shall exceed twenty-five feet.
5. Access and Traffic Control:
 - a. All RC uses shall have access limited to arterial streets.
 - b. All RC zoned property with its buildings, other structures, parking and loading areas, shall be physically separated from all non-arterial streets by vertical curbs and other suitable barriers and landscaping to prevent unchanneled motor vehicle access. Except for the access ways permitted in paragraph c below, the barrier shall be continuous for the entire length of the property line.
 - c. Each property shall not have more than two access ways to any one street unless unusual circumstances demonstrate the need for additional access points. In addition, each access way shall comply with the following:
 - (1) the width of any access way leading to the arterial street shall be median divided to provide separation from incoming and outgoing traffic.
 - (2) curb returns shall have a minimum radius of thirty feet.
 - (3) at its intersection with the property line, no part of any access way shall be nearer than one hundred feet to the intersection of any two street rights-of-way, nor shall any such part be nearer than fifty feet to any side or rear lot line.

- (4) the number and location of access ways shall be so arranged that they will reduce traffic hazards as much as possible.
- 6. Off-street Loading: Each shop or store shall have a rear or side entrance that is accessible to a loading area and service drive. Service drives shall be a minimum of twenty six feet in width and shall be in addition to and not part of the drives or circulation system used by the vehicles of shoppers and/or fire access. The arrangement of truck loading and unloading facilities for each shop or store shall be such that, in the process of loading or unloading, no truck will block or extend into any private or public drive or street used for vehicular circulation. Loading and delivery zones shall be clearly marked. The Planning Administrator may permit joint-use loading and delivery spaces as a part of the approval of a shopping complex of several retail stores being a part of the mall complex.
- 7. Storage: Except in the instance where specifically permitted and controlled under the provisions of this Code, open storage of equipment and materials is prohibited.
- 8. Landscaping: At least fifteen percent of the area not covered by buildings shall be landscaped. The landscaping within parking areas shall not be included as a part of the required fifteen percent landscaping. Refer to Title 17, Landscape Requirements, for further requirements.

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05.11.05

SC

Specialty Commercial

(Reserved).

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05.11.06 VRC Vehicle Related Commercial (Reserved).

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05.11.07 RESORT AND RECREATION ZONE

PURPOSE AND INTENT

The Resort and Recreation Zone is established to provide for the development and operation of temporary lodging, recreation opportunities and associated specialized commercial guest facilities while protecting adjacent land uses from inappropriate and adverse impacts. The intent is to provide for the designation and regulation of certain land uses that are primarily intended for visitors to the Town of Marana. The Resort and Recreation Zone may be applied to property that is best suited to accommodating the needs of the visiting public without inappropriate impacts upon the daily functioning of the community or inappropriate impacts upon surrounding properties.

PERMITTED USES

The following types of uses are allowed within the RR (Resort and Recreation) District as permitted uses.

1. Residential Facilities for nonpermanent occupancy including Bed and Breakfast Establishments, Hotels, Motels, Inn's, Timeshare Projects, Resorts and Guest Ranches.

ACCESSORY USES

The following are Accessory Uses and may be established only when a part of, or accessory to a permitted use.

1. Entertainment, cultural and recreation facilities including lawn bowling, exercise facilities, handball and racquetball facilities, archery ranges, tennis, swimming and spa facilities, volleyball courts, dinner theaters, museums, art galleries, nature walk trails and amusement game rooms.
2. Service and specialty uses including beauty and barbershops, health spas, gift shops, newsstands, and specialty food shops (including on-site preparation and service).
3. Restaurants, dining facilities, bars, cocktail lounges and specialty food shops (deli's) with or without alcohol (including on-site preparation and service), excluding drive-through facilities.
4. Conference and gathering facilities including meeting rooms and chapels, with or without provisions for catering into the facilities designed to serve 200 people or less in a single room.
5. Business offices for the resort.
6. Freestanding open air pavilions less than 1,000 square feet, for outdoor events.
7. Riding and hiking trails, excluding trails for motor vehicles.
8. Equestrian facilities and horse stables, excluding boarding of horses for commercial purposes.
9. Observatories.
10. Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
11. Live entertainment for the enhancement of the guest's visit to the temporary lodging facilities, excluding sexually oriented performances.

12. Support facilities such as outdoor cooking areas, pool house, shade structures (ramada's and gazebo's) laundry facilities (for guests only), and other like uses as permitted by the Planning Director.
13. Campgrounds that may consist of temporary or permanent buildings, tent areas, or other structures (bunk houses, mess halls, etc.).
14. Motion picture studios and sets including the temporary use of domestic and wild animals in motion picture and television production, provided that said animals are kept and maintained pursuant to all applicable regulations, and are not retained on the premises for a period exceeding 60 days.

CONDITIONAL USES

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Entertainment and recreational facilities that are designed for large audiences such as rodeo (horse) arenas, auditoriums, stadiums, theme parks, water parks, zoos, wild animal parks and race tracks.
2. Outdoor activities such as go-cart tracks, skateboard parks, golf courses, shooting ranges, and off-road vehicle trails.
3. Convention centers/facilities that provide meeting rooms and a complete range of services including food preparation, assembly for more than 200 people in a single room, and/or an exhibit area exceeding 3,000 sq. ft.
4. Freestanding open-air pavilions greater than 1,000 square feet, for outdoor events.
5. Horse stables, for the purpose of boarding horses.
6. Amphitheaters.
7. Petting zoos.
8. Churches and other permanent places of worship.
9. Recreational vehicle spaces (with or without full hook-up) not to exceed the number of permanent guestrooms. These spaces are to be for the use of guests while staying at the resort.
10. Hot air balloon launch pads.
11. Helistops.
12. Residential, subject to the R-144 development standards.
13. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

DEVELOPMENT STANDARDS

The following development standards shall apply to development in the Resort and Recreation Zone.

A. Site Planning

A resort, and subsequent additions or expansions, shall be designed and developed in a manner compatible with, and complimentary to existing and future development in proximity to the project site. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including flooding, erosion, subsidence, sloping of the soil or other dangers, unreasonable site and noise annoyances or inconveniences. Condition of the soil, groundwater level, drainage and topography shall be appropriate to both kind and pattern of use intended.

B. Lot Area and Density

1. Each development shall have a minimum lot area of ten (10) acres.
2. The minimum required lot area for each lodging unit shall be ten thousand square feet (4.36 units per acre).

C. Yards

1. Front Yards
 - a. There shall be a front yard of not less than forty (40) feet in depth where a parcel abuts an arterial or major collector.
 - b. There shall be a front yard of not less than twenty-five (25) feet in depth where a parcel abuts other than an arterial or major collector street.
2. Side Yards
 - a. Side yards - Minimum side yard – twenty (20) feet, except where the site abuts a lot that is residentially zoned, the minimum required yard shall be twenty-five (25) feet.
 - b. Street side yards - Minimum street side yard - twenty-five (25) feet.
3. Rear Yards
 - a. Minimum rear yard - twenty-five (25) feet.

D. Building Separation (Distance between buildings)

1. Minimum distance between buildings
 - a. Between two main buildings – twenty-five (25) feet.
 - b. Between main building and accessory building/facilities – fifteen (15) feet.
 - c. Between accessory and accessory – ten (10) feet.

E. Building Height

1. No main building shall exceed fifty (50) feet in height;
2. No accessory building or other structure shall exceed forty (40) feet;
3. In conjunction with a Conditional Use Permit application, the Planning Commission may allow an increase to the building height up to an additional fifty percent (50%) of the allowable, provided that the applicant provides acceptable justification for the need to exceed the height limit.

F. Building Mass

Any structure over two- stories must meet reduced massing requirements for the floors above the first level. The Gross Floor Area (GFA) of each floor above the first floor must not exceed 80% of the GFA of the previous floor.

G. Lot Coverage

Buildings, including accessory buildings, shall not cover a total of more than forty percent (40%) of the area of any lot.

H. Landscape Requirements

The following yards and areas shall be developed into and permanently maintained as landscaped areas containing ground cover, trees, and shrubs:

1. A minimum twenty-five (25) feet of required front yard shall be landscaped.
2. A minimum twenty-five (25) feet of any street side yard shall be landscaped.
3. A minimum twenty-five (25) feet improved landscaped area shall be provided where the site abuts any residentially zoned property.
4. The twenty-five (25) foot landscaped areas along all street frontages shall use desert plant materials and inorganic groundcover, together with a 6' decorative masonry screen wall. A landscape plan shall be submitted and approved that provides enhanced vegetation of such a variety and density so as to establish both canopy and ground planting. Trees shall be planted every 20- feet on center with a minimum of 25% to be 24" box or greater.
5. Landscaped islands shall be provided to accommodate a minimum of one tree for every six parking stalls within the parking area.
6. Screening shrubs and trees are required and shall be permanently maintained adjacent to the fencing and property lines in conformance with the Screening and Bufferyard requirements of the Land Development Code.
7. A minimum landscaped area equal to at least fifteen (15) percent of the required parking area to be evenly distributed throughout the parking area and adjacent to buildings shall be provided. Plant materials shall be chosen so that within five (5) years of installation, planting materials shall achieve a thirty-five percent shading of the paved/parking areas.
8. The Planning Commission may approve an alternative proposal, equal to or exceeding the landscaped area provisions provided herein, subject to review and approval.

I. Parking Requirements

The minimum parking requirements are as follows:

1. The Resort shall provide a minimum of one and a quarter (1.25) parking spaces for each sleeping room. If there are other uses operated in conjunction with and/or as part of the resort, additional off-street parking spaces shall be provided per the requirements listed in the Off-Street Parking Section of the Development Code (i.e. restaurant, office, recreational areas, etc.).
2. In a resort with more than 200 rooms and for uses such as restaurants, meeting rooms and recreational amenities, the required number of parking spaces may be reduced to account for the shared use of parking spaces and to minimize the impact of paved parking areas on the resort environment.

3. At least one (1) bus/recreational vehicle parking stall with minimum measurements of 50' x 12' shall be provided and maintained for each twenty-five (25) rooms, to be located on the same lot as the resort.

J. Fencing

1. Where development occurs within 100 feet of a residentially zoned property, a solid opaque wall six (6) feet high or appropriate opaque landscape buffering as approved by the Planning Director shall be installed and thereafter maintained by the owner of property in this zoning district on all common property lines with residentially zoned property or with property designated as residential in the Town of Marana General Plan.
2. The screen walls shall be constructed of, or painted, with graffiti-resistant materials. The screen wall adjacent to the public rights-of-way shall incorporate one of the following decorative materials: (a) tile, (b) stone, (c) brick, (d) textured brick/block, (e) a coarse textured material such as stucco or plaster, or (f) a combination of the above materials. Any continuous wall greater than fifty (50) feet in length shall include variation in the wall alignment such as jogs, curves, notches, setbacks, etc.. and shall include trees or shrubs in the voids created by the variations.

K. Access and Circulation

1. All lots shall have frontage on and vehicular access from a dedicated street unless alternative frontage and/or permanent vehicle access has been accepted by the Planning Director and Town Engineer.
2. Traffic congestion must be minimized through satisfactory level of service ratings regarding all related circulation elements. Consideration of adequate queueing, turning lanes, loop roads, and other site-specific design aspects is essential. These design aspects must also account for anticipated traffic generation levels. These design aspects must similarly account for and minimize the generation of particulate matter, noise, and any other relevant environmental impact created directly or indirectly by the project.
3. All facilities shall include adequate service and emergency access. When appropriate, the Town encourages these routes to be designed to perform double duty with pedestrian, equestrian, and bicycle routes through the use of special paving materials and textures.
4. Any project in which the range and frequency of travel demand and volume is dynamic with respect to the scheduling of events, holidays, or other intensely organized gatherings must provide for primary, secondary, and possibly tertiary circulation methods to ensure safe, mobile, and efficient interaction.

L. Lighting

Lighting shall reflect away from residential areas and comply with the Town of Marana adopted outdoor lighting code. The light source of any outdoor lighting shall be shielded from adjoining properties and shall be the minimum intensity needed to serve the intended purpose. All lighting shall be directed down and away from residential parcels and public roadways and shall be as low in elevation as possible.

M. Signage

On-site signage shall be limited to one low-profile freestanding ground monument sign per street frontage, not greater than 5 feet in height and 25 square feet in area. The sign shall be

setback a minimum of 5 feet from the property line and shall be designed to be architecturally compatible with the facility building and constructed with the same or similar materials.

N. Trash Disposal

Each property shall provide adequate and accessible trash disposal areas, as accepted by the Planning Director. Disposal areas shall be screened from public view by a masonry enclosure, with solid gates, at least five (5) feet in height and able to adequately screen the trash and trash receptacle.

O. Noise Impact

Noise impact shall be considered and incorporated in the design of all facilities and uses to minimize the impact on adjacent residential properties. When appropriate an acoustical analysis will be required as part of the review process.

Intrusive noise level. An event or development shall be considered to produce a noise disturbance if the sound level emitted by said development exceeds the following at the property line:

- During the hours of 7:00 a.m. to 10:00 p.m. not to exceed 55 decibel.
- During the hours of 10:00 p.m. to 7:00 a.m. not to exceed 45 decibel.

P. Nuisance

All uses shall be so located, constructed, and operated so as not to constitute a public nuisance because of dust, gas, smoke, noise, fumes, odors, vibrations, glare, appearance or other public nuisances.

Q. Improvement Standards

The Planning Director and Town Engineer may make Administrative Modifications to the established development standards based on the following procedures:

1. The applicant shall submit a letter, addressed to the Planning Director, regarding the following:
 - a. How and why the applicant finds there exist extraordinary conditions and/or other circumstances such that the strict application of the particular requirement would result in practical difficulties or unnecessary hardship to the proposed resort project;
 - b. The improvements would be inconsistent with the general intent of this zone or the project and that there are exceptional circumstances or conditions applicable to the subject property which make the standard in question unfair, oppressive or not in keeping with the resort theme.
2. In addition, the letter shall explain how the request meets all of the following conditions necessary to granting an Administrative Modification to the required Development Standards of the Land Development Code:
 - a. The proposal is consistent with the Town of Marana General Plan;
 - b. With the exception of the requested waiver, the proposal complies with the Land Development Code and other applicable provisions of the Town of Marana Municipal Code, and, if applicable, the Northwest Marana Area Plan;

- c. The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal;
- d. The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses;
- e. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood, and will provide for the harmonious, orderly and attractive development of the site;
- f. The design of the proposed development will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of materials, texture, and color that will remain aesthetically appealing and will retain a reasonably adequate level of maintenance; and
- g. The Modification on the proposed development is compatible with and enhances the design of existing buildings and other physical features of the site.

Neither the Planning Director or Town Engineer may in their deliberations grant approval of an Administrative Modification unless it has first been determined, based on the evidence, that all of the following findings can be made:

1. The strict application of the particular requirement would result in practical difficulties or unnecessary hardship to the proposed resort and would be inconsistent with the general intent of this zone or the project;
2. There are exceptional circumstances or conditions applicable to the subject property which make the standard in question unfair, oppressive or not in keeping with the resort theme; and
3. The granting of the waiver would not be materially detrimental to the public health, safety and welfare, nor injurious to the property or alternative improvements thereon in the immediate vicinity.

The Town shall provide a written response within fifteen (15) days of receiving the modification request approving or denying said request with the reason(s) why.

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05.11.08 Mixed-Use – MU-1

A. Purpose

The purpose of the Mixed Use Zoning District is to promote, and regulate existing low density mixed uses in areas of the Town where public facilities and utilities may be limited. The intent of this district is to encourage orderly growth in semi-rural areas, as well as provide for semi-rural residential uses. In addition, this zone is intended to allow limited commercial and industrial development where appropriate and designed to be compatible or provide the appropriate buffers where potentially incompatible uses are proposed with the surrounding uses. This zone is to be located only where existing mixed-uses are historically located and the area is transitioning into a more intensive use area.

B. Permitted Uses

1. One single-family detached home or caretakers quarters (Site built or Manufactured);
2. Antique shop;
3. Automobile repair garages, provided that no machining is conducted on the premises; no outdoor storage of parts or outdoor parking of automobiles waiting for service for more than seven (7) days;
4. Aviaries;
5. Barber and beauty shop;
6. Blacksmith shop;
7. Carpentry, upholstery & furniture repair;
8. Churches, synagogues, and other places of worship;
9. Construction/contractor's yards;
10. Crop production;
11. Feed store;
12. Foster and group homes;
13. Grazing and raising of large and small livestock;
14. Kennels;
15. Massage therapy establishments;
16. Plant nurseries and greenhouses;
17. Private stables;
18. Professional offices, not including medical (see CUP Section);
19. Raising and marketing of poultry, rabbits and small animals;
20. Repair shops for appliances, bicycles, etc.;
21. Sales stands for the sale of agricultural and horticultural products produced or grown on the premises;

- 22. Second hand store;
- 23. Trucking operations and yards;
- 24. Veterinary clinics, small;
- 25. Uses similar to those listed above in this section, as determined by the Planning Director.

C. Accessory Uses (*Uses incidental to a permitted established use*)

- 1. Corrals, barns & other animal-keeping structures;
- 2. Detached accessory buildings and structures;
- 3. Fences and walls;
- 4. Game courts, unlighted;
- 5. Garage, enclosed storage, or barn;
- 6. Guest quarters, provided that no kitchen is provided;
- 7. Home occupations;
- 8. Riding arena, rodeo grounds (private, unlighted); and,
- 9. Swimming pools.

D. Conditional Uses

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

- 1. Additional building height;
- 2. Apiaries;
- 3. Commercial riding stables and boarding stables;
- 4. Game courts, lighted;
- 5. Health care facilities, including clinics, offices and laboratories;
- 6. Keeping of ratites;
- 7. Keeping of swine;
- 8. Livestock auction yards;
- 9. Stables, public;
- 10. Manufacturing, processing and assembly;
- 11. Mini-storage and/or recreational vehicle storage facilities;
- 12. Restaurants;
- 13. Riding arena, rodeo grounds (private lighted, or any public);
- 14. Sexually Oriented Business, subject to Article 9-6 of the Marana Town Code;
- 15. Veterinary clinic, large;

16. Warehouse facilities; and,

17. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Performance Standards

The following limitations shall apply to the conduct of uses within the Mixed-Use Zone:

1. More than one use may be permitted on a single parcel if the following criteria can be met:
 - i. The total of all uses on a single parcel, shall not exceed the Pima County Department of Environmental Quality and other applicable codes and ordinances for individual sewage disposal system, this includes lot area, number of fixtures, required engineering plans, etc.
 - ii. Each type of use (residential, commercial and industrial) shall have its own separate pedestrian entrance;
 - iii. Adequate bufferyards are provided between incompatible uses;
 - iv. Parking and vehicular accesses are separate between incompatible uses;
 - v. The proposed use does not exceed the standards of the applicable codes and ordinances of the Town nor create any overburden of public or private streets, utilities, emergency services and/or facilities, and;
2. No outdoor storage of equipment or materials shall be permitted unless screened, by a permanent opaque decorative wall at least six feet in height or by a combination of solid wall or fence and landscape screening accepted by the Town.
3. No use shall be established, maintained or conducted within the Mixed-Use zone which may cause the dissemination of smoke, gas, dust, odor or any other atmospheric pollutant that is in violation of Pima County Department of Environmental Quality. Every use shall be so operated that it does not emit dust, heat, glare or vibration in such quantities or degree as to be readily detectable on any property line of the lot upon which it is located.
4. No use shall result in the creation of traffic hazards or undue congestion of any public street or private access.

F. Development Standards

The following standards shall apply to all developments within the Mixed-Use Zone:

1. General Development Standards.
 - a. Minimum lot area shall be 43,560 square feet (1 acre);
 - b. Minimum lot width shall be 100 feet;
 - c. Minimum lot depth shall be 100 feet;

- d. Minimum required building setback abutting a street or ingress/egress easement shall be 30 feet. Fifty percent of such setback area shall be landscaped and shall remain as open space, free from structures and parking/loading areas.
- e. Minimum side and rear setbacks shall be 25 feet. A minimum of 10 feet of the setback area shall be landscaped and shall remain free from structures; This setback may be reduced to include driveways, screening walls, parking if a permanent opaque decorative screening wall five (5) feet in height is constructed along the property line;
- f. Building Separation. The minimum distance between two primary structures shall be twenty (20) feet. The minimum distance between all other structures shall be ten (10) feet;
- g. Setback Exceptions. Architectural features such as, but not limited to, eaves, chimneys, bay windows, overhangs, awnings, porches and similar architectural features may encroach into setbacks by no more than four (4) feet, subject to compliance with applicable standards of the applicable Building and Fire Codes;
- h. Maximum lot coverage shall not exceed a total of 55 percent for each parcel;
- i. Maximum building height shall be 24 feet. In conjunction with a Conditional Use Permit application, the Planning Commission may allow an increase to the building height, provided that the applicant provides acceptable justification for the need to exceed the height limit;

2. Landscaping

The intent of the Landscaping requirements is to provide residents and businesses with attractive landscaping that creates an interesting streetscape, and provides a safe and effective transition between potentially incompatible land uses. In addition, these requirements regulate the protection of native vegetation as a significant natural resource. All development within the Mixed-Use Zone shall provide site landscaping, including the: bufferyard, parking lot and any applicable screening as required herein and in accordance with Title 17 of the Marana Land Development Code.

3. Access and Off-Street Parking

The number, size and design of all parking spaces, driveways and loading areas for all development within the Mixed-Use Zone shall comply with the provisions of Title 22 of the Marana Land Development Code and the following requirements listed below:

- a. Per Title 6 of the Land Development Code, all lots must abut a Public Street (06.03.03.B), or a private street improved to a standard satisfactory to the Town;
- b. Access control and driveway locations will be evaluated per Town of Marana standards. Joint driveways are desirable whenever possible in

order to minimize the number of access points to streets and access easements; and,

- c. All parking shall be off-street in paved, landscaped parking areas;

4. Signs

Sign standards are hereby established to promote a quality visual appearance throughout the Mixed-Use Zone; to allow individual businesses to clearly identify themselves and the goods and services offered; to create a unique environment to attract visitors; to safeguard and enhance property values; to reduce potential hazards to motorists and pedestrians; and to eliminate excessive and confusing sign displays. All signs for developments within the Mixed-Use Zone shall comply with the provisions of Title 16 of the Marana Land Development Code and the following additional sign requirements:

- a. Materials, colors and shades of proposed signs shall be compatible with the related building(s) on the property;
- b. Monument, wall-mounted and free-hanging signboards shall be the approved styles;
- c. Signage shall be limited to one (1) freestanding sign for each street frontage and one (1) wall sign (near the main entrance). In cases where there are multiple tenants, each tenant within the property shall be allowed one (1) wall sign (near each main entrance, the sign area shall be determined by Section 16-14-2;
- d. Freestanding signs shall be limited to double-faced, ground-mounted monument style, with proper landscaping in accordance with Section 16-14-4. Freestanding pole signs are prohibited;
- e. Freestanding signs shall not exceed eight (8) feet in height (from grade to the top of sign) and 40 square feet per side and shall be located in such a manner that does not create a traffic hazard, and;
- f. Changeable letter boards may make up no more than 20 percent of the area of a freestanding sign.

5. Screening

To create an attractive environment and visually screen land uses that are not fully compatible, the following standards shall apply to all development within the Mixed-Use Zone:

- a. Service Entrances and/or Loading Areas. All service entrances, loading areas and spaces must be screened from the abutting property and view from a public street. Such screening shall consist of a minimum five (5) foot wide planting strip consisting of trees, decorative walls and/or landscaping combination that will provide a six (6) foot high barrier;
- b. Dumpsters and Trash Handling Areas. All dumpsters and trash handling areas shall be enclosed and screened from public view. These areas

shall be constructed of materials and colors compatible with those of the primary building(s). Chain link fencing (with or without slats) is not permitted;

- c. No articles, materials, trash, equipment or inoperable vehicles shall be stored or kept in the open or be visible from the street, ingress/egress easement, and/or adjacent properties. This limitation does not apply to temporary storage of materials, equipment and supplies needed for the construction of improvements on a site, provided such items are completely removed immediately upon completion of the applicable phase of construction, and;
- d. Utilities. All utilities including electric power, telephone, gas and water shall be located underground. Utilities shall be coordinated with landscape plans to ensure proper screening and landscaping around utility vaults, box transformers, etc.

6. Lighting

Site lighting should serve functional, safety and aesthetic purposes. Site and security lighting shall be designed to enhance the safety and quality of the development. Screening of lights from residential areas and glare from traffic areas shall be required. All site lighting shall be in compliance with the adopted Marana Outdoor Lighting Code.

05.12.01 CBC Campus Business Center.

A. Purpose.

It is the purpose of the CBC zone to create a centerpiece employment and business center meeting the highest standards of amenity and technology. Toward that end, there are special development criteria created for this zone which shall prevail over all other criteria established in these regulations.

B. Location. (Reserved)

C. Permitted Uses. The following uses are specifically permitted in the CBC zone.

1. Lodging facilities
2. Medical, professional and general business offices.
3. Financial institutions, including drive-through facilities.
4. Uses primarily engaged in research activities, including, but not limited to, research laboratories and facilities, developmental laboratories and facilities including compatible light manufacturing similar to the following examples:
 - a. Bio-chemical;
 - b. Chemical;
 - c. Film and photography;
 - d. Medical or dental;
 - e. Metallurgy;
 - f. Pharmaceutical;
 - g. Optical;
 - h. X-ray.
5. Manufacture, research, assembly, testing, and repair of components, devices, equipment, and systems and parts such as, but not limited to the following:
 - a. Computers
 - b. Coils, tubes, semi-conductors
 - c. Communication, navigation control, transmission and reception equipment, control equipment and system guidance equipment
 - d. Data processing systems and equipment
 - e. Metering instruments
 - f. Newspaper publishing and printing
 - g. Optical devices, equipment, and systems
 - h. Photographic equipment
 - i. Optical equipment
 - j. Scientific instruments
6. Corporate and regional headquarter facilities and offices

D. Accessory Uses. (Reserved)

E. Conditional Uses.

The following uses may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Day care facilities;
2. Churches and religious facilities;
3. Private educational facilities;
4. Medical facilities;
5. Retail services;
6. Eating and drinking establishments, including drive-through facilities;
7. Automotive service stations;
8. Warehouse and distribution in connection with a permitted use;
9. Blueprinting, Photostatting, photo engraving, printing, publishing and book binding; and
10. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

F. Temporary Uses (Reserved)

G. Prohibited Uses.

The following uses are specifically prohibited from the CBC zone:

1. Automobile sales or repair
2. Animal care, boarding and kennels
3. Manufacture and/or assembly of any of the following:
 - a. Concrete products;
 - b. Farm equipment;
 - c. Heating and ventilating equipment;
 - d. Sheet metal products;
 - e. Trailers;
 - f. Trucks;
 - g. Wool and yarn.

H. Intensity Standards

1. Minimum Parcel Size: the minimum size for all industrial parcels shall be one acre (43,560 square feet). The minimum site size for commercial or professional office uses shall be 20,000 square feet.
2. Maximum Building Coverage: the maximum building coverage for a lot shall be thirty percent (30%). Parking structures shall not be calculated as buildable area; however, said structures shall only be used for the parking of company vehicles, employee vehicles, or vehicles of persons visiting the site.

I. Site Development Standards

1. Minimum Lot Dimensions. The minimum lot dimensions shall be as follows:

- a. Site width: 100 feet
- b. Site depth: 200 feet

The Planning Administrator may vary site width and depth provisions to accommodate proper site design.

2. Building Setbacks

- a. Front Yard: 50 feet, except that an unsupported roof or sun screens may project 6 feet into the setbacks area.
- b. Side Yard: 25 feet, except that an unsupported roof and sunscreens may project 6 feet into the setback area; provided that if a single building is constructed on two or more lots, or if a site on which a single building was originally constructed is further subdivided into two or more lots in accordance with the provisions of these Standards, no side yard setback is required from interior lot lines; provided further that, in any event, there shall be a minimum of at least 25 feet of open space between all buildings on the property. In the case of a corner lot, the side street setback shall be 30 feet, except an unsupported roof or sun screen may project 6 feet into the setback area.

3. Maximum Building Height

- a. Principal building: 50 feet
- b. Accessory building: 20 feet

4. Parking and Drives

- a. In General. The intent of these provisions is to provide adequate on-site parking for all employees, visitors, and company vehicles and, thus, eliminate the need for any on-street parking. If the parking requirements of a site increase as a result of change of use or addition of employees, additional on-site or proximate off-street parking shall be provided to satisfy the intent of these provisions. Parking may be provided on a contiguous site for employees or company vehicles, provided the contiguous site is within 500 feet of the site. Where off-site parking is provided, a document shall be filed with the Planning Administrator signed by the owners of the adjacent site stipulating to the permanent reservation of the use of the site for parking, and the subsequent reduction in parking available to the adjacent site.
- b. Parking Area Location. Parking areas should be located at the sides or rear of a building whenever possible. Parking is permitted in the required front yard setback if adequate setback and landscaping provisions are made to effectively shield the parking from the street. No parking shall be permitted within 25 feet of the front lot line. Parking within the front of a building should be limited to customers, invitees, and visitors of the building occupant.
- c. Landscaping and Screening. The front, sides, and rear yard areas of every lot not used for building, parking, access drives, and pedestrian ways shall

be landscaped. Refer to Title 17, Landscape Requirements, for further requirements. (part. Ord. No. 97.07, 3/97).

- (1) Screening of parking. Front and side lot parking areas shall be landscaped and screened with an effective combination of street trees, trees, ground cover, earthen berms that are landscaped, and shrubbery so as to preclude, or effectively preclude, view of the parking areas from view from any street or public way.
- (2) Parking lot landscaping. Parking areas must be landscaped and designed to preclude the monotony of a large paved area. Toward this end, the following minimum standards apply:
 - (1) A minimum 15 foot width landscaped median running the length of the aisle shall be provided for every 3 contiguous rows of double-loaded parking spaces.
 - (2) A 10 foot minimum width landscaped island shall be spaced at a minimum of every 15 parking spaces.
 - (3) Parking aisles shall not exceed 40 cars in a row. Total parking areas shall be broken into sections not to exceed 400 cars.
 - (4) Native and /or approved vegetation is required within all medians and islands and shall be irrigated and maintained to insure viability.
 - (5) Curbs and/or wheel stops shall be placed in such a manner as to preclude damage to landscaped areas.
- (3) Parking lot landscape plans and administration.
 - (1) A separate parking lot landscape plan must be approved by the Planning Administrator prior to any construction of any building, structure or other improvement.
 - (2) Every site, including parking areas, shall be landscaped according to approved plans within 30 days of occupancy or completion of construction, whichever comes first. A performance bond shall be posted with the Planning Administrator to insure compliance with this provision.
 - (3) Natural or approved landscape material is required.
 - (4) All landscaped areas shall be maintained in a well kept condition.
 - (5) During construction and hereafter, the owner or lessee shall take all reasonable means to protect and preserve all trees and protected plants on a site, unless otherwise approved by the Planning Administrator. All protected plants must be inventoried and identified prior to any construction and noted on the landscape plans. Fencing must be installed prior to

construction around all vegetation to be preserved as required by approved plans.

d. Driveways

- (1) No driveway approach shall be permitted within 100 feet of a street intersection where an arterial or collector street is part of that intersection.
- (2) No driveway approach shall be permitted within 50 feet of the intersection of two local roads.
- (3) One curb cut is allowed for every 150 feet of street frontage.
- (4) Driveways shall be a minimum of 24 feet and a maximum of 30 feet with a minimum return radius of 30 feet.

5. Loading and Storage Areas. No loading area shall be allowed which is visible from the front lot line or from any adjacent streets. Loading areas shall be screened by an opaque wall, architecturally compatible with and extending from the building to effectively screen the loading area. The screen wall shall extend vertically a distance equal to two-thirds ($2/3$) the height of the loading door as measured from the ground to the top of the door, and shall extend at least forty-five (45) feet from the building surface on which the doors are located.

Storage areas, including areas used for dumpster or private garbage facilities, shall be screened from all streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height. Storage within said screened area may not exceed the height of the screen. Outdoor storage shall include the parking of company trucks and vehicles, with the exception of passenger vehicles. Trucks and other company vehicles may exceed the maximum storage height of eight (8) feet.

6. Utilities. All utilities shall be placed underground. Transformer or terminal equipment shall be visually screened from view from all adjacent streets and properties.

J. Architectural Standards.

1. In General. All construction within the CBC zone shall be reviewed and approved by the Planning Commission.
2. Architectural Design. Any building or structure erected on a site shall conform to the following practices:
 - a. The architectural design shall be consistent with the accepted sound design principals of the profession, compatible with surrounding development, and in harmony with the desert environment of the Town of Marana. Elements to be considered include size and shape of the buildings, materials and color selection, facade treatment, height, and site and landscape treatment.
 - b. Materials and colors must be in harmony with the natural environment. Stark white shall not be used. Buildings should be predominantly one of exterior material. An exterior materials and color board or samples must be submitted and approved by the Planning Commission.

- c. All sides and the rear of a building shall receive appropriate design considerations.
- d. All flues, vents, downspouts, electric meters, transformers and similar elements shall be painted to match the surface from which they project, or hidden by design features.
- e. All buildings must be designed by a licensed architect. Mechanical, electrical, and plumbing systems and structures must be designed and stamped by a registered engineer.
- f. Durable materials such as masonry and tilt-up concrete panels are preferred for all structures. Construction details such as change-of-plane, ribbing, fluting, texturing, banding, and/or reveals should be employed to break up large exterior wall surfaces.
- g. All roof-top equipment must be fully screened from view from any street, public way, or from any site within the area.
- h. Building designs should consider energy conservation in determining the orientation of the building on its site:
 - (1) Geometric shape of the building and the building aspect ratio (ratio of length to width).
 - (2) Thermal mass of the building.
 - (3) Exterior surface colors.
 - (4) Shading or reflection from adjacent structures, surrounding surfaces or vegetation.
 - (5) Opportunities for natural ventilation.
 - (6) Wind direction and velocity. Building envelopes should be designed for adequate thermal resistance and low air leakage. Incorporation of an alternate energy source, such as solar, is highly encouraged.
- i. No excavation shall be made except in conjunction with construction of an improvement. When such improvement is completed, all exposed excavations shall be back-filled, graded, and returned as near as possible to its natural state.
- j. Once commenced, construction shall be diligently pursued to the end. Such construction may not be left in a partly finished condition any longer than is reasonably necessary.
- k. Upon completion of construction, the architect shall be required to submit to the Planning Administrator a letter stating that the building has been completed in substantial compliance with the approved plans.

05.12.02 Light Industrial

A. Purpose

The LI zone is intended to provide for manufacturing, processing, research, science, engineering, wholesale trade and services and other commercial, institutional and certain limited retail sales and service. It is further intended that these activities shall:

1. Provide Marana residents with employment opportunities; and,
2. Provide for the manufacture and distribution of goods, materials, and services important to local as well as regional commerce and industry. The LI zone is intended to provide a high quality working environment that is safe, healthy, aesthetically pleasing, and which in no instance shall cause a detrimental effect on adjacent land uses or the community environment as a whole.

B. Location

The following criteria shall be considered in establishing and maintaining the LI zone:

1. Consistency with the Marana General Plan.
2. Availability of a sufficiently large area to permit industrial development that can accommodate substantial buffering from non-industrial uses.
3. Existence of a freeway, flood control channels, railroad tracks, and highways on the periphery of an area to provide barriers and separation from non-industrial uses.
4. Vehicular access from a freeway and arterial highways without inducing traffic on residential streets or non-arterial streets.

C. Permitted Uses

The following uses shall be permitted in the LI zone:

1. Manufacturing of:
 - a. Electronics
 - (1) Electrical and related parts
 - (2) Electrical appliances
 - (3) Electrical devices
 - (4) Motors
 - (5) Radios, televisions and phonographs
 - b. Instruments
 - (1) Electronic
 - (2) Medical and dental tools
 - (3) Precision
 - (4) Timing and measuring
 - c. Office and Related Machinery
 - (1) Audio machinery
 - (2) Computers
 - (3) Visual machinery
 - d. Pharmaceuticals
 - (1) Cosmetics
 - (2) Drugs

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- (3) Perfumes
 - (4) Soap
 - (5) Toiletries
 - e. Laboratories
 - (1) Chemical
 - (2) Dental
 - (3) Electrical
 - (4) Optical
 - (5) Mechanical
 - (6) Medical
 - f. Manufacture and maintenance of signs
 - g. Novelties and holiday paraphernalia
 - h. Rubber and metal stamps
 - i. Furniture and upholstering
 - j. Candy
 - k. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:
 - (1) Canvas
 - (2) Cellophane
 - (3) Cloth
 - (4) Cork
 - (5) Felt
 - (6) Fiber
 - (7) Fur
 - (8) Glass
 - (9) Leather
 - (10) Paper
 - (11) Precious or semi-precious stones or metals
 - (12) Plaster
 - (13) Shells
 - (14) Textiles
 - (15) Wood
 - (16) Yarns
- 2. Wholesaling and Warehousing
- 3. Services:
 - a. Banks and financial institutions
 - b. Blueprinting and photocopying
 - c. Business research office related to the administration and operation of a permitted industrial use
 - d. Day care
 - e. Newspaper publishing
 - f. Office, business and professional
 - g. Printing, lithographing, publishing
 - h. Radio and television broadcasting
 - i. Restaurants, including drive-through facilities
- 4. Processing:
 - a. Carpet and rug cleaning
 - b. Cleaning and dyeing

- c. Laundry
- 5. Movie, Television and Radio Studios
- 6. Similar Uses Permitted by Planning Administrator

The Planning Administrator may permit other uses which may be determined to be similar to those listed above, and in conformity with the intent and purpose of this zone.

- D. Accessory Uses (Reserved)
- E. Conditional Uses

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code if specific conditions are imposed to carry out the purposes of this zone:

- 1. Bottling works
- 2. Machine shops
- 3. Manufacture of:
 - a. Products made from pre-prepared materials including metal, plastic, wood, and ceramic
 - b. Food products such as bakery goods, candy, and dairy products.
- 4. Metal plating shops
- 5. Public service facilities, whether public utility or government
- 6. Veterinary kennels and hospitals
- 7. Medical marijuana dispensary, subject to the requirements found in Section 08.08.
- 8. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

- F. Temporary Uses (Reserved)

- G. Prohibited Uses

- 1. The following manufacturing uses:
 - a. Abrasives
 - b. Carbon black and lamp plant
 - c. Chemical plant
 - d. Soaps and by-products using animal fat
 - e. Fertilizers of all types
 - f. Glue and sizing manufacturing plant
 - g. Graphite manufacturing plant
 - h. Gypsum and other forms of plaster base manufacturing
 - i. Flammable Insulation manufacturing

- j. Metals extraction and smelting
 - k. Paraffin manufacturing
 - l. Petroleum and petroleum products
 - m. Tannery
 - n. Turpentine manufacturing
 - o. Wax and wax products
 - p. Other similar uses as determined by the Planning Administrator
2. The following processing uses:
- a. Animal by-products processing
 - b. Auto salvage yards
 - c. Dog and cat food processing
 - d. Fertilizers of all types
 - e. Rubber reclaiming or processing
 - f. Tar or asphalt roofing processing
 - g. Other similar uses as determined by the Planning Administrator.

H. Intensity Standards

On any parcel of land or unit of development, the following intensity standards shall apply:

- 1. Building Coverage: Not more than 50% of the parcel area
- 2. Floor Area Ratio: 0.5

I. Site Development Standards

The following standards apply in the LI zone:

- 1. Parcel Width: Minimum of 100 feet
- 2. Parcel Depth: Minimum of 200 feet
- 3. Setbacks:
 - a. Adjacent to a Residential Street: Not less than 50 feet along any street facing a residential area, which shall be landscaped; except, a low profile office structure of less than 18 feet in height may encroach into the required yard no more than 25 feet and may not cover more than 25% of the required setback area
 - b. Adjacent to a Non-Residential Arterial Street: Not less than 25 feet and at least 50% of the required setback shall be landscaped.
 - c. Adjacent to a Local Industrial Street: Not less than 15 feet and at least 50% of the required setback shall be landscaped.

- d. Adjacent to a Residential Parcel Not Separated by a Street: Not less than 30 feet or the height of the building, whichever is greater, and the entire setback shall be landscaped.
 - e. Adjacent to a Non-Residential Parcel Not Separated by a Street: Not less than 15 feet and the entire area shall be landscaped.
- 4. Building Height: Not greater than 50 feet.
- 5. Architecture: Architectural considerations shall include, but not be limited to, the following provisions:
 - a. Exterior walls shall be of concrete, glass or masonry construction.
 - b. Exterior color and materials of all buildings and block walls facing residential areas shall be harmonious with the residential development. All exterior walls must be either painted or surfaced with decorative materials.
 - c. Lighting shall be designed not only to afford safety and security, but also to enhance the general appearance of the development. Parking lot lighting fixtures are to have a height of no greater than 16 feet. Walkway lighting fixtures are to have a height of no greater than 12 feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded from streets and other properties. Shields are to be painted to match the surface to which they are attached. Security lighting are not to be a substitute for parking lot or walkway lighting fixtures and are restricted to lighting entrances, loading and storage areas, and other similar service areas.
 - d. Mechanical Equipment and Ductwork
 - (1) All roof mounted equipment and/or ductwork which projects above the roof or roof parapet shall be screened by an enclosure consistent with the architecture of the building.
 - (2) Mechanical equipment shall not be exposed on an exterior wall surface of a building.
 - (3) Cyclone blowers shall be screened by walls, fences or landscape materials and shall be located below the fascia and/or roof line of the building.
 - (4) Incinerators are prohibited.
 - (5) Gutters and downspouts are to be painted to match the surface to which attached.
 - (6) Vents, louvers, exposed flashing, tank stacks, overhead doors, and service doors are to be painted consistent with the color scheme of the building.
- 6. Storage: Outdoor storage of wares, merchandise, materials, equipment, crates, bottles, or similar items shall be screened on all sides by masonry fencing and solid gates. Outdoor storage areas shall be permitted only as an accessory use

to a main building and the total area for such storage shall not exceed 20% of the floor area of any buildings on a site.

7. Refuse Containment: All outdoor trash and refuse storage areas shall be enclosed from view on all sides by a concrete block or masonry wall and a solid gate. Trash may be contained within an enclosable metal bin if screened from public view.
8. Loading Areas: Loading areas or docks shall be located in a manner that prohibits a truck from backing to such an area from any street other than a local industrial street. No loading dock shall face an arterial street or a street adjacent to a school or residential use. All loading areas shall be screened with view-obscuring landscaping and/or decorative block walls.
9. Landscaping: A minimum of 20% of the area not occupied by buildings or structures shall be landscaped. Refer to Title 17, Landscape Requirements, for further requirements. (part. Ord. No. 97.07, 3/97).

05.12.03 HI HEAVY INDUSTRY

A. Purpose.

The purpose of the HI zone is to provide for those employment activities that often require outdoor activity and/or storage. It is also the purpose to provide employment opportunity.

B. Permitted Uses.

The following uses shall be permitted in the HI zone:

1. All uses in Sections 5.10.09, MR-1, High Intensity Residential
2. All uses in Section 5.11.04, RC, Regional Commercial
3. All uses in Section 5.12.02, LI, Light Industrial
4. MANUFACTURING
 - a. Electronics
Electrical and related parts
Electrical appliances
Electrical devices
Motors
Radio, television and phonograph
 - b. Instruments
Electronic
Medical and dental tools
Precision
Timing and measuring
 - c. Office and Related Machinery
Audio machinery
Computers - electrical
Computers - manual
Visual machinery
 - d. Pharmaceuticals
Cosmetics
Drugs
Perfumes
Soap
Toiletries
 - e. Laboratories
Chemical
Dental
Electrical
Optical
Mechanical
Medical
 - f. Manufacture and maintenance of electrical and neon signs
Novelties and holiday paraphernalia
Rubber and metal stamps
Furniture upholstery
Candy

- g. Manufacturing, compounding, assembly or treatment of article or merchandise from the following previously prepared materials:

- Canvas
- Cellophane
- Cloth
- Cork
- Felt
- Fiber
- Fur
- Glass
- Leather
- Paper (no milling)
- Precious or semi-precious stones or metals
- Plaster
- Shells
- Textiles
- Tobacco
- Wood
- Yarns
- Fabrication of projects made from finished rubber.

5. WHOLESALE AND WAREHOUSING

6. SERVICES

- Banks and financial institutions
- Blueprinting and photocopying
- Business and research office related to the administration and operation of the permitted industrial uses
- Newspaper publishing
- Office, business and professional
- Printing, lithographing, publishing
- Radio and television broadcasting
- Restaurants, excluding drive-through facilities

7. PROCESSING

- Carpet and rug cleaning
- Cleaning and dyeing
- Laundry

8. MOVIE, TELEVISION AND RADIO STUDIOS

9. SIMILAR USES PERMITTED BY PLANNING ADMINISTRATOR

The Planning Administrator may permit any other uses which may be determined to be similar to those listed above, in conformity with the intent and purpose of this zone.

C. Accessory Uses Reserved.

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code:

1. Any other use which may be similar to those listed above, in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety, welfare or to other uses permitted in this zone.
2. Medical marijuana dispensary, subject to the requirements found in Section 08.08.
3. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Uses Prohibited.

The following uses are expressly prohibited in HI:

1. Junk or salvage yard.
2. Manufacture or storage of explosives.
3. Other comparable uses determined and found to be incompatible, harmful, undesirable, or a use which would negatively affect the environment of Marana.

F. Temporary Uses (Reserved)

G. Site Intensity Standards

1. Minimum Site Size: 1 acre.
2. Maximum Building Coverage: 50% of the site.
3. Maximum Floor-Area Ratio: 0.50.
4. Minimum Parcel or Pad Size: None.

H. Site Development Standards

The following standards shall apply to property in the HI zone:

1. Parcel Width: None.
2. Parcel Depth: None.
3. Setbacks: The following setback areas shall be provided:
 - a. Adjacent to a Residential Street. Buildings shall be located at least 50 feet from the property line along any street facing a residential area and 50% of the setback area shall be landscaped with the exception that low profile office structures of less than 16 feet in height may encroach into the required yard no more than 35 feet and may cover not more than 40% of the required setback area.
 - b. Adjacent to a Local Industrial Street. Along any local industrial street, buildings shall be located at least 10 feet from the property line. 50% of the required setback area shall be landscaped.

- c. Adjacent to a Residential Parcel. Along any property line adjacent to a residential area and not separated by a street, the building setback shall be 30 feet or a distance equal to the height of the building, which ever is greater.
 - d. Adjacent to a Commercial Parcel. Along any property line adjacent to a commercial area and not separated by a street, there shall be a setback of at least 20 feet.
 - e. Adjacent to an Industrial Parcel. Along property lines that separate industrial uses there shall be a minimum setback of 10 feet. Buildings may be constructed on a property line adjacent to an industrial site, provided that the plan for development is agreed to by the owners involved, said agreement to be approved by the Planning Administrator, and recorded as a covenant among the property owners and the Town of Marana.
 - f. Adjacent to Flood Control Channel and Vacant Easements in excess of 50 feet wide. Along property lines adjacent to freeways, flood control channels and easements in excess of 50 feet in width, there shall be a minimum setback of 10 feet.
4. Building Height: Building height shall be no greater than 55 feet, with the exception that business and research offices and scientific laboratories needing additional office space may be permitted additional building height if the Planning Administrator deems that the proposed development enhances existing and planned development in the area. In no instance shall a building or structure exceed a height equal to the least horizontal distance between the building or structure and a property line adjacent to a residential area.
5. Lighting: Lighting shall be designed not only to afford safety and security, but shall serve to enhance the general appearance of the proposed development. Parking lot lighting fixtures are to have a height no greater than 25 feet. Walkway lighting fixtures are to have a height no greater than 16 feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded from streets and other properties. The shields shall be painted to match the surface to which attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting of entrances, loading and storage areas, and similar service area.
6. Mechanical Equipment and Ductwork.
- a. All roof mounted mechanical equipment and/or ductwork, which projects above the roof or roof parapet shall be screened by an enclosure which is consistent with the architecture of the building. Screening shall be provided by increasing the height of the parapet unless the building's roof is visible from an elevated street or highway, then a decorative screen higher than the roof equipment shall be provided. The screens shall be designed so that it conforms and is compatible with the overall architecture and design of the exterior of the building.
 - b. Mechanical equipment shall not be exposed on an exterior wall surface of a building.

- c. Cyclone blowers shall be screened by walls, fences or landscape materials and shall be located below the fascia and/or roof line of the building. Further, they shall not be located on the front of a building and shall be painted to match the surface to which attached.
 - d. Incinerators are prohibited.
 - e. Gutters and downspouts are to be painted to match the surface to which attached unless used as a major design element, in which case the color is to be consistent with the color scheme of the building.
 - f. Vents, louvers, exposed flashing, tanks stacks, overhead doors, and service doors are to be painted consistent with the color scheme of the building.
 - 7. Storage: The outdoor storage of wares, merchandise, materials, equipment, crates, bottles, or similar items shall be screened on all sides by solid fencing and solid gates.
 - 8. Refuse Containment: All outdoor trash and refuse storage areas located within public view shall be enclosed from view on all sides not adjacent to a building by a solid wall or fence and solid wood gate at least 6 feet high.
 - 9. Loading and Unloading: Loading areas or docks shall be located in a manner that prohibits a truck from backing to any street other than a local industrial street. All loading areas and loading activities shall be screened from an arterial street, school, or residential area with view-obscuring landscaping and/or decorative block walls. In addition, all loading areas or docks shall be located to minimize the interaction between these areas.
 - 10. Landscaping: A minimum of 10% of the area not occupied by buildings or structures shall be landscaped. Landscaped areas located between a parking area or driveway and a street right-of-way shall include earth mounding. Refer to Title 17, Landscape Requirements, for further requirements. (part. Ord. No. 97.07, 3/97).
- I. Environmental Performance Standards. (Reserved)

CHAPTER 17-4. ZONING

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17-4-1 Zone districts and zoning groups established

- A. The zones and zoning groups listed in [table 1 \(zone districts and zoning groups summary\)](#) are established by this section.
- B. Zoning districts that are not listed in [table 1](#) remain adopted and applicable to geographic areas bearing that zoning designation, and can be found in the separately published Marana land development code.
- C. [Table 1](#) also shows the consolidation of certain residential zoning districts into zoning groups as of the effective date of this chapter. These zoning groups combine zones that allow the same uses in the [use matrix](#) table ([table 2](#)) and the [conditions per use](#) table ([table 3](#)). In some cases, a zoning group label is used for ease of reference in table headings and cross-references (for example, “ER” in place of “R-36” and “GR” in place of “R-3.5”).

The separately published Marana land development code may be found on the Town's website [here](#).

- D. Official zone map. The location and boundaries of each of the zones are shown on the official zone map of the town, and the map is a part of this code. Whenever amendments or changes are made in zone boundaries, the amendments or changes must be made by ordinance and recorded on the official zone map. The official zone map data layer maintained by and located in the office of the technology services department is the final authority in determining current zoning status.
- E. Zone districts and zoning groups summary table. The following table shows the town's zone districts and zoning groups.

Table 1. Zone districts and zoning groups summary

Agricultural zone	
AG	Agricultural
Ranchette residential zoning group (RA)	
RD-180	RD-180 rural development
R-144	R-144 residential
R-80	R-80 residential
Estate residential zoning group (ER)	
R-36	R-36 residential
Neighborhood residential zoning group (NR)	
R-16	R-16 residential
R-10	R-10 residential
R-8	R-8 residential
R-7	R-7 residential
R-6	R-6 residential
Garden residential zoning group (GR)	
R-3.5	R-3.5 residential
Multi-family residential zoning group (MR)	
MR-1	Multi-family residential (medium density)
MR-2	Multi-family residential (high density)
Commercial zones	
RR	Resort and recreation
NC	Neighborhood commercial
VC	Village commercial
Industrial zones	
LI	Light industrial
HI	Heavy industry
Mixed-use zones	
DMO	Downtown Marana overlay
DT	Downtown
DN	Downtown neighborhood
BU	Blended-use
Specific plan zone	
SP	Specific plan

17-4-2 Use matrix

- A. [Table 2 \(use matrix\)](#) identifies the permissiveness of uses in all residential zoning groups and zoning districts other than the mixed-use districts and the SP zone. (Uses for the mixed-use districts and the SP zone are set forth in the [mixed-use zoning district use matrix](#) found at [table 4](#).)
- B. The notations in [table 2](#) have the following meanings:
1. "P" means the use is permitted subject to design standards.
 2. "A" means the use is permitted as an accessory use located on the same lot with a permitted use.
 3. "C" means the use is allowed upon approval of a conditional use permit (see section [Table 3](#)).
 4. "U" means the use is allowed upon meeting the conditions set forth in [table 3 below](#).
 5. "T" means the use is allowed upon approval of a temporary use permit (see section [17-3-3](#)).
 6. "X" means the use is prohibited.
- C. Uses not mentioned.
1. General presumption. Uses not listed shall be presumed to be prohibited, unless the planning director determines that the use is materially similar to a listed use.
 2. Planning director determination. If a use is not listed in [table 2](#) and is not otherwise prohibited by law, the planning director shall determine whether the use is materially similar to a use listed in [table 2](#), using as a guide the most recently published north American industry classification system (NAICS) as established by the United States census bureau.
 3. Materially similar uses.
 - a. If the planning director finds that the use is materially similar, the regulations governing that use shall apply to the use not listed and the planning director's decision shall be filed in the office of the town clerk, with copies provided to the council and manager.
 - b. Interpretations may be ratified or modified by legislative action of the town council upon recommendation by the planning commission.
 4. Not materially similar uses. If the planning director determines that a materially similar use does not exist, the planning director may consider submitting an amendment to this section to establish a specific listing for the use in question by legislative action of the town council upon recommendation by the planning commission.

Table 2. Use matrix

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Residential											
Single-family detached	P	P	P	P	P	C	C	X	X	X	X
Duplex	X	X	C	C	P	P	X	U	X	X	X
Townhouse	X	X	X	X	P	P	P	U	P	X	X
Multi-family	X	X	X	X	X	P	P	P	P	X	X
Manufactured home	P	U	U	U	U	X	X	U	X	X	X
Modular home	P	P	U	U	U	X	X	U	X	X	X
Accessory structure	A	A	A	A	A	A	A	A	A	A	A
Assisted living home	P	P	P	C	C	C	C	C	C	X	X
Adult foster care home	P	P	P	C	C	C	C	C	C	X	X
Caretaker quarters	A	A	A	X	X	A	A	A	A	A	A
Carport	A	A	A	X	X	A	A	A	A	A	A
Child care home	U	U	U	U	U	U	U	X	X	X	X
Community recreation	P	P	P	P	P	P	P	P	P	X	X
Enclosed storage	A	A	A	A	A	A	A	A	A	A	A
Fences or walls	A	A	A	A	A	A	A	A	A	A	A
Foster home	P	P	P	P	P	C	C	C	C	X	X
Garage	A	A	A	A	A	A	A	A	A	A	A
Guest quarters	A	A	A	U	U	U	X	X	X	X	X
Home occupation	U	U	U	U	U	U	U	U	U	X	X
Model home	A	A	A	A	A	A	A	A	A	X	X
Real estate sales office	T	T	T	T	T	T	T	T	T	X	X
RV park	X	X	X	X	X	C	X	C	C	C	X
Single-family dwelling in temporary structure	T	T	T	T	T	T	T	T	T	T	T
Sports court	A	A	A	A	A	A	A	A	A	A	A
Swimming pool or spa	A	A	A	A	A	A	A	A	A	A	A
Transitional housing	C	C	C	C	C	C	C	C	C	X	X
Agricultural											
Apiary	U	U	U	X	X	X	X	X	X	X	X
Aviary	U	U	U	X	X	X	X	X	X	U	U
Chickens	U	U	U	U	X	X	X	X	X	X	X
Community garden	P	P	P	P	P	P	P	P	P	P	P
Composting facility	A	X	X	X	X	X	A	X	X	X	X
Corral or barn	P	A	A	X	X	X	A	X	C	X	X
Dairy farm or feedlot	C	X	X	X	X	X	X	X	X	X	X
Farming	P	A	X	X	X	X	X	X	X	X	X
Roosters and other fowl, ratites, or rodents	U	U	X	X	X	X	X	X	X	X	X
Greenhouse	P	A	A	A	A	A	A	P	P	P	P
Household pets	P	P	P	P	P	P	P	P	P	P	P
Livestock auction yard	C	X	X	X	X	X	X	X	X	X	X
Livestock, large or small	U	U	X	X	X	X	U	X	X	X	X
Medical marijuana dispensary offsite cultivation location	X	X	X	X	X	X	X	X	X	X	X
Nursery	P	C	X	X	X	X	X	P	P	P	P
Riding arena (unlighted)	P	A	A	X	X	X	A	C	P	P	P

Table 2. Use matrix

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Rodeo grounds	C	C	C	X	X	X	A	X	X	C	C
Stable, private (unlighted)	P	A	A	X	X	X	A	X	X	X	X
Stable, public	P	C	X	X	X	X	C	C	P	P	P
Swine	U	C	X	X	X	X	X	X	X	X	X
Lodging											
Bed and breakfast	P	C	C	C	X	X	P	C	X	X	X
Campground	C	X	X	X	X	X	C	X	X	X	X
Hotel	X	X	X	X	X	X	P	C	P	P	P
Resort	C	C	X	X	X	X	P	X	P	C	X
RV park	X	X	X	X	X	X	C	C	P	X	X
Vacation rental	P	P	P	P	P	P	P	P	P	X	X
Entertainment											
Amusement, indoor	X	X	X	X	X	X	A	U	P	P	P
Amusement, outdoor	C	X	X	X	X	X	A	U	P	P	P
Golf course	P	P	P	P	P	P	A	X	X	X	X
Sexually oriented business	X	X	X	X	X	X	X	X	U	U	U
Special event venue	C	X	X	X	X	X	A	X	C	P	P
Temporary community event	T	T	T	T	T	T	T	T	T	T	T
Zoo; petting zoo	C	X	X	X	X	X	C	X	X	X	X
Service											
Adult day health care facility	X	X	X	X	X	X	A	P	P	P	P
Assisted living center	X	X	X	X	X	X	P	P	P	P	P
Automobile paint and body shop	X	X	X	X	X	X	X	X	X	P	P
Automobile service facility	C	X	X	X	X	X	X	C	P	P	P
Automobile fuel station	X	X	X	X	X	X	A	P	P	P	P
Bar	X	X	X	X	X	X	A	P	P	P	P
Car wash	X	X	X	X	X	X	X	C	P	P	P
Child care facility	C	C	C	C	X	X	A	P	P	C	C
Commercial vehicle service facility	A	X	X	X	X	X	X	X	X	P	P
Donation bin	X	X	X	X	X	X	X	T	T	T	T
Financial institution	X	X	X	X	X	X	X	P	P	P	P
Fitness center	X	X	X	X	X	X	A	U	P	P	P
Helistop	X	X	X	X	X	X	C	X	A	P	P
Laundry or dry cleaner	X	X	X	X	X	X	X	U	U	P	P
Kennel	C	X	X	X	X	X	X	X	U	U	U
Medical clinics	X	X	X	X	X	X	A	P	P	P	P
Parking lot	A	A	A	A	A	A	A	P	P	P	P
Personal service	X	X	X	X	X	X	A	P	P	P	P
Public horse track	C	X	X	X	X	X	X	X	X	X	X
Restaurant	C	X	X	X	X	X	A	P	P	P	P
Veterinary clinic	C	X	X	X	X	X	X	P	P	P	P
Office											
Office	A	X	X	X	X	A	A	P	P	P	P
Television, radio, or film studio	X	X	X	X	X	X	C	U	U	P	P

Table 2. Use matrix

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Retail											
Agricultural, industrial, or commercial vehicle sales or lease	C	X	X	X	X	X	X	X	X	P	P
Auto sales	X	X	X	X	X	X	X	X	P	P	P
Farmers market	P	X	X	X	X	X	X	P	P	P	P
Medical marijuana dispensary	X	X	X	X	X	X	X	X	C	C	C
Package liquor store	X	X	X	X	X	X	X	P	P	P	P
Retail establishment, under 30,000 sq. ft., no open storage	X	X	X	X	X	X	A	P	P	P	P
Retail establishment, 30,000 sq. ft. and larger, no open storage	X	X	X	X	X	X	X	X	P	P	P
Retail establishment with open storage	X	X	X	X	X	X	X	X	C	P	P
Temporary retail	T	X	X	X	X	T	T	T	T	T	T
Open space											
Public park or playground	P	P	P	P	P	P	P	P	P	P	P
Institutional											
Cemetery or mausoleum without crematory	P	C	X	X	X	X	X	C	P	P	P
Cemetery or mausoleum with crematory	C	X	X	X	X	X	X	X	C	C	P
Hospital	X	X	X	X	X	X	X	C	C	C	C
Indoor assembly	C	X	X	X	X	X	A	U	P	P	P
Long-term care facility	X	X	X	X	X	X	C	P	P	P	P
Place of worship	P	P	P	P	P	P	P	P	P	P	P
Private school	C	C	C	C	C	C	A	P	P	P	P
Utilities											
Power plant	C	C	X	X	X	X	X	X	X	C	C
Utility facility	C	C	C	C	C	C	C	P	P	P	P
Wireless communication facility	U	U	U	U	U	U	U	U	U	U	U
Industrial											
Batching plant	C	X	X	X	X	X	X	X	X	X	C
Construction equipment sales, service, storage or distribution	X	X	X	X	X	X	X	X	X	C	P
Contractor's yard	X	X	X	X	X	X	X	X	X	P	P
Dog and cat food processing	X	X	X	X	X	X	X	X	X	X	X
Explosive materials manufacturing or storage	X	X	X	X	X	X	X	X	X	X	C
Fertilizer plant	X	X	X	X	X	X	X	X	X	X	X
Food processing facility	C	X	X	X	X	X	X	C	C	C	P
Foundry	X	X	X	X	X	X	X	X	X	X	C
Heavy manufacturing	X	X	X	X	X	X	X	X	X	C	C
Junkyard	X	X	X	X	X	X	X	X	X	X	C
Laboratory	X	X	X	X	X	X	X	A	C	P	P
Light manufacturing	X	X	X	X	X	X	X	X	X	P	P
Mineral extraction or borrow pit	C	X	X	X	X	X	X	X	X	X	C
Mini storage	X	X	X	X	X	X	X	X	C	P	P
Rendering plant	X	X	X	X	X	X	X	X	X	X	X
Rubber reclaiming or processing	X	X	X	X	X	X	X	X	X	X	X

Table 2. Use matrix

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Slaughterhouse	X	X	X	X	X	X	X	X	X	X	X
Tar or asphalt roofing processing	X	X	X	X	X	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	P	P

17-4-3 Use conditions matrix

The following table lists the conditions that apply to uses marked with a “U” in Table 2 (Use matrix). Where a zoning group is listed in the “zone(s)” column, the conditions apply to all zoning districts in that zoning group.

Table 3. Conditions per use

USE	ZONE(S)	CONDITION(S)
Residential		
Duplex	NC	Density shall be no less than eight residences per acre
Townhouse	NC	Density shall be no less than eight residences per acre
Manufactured home	RA ER NR GR NC	Shall be skirted on both sides and ends unless placed at ground level
Modular home	ER NR GR NC	Architectural similarity and compatibility for the purpose of blending into the existing neighborhood
Child care home	AG RA ER NR GR MR RR	Must be conducted in a single-family dwelling by a full time occupant of the dwelling During operating hours, the entire property may be devoted to the use An opaque five-foot fence or wall shall screen outdoor activity and equipment areas from any adjacent residential use
	AG RA ER NR GR	Shall not employ more than one nonresident of the premises All parking shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping Shall maintain the required residential off-street parking Any new structure or proposed changes to an existing single-family dwelling used as a child care home must be consistent with the residential character of the single-family dwelling as it appeared before operation of the child care home
Guest quarters	GR MR	Must be located within the principal residence
	NR	Must be located within the principal residence on lots smaller than 16,000 square feet
Home occupation	AG RA ER NR GR MR RR NC VC	Must be conducted by a full time occupant of the dwelling Shall not exceed 25% of the gross floor area of a dwelling Shall not employ more than one nonresident of the premises Exterior public display of stock-in-trade, external evidence of the home occupation, and outdoor storage of equipment or material associated with the home occupation are prohibited

Table 3. Conditions per use

USE	ZONE(S)	CONDITION(S)
		<p>All parking shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping</p> <p>Shall maintain the required residential off-street parking</p> <p>Shall not create more parking demand or vehicular or pedestrian traffic than a typical residential use</p> <p>No more than one vehicle shall be used in conjunction with the home occupation</p> <p>Shall not cause any sustained, unpleasant, or unusual noises or vibrations; noxious fumes or odors; or other nuisances in the immediate neighborhood</p> <p>Shall serve no more than five clients per day and two at any time</p> <p>Any new structure or proposed changes to an existing structure used in conjunction with the home occupation must be consistent with the residential character of the dwelling</p> <p>Prohibited home occupations include auto repair and service; veterinarian service, kennels, and pet grooming; commercial food preparation; mortuary or embalming service; tattoo parlor; welding service; and any commercial use not customarily incidental to a residential use</p> <p>Does not include specific uses regulated by other provisions of this title</p>
Agricultural		
General	All	<p>Lot area and fenced area for one type of animal shall not also be counted for any other type of animal</p> <p>Minimum fenced area is included in minimum lot area</p>
Apiary	AG RA ER	<p>Colonies shall be maintained in movable-frame hives</p> <p>Hives shall be erected using a hive stand which separates the hive's bottom boards from directly contacting the ground</p> <p>Colonies shall be maintained to reasonably prevent undue swarming or aggressive behavior</p> <p>Four colonies shall be permitted for every 10,000 square feet of parcel area</p> <p>Shall be set back a minimum of 100 feet from any adjacent residential property line and a minimum of 60 feet from all other property lines</p>
Aviary	AG RA ER LI HI	<p>No more than 40 birds permitted on any property within a residential district or adjacent to a residential district</p> <p>Must be set back a minimum of 60 feet from any property line and 20 feet from any residential structure or aviary</p> <p>Length or width shall not exceed 50 linear feet except in the RU zone</p> <p>Shall not exceed the maximum building height of the applicable zoning district</p> <p>Shall not exceed 2,000 square feet</p>

Table 3. Conditions per use

USE	ZONE(S)	CONDITION(S)
Chickens; roosters; other fowl	AG RA	No more than 40 animals per acre Structures shall be set back a minimum of 60 feet from any property whose zoning does not allow roosters or other fowl, and a minimum of 30 feet from any property line
Chickens	ER NR	One chicken permitted for every 1,000 square feet of lot area Chickens and associated structures prohibited in the area extending the full width of the lot between the main building and the front street lot line Structures six feet or less in height and 16 square feet or less in area are not required to be set back from the side or rear property line, but must be behind the main building Structures more than six feet in height or larger than 16 square feet in area are subject to accessory building setback requirements All structures must be at least 20 feet from any offsite dwelling unit A setback is not required from property lines abutting alleys, rights-of-way, access easements, or nonresidential uses, or with the consent of the adjacent property owner The maximum permitted height of a structure is 12 feet
Livestock, large or small	AG RA RR	Animals shall be confined within a stock-tight fence or corral Animal structures shall be set back a minimum of 60 feet from all property lines Corrals shall be set back a minimum of 30 feet from the front property line
Livestock, large	AG RA RR	One animal shall be permitted for every 10,000 square feet of lot area A minimum of 400 square feet of fenced area shall be provided for each animal
Livestock, small	AG RA RR	One animal shall be permitted for every 5,000 square feet of lot area A minimum of 200 square feet of fenced area shall be provided for each animal
Ratites	AG RA	One permitted for every 10,000 square feet of lot area Animals shall be confined within minimum six-foot-high stock-tight fenced corrals Structures shall be set back a minimum of 60 feet from any property line Corrals shall be set back a minimum of 30 feet from any property line
Rodents	AG RA	A maximum of 40 animals permitted per acre Structures shall be set back a minimum of 60 feet from any property line
Swine	AG	Minimum lot size shall be one acre One swine per acre shall be permitted for a parcel smaller than five acres

Table 3. Conditions per use

USE	ZONE(S)	CONDITION(S)
		<p>The minimum setback for a swine related structure and or pen on a lot less than five acres shall be 100 feet from any property line</p> <p>On a parcel five acres or greater, all swine related structures and or pens shall be located on the half of the property opposite of the highest classified street adjacent to the subject property</p> <p>The minimum required setback for any pen or structure on a lot containing five or more swine shall be 300 feet from any property line</p>
Entertainment		
Amusement, indoor	NC	Shall not exceed 30,000 sq. ft.
Sexually oriented business	VC LI HI	Shall meet all of the setbacks and other requirements set forth in A.R.S. § 13-1422 as it may be amended from time to time
Service		
Fitness center	NC	Shall not exceed 10,000 sq. ft.
Laundry or dry cleaner	NC	Shall not exceed 10,000 sq. ft.
Laundry or dry cleaner	VC	Shall not exceed 30,000 sq. ft.
Kennel	VC LI	Boarding allowed only in fully enclosed building Not permitted within 1,000 feet of any existing residence
Kennel	HI	Not permitted within 1,000 feet of any existing residence
Office		
Television, radio, or film studio	NC VC	Shall not exceed 10,000 sq. ft. except upon issuance of a conditional use permit
Institutional		
Indoor assembly	NC	Shall not exceed 30,000 sq. ft.
Utilities		
Wireless communication facility	All	See chapter 17-18

17-4-4 Lot standards

- A. Lot widths and depths. In R-80, R-36, R-16, R-10, R-8, R-7, R-6, and R-3.5 zones, each lot must have a width-to-depth ratio of between 3.0 and 0.33. Therefore, the average depth of the lot must be at least one-third its average width, and the average width of the lot must be at least one-third its average depth.
- B. Utilities. All utilities must be undergrounded.

17-4-5 Agricultural (AG)

- A. Properties in the agricultural (AG) zoning district are regulated based on their primary use as set forth in the use matrix set forth in section [17-4-2](#).

B. Purpose. The purpose of the AG zone is to accommodate agricultural, rural, and open space uses and related activities. This zone will minimize adverse impacts on rural and agricultural lands from development of incompatible land uses and urban encroachment.

C. Development standards:

Lot area (minimum)	5 acres
	3.3 acres per dwelling unit
Setbacks (minimum)	Front – 40 ft.
	Side – 40 ft.
	Rear – 60 ft.
Building height (maximum)	30 ft.
	Accessory building, not for agricultural use – 30 ft.
	Accessory buildings, for agricultural use – 50 ft.
Lot coverage (maximum)	40% of the total lot area

17-4-6 Residential zoning districts

The residential zoning districts are the RD-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-3.5, and MR zones. Properties in residential zoning districts are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2. Only one primary use is permitted in residential zoning districts.

17-4-7 RD-180 rural development (RD-180)

A. Purpose. This residential zone consists primarily of large lot residential development and subdivisions.

B. Development standards:

Lot area (minimum)	180,000 sq. ft.
Setbacks (minimum)	Front – 40 ft.
	Side – 30 ft.
	Rear – 50 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	40% of the total lot area

17-4-8 R-144 residential (R-144)

A. Purpose. This residential zone consists primarily of low density residential uses.

B. Development standards:

Lot area (minimum)	144,000 sq. ft.
Setbacks (minimum)	Front – 40 ft.
	Side – 30 ft.
	Rear – 40 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	40% of the total lot area

17-4-9 R-80 residential (R-80)

A. Purpose. This residential zone consists primarily of low density residential uses.

B. Development standards:

Lot area (minimum)	80,000 sq. ft.
Setbacks (minimum)	Front – 30 ft.
	Side – 30 ft.
	Rear – 40 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	40% of the total lot area

17-4-10 R-36 Residential (R-36)

A. Purpose. This residential zone consists primarily of low density residential uses.

B. Development standards:

Lot area (minimum)	36,000 sq. ft.
Setbacks (minimum)	Front – 30 ft.
	Street side – 20 ft.
	Side – 15 ft.
	Rear – 30 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	40% of the total lot area

17-4-11 R-16 residential (R-16)

A. Purpose. This residential zone consists primarily of single-family homes, with one dwelling and customary accessory building on an individual lot.

B. Development standards, subject to section 17-7-8 ([setback, lot coverage, and building height modifications](#)):

Lot area (minimum)	16,000 sq. ft.
Setbacks (minimum)	Front – 20 ft.
	Front-loading garage – 25 ft.
	Street side – 15 ft.
	Side – 10 ft.
	Rear – 20 ft.
	Rear – attached or detached patio structure open on at least three sides – 5 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	50% of the total lot area

C. Design standards. Refer to [chapter 17-7 \(residential design standards\)](#).

17-4-12 R-10 residential (R-10)

- A. Purpose. This residential zone consists primarily of single-family homes, with one dwelling and customary accessory building on an individual lot.
- B. Development standards, subject to section [17-7-8 \(setback, lot coverage, and building height modifications\)](#):

Lot area (minimum)	10,000 sq. ft.
Setbacks (minimum)	Front – 16 ft.
	Front-loading garage – 20 ft.
	Street side – 10 ft.
	Side – 5 ft.
	Rear – 15 ft.
	Rear – attached or detached patio structure open on at least three sides – 5 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	50% of the total lot area

- C. Design standards. Refer to [chapter 17-7 \(residential design standards\)](#).

17-4-13 R-8 residential (R-8)

- A. Purpose. This residential zone consists primarily of single-family homes, with one dwelling and customary accessory building on an individual lot.
- B. Development standards, subject to section [17-7-8 \(setback, lot coverage, and building height modifications\)](#):

Lot area (minimum)	8,000 sq. ft.
Setbacks (minimum)	Front – 16 ft.
	Front-loading garage – 20 ft.
	Street side – 10 ft.
	Side – 5 ft.
	Rear – 15 ft.
	Rear – attached or detached patio structure open on at least three sides – 5 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	50% of the total lot area

- C. Design standards. Refer to [chapter 17-7 \(residential design standards\)](#).

17-4-14 R-7 residential (R-7)

- A. Purpose. This residential zone consists primarily of single-family homes, with one dwelling and customary accessory building on an individual lot.

- B. Development standards, subject to section 17-7-8 (setback, lot coverage, and building height modifications):

Lot area (minimum)	7,000 sq. ft.
Setbacks (minimum)	Front – 16 ft.
	Front-loading garage – 20 ft.
	Street side – 10 ft.
	Side – 5 ft.
	Rear – 15 ft.
	Rear – attached or detached patio structure open on at least three sides – 5 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	50% of the total lot area

- C. Design standards. Refer to chapter 17-7 (residential design standards).

17-4-15 R-6 residential (R-6)

- A. Purpose. This residential zone consists primarily of single-family homes, with one dwelling and customary accessory building on an individual lot.
- B. Development standards, subject to section 17-7-8 (setback, lot coverage, and building height modifications):

Lot area (minimum)	6,000 sq. ft.
Setbacks (minimum)	Front – 16 ft.
	Front-loading garage – 20 ft.
	Street side – 10 ft.
	Side – 5 ft.
	Rear – 15 ft.
	Rear – attached or detached patio structure open on at least three sides – 5 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	55% of the total lot area

- C. Design standards. Refer to chapter 17-7 (residential design standards).

17-4-16 R-3.5 residential (R-3.5)

- A. Purpose. This residential zone consists primarily of medium-high density neighborhoods with single-family attached and detached homes.

B. Development standards:

Lot area (minimum)	3,500 sq. ft.
Setbacks (minimum)	Front – 10 ft.
	Front-loading garage – 20 ft.
	Street side – 10 ft.
	Side – per building code
	Rear – 10 ft.
	Rear – attached or detached patio structure open on at least three sides – 5 ft.
Building height (maximum)	30 ft.
Lot coverage (maximum)	75% of the total lot area

C. Design standards. Refer to [chapter 17-7 \(residential design standards\)](#).**17-4-17 Multi-family residential (MR) zoning group**

A. Description. The MR zoning group consists of the MR-1 and MR-2 zones.

B. Density. Undevelopable areas such as washes and slopes over 15% shall be excluded when calculating density in the MR zoning group net developable area.

C. Design standards. The following design standards apply in the MR zoning group.

1. All pertinent requirements of [chapter 17-8 \(multi-family, commercial, and industrial design standards\)](#).
2. Privacy walls are not permitted between MR zones and open space. See-through security fencing is permitted.

17-4-18 Multi-family residential (medium density) (MR-1)

The following development standards apply in the MR-1 zone:

Density (maximum)	14 units per acre
Site setbacks (minimum)	Front – 20 ft.
	Side – 20 ft.
	Rear – 20 ft.
Building height (maximum)	35 ft.
Lot coverage (maximum)	55% of the total lot area

Recreational or active common area (minimum)	15% of site excluding parking, circulation, and drainage areas
Private patio, balcony, or combination (minimum)	75 sq. ft. per unit

17-4-19 Multi-family residential (high density) (MR-2)

The following development standards apply in the MR-2 zone:

Density (minimum)	14 units per acre
Site setbacks (minimum)	Front – 20 ft.
	Side – 20 ft.
	Rear – 20 ft.
Building height (maximum)	50 ft.
Lot coverage (maximum)	70% of the total lot area
Recreational or active common area (minimum)	20% of site excluding parking, circulation, and drainage areas

17-4-20 Commercial zoning districts

A. General. The commercial zoning districts are the RR, NC, and VC zones.

1. Properties are regulated based on their primary use as set forth in the use matrix set forth in section [17-4-2](#).
2. A single parcel may have multiple permitted uses.

B. Access and traffic control:

1. Uses in RR and NC zones must access arterial or collector streets.
2. Uses in VC zone must access arterial streets.
3. Site access driveways must meet the following requirements:
 - a. Access driveways in VC zone must have a median to provide separation from incoming and outgoing traffic.
 - b. The number of access driveways to any one street must be minimized.
 - c. The location and separation requirements applicable to access driveways shall be based on the speed and type of the adjacent roadway.
 - d. The number and location of access driveways must be approved by the town engineer.
4. Off-street loading:
 - a. Stores must have a rear or side entrance that is accessible to a loading area and service driveway.
 - b. Service driveways must be a minimum of 20 feet in width and are in addition to the driveways or circulation system used by the vehicles of shoppers and/or fire lanes.

- c. The arrangement of truck loading and unloading facilities for each store may not block or extend into any fire lane or any other private or public driveway or street used for vehicular circulation.
 - d. Loading and delivery zones must be clearly marked. Joint-use loading and delivery shopping spaces may be permitted as a part of the approval of a complex.
- C. Storage: Open storage of equipment and materials is prohibited. Open storage of stock-in-trade is permitted.
- D. Landscaping: At least 10% of the area not covered by buildings must be landscaped in NC and VC.
- E. Design standards. See [chapter 17-8 \(multi-family, commercial, and industrial design standards\)](#).

17-4-21 Resort and recreation zone (RR)

- A. Purpose and intent. The resort and recreation zone provides for the development and operation of temporary lodging, recreation opportunities and associated specialized guest facilities while protecting adjacent land uses from inappropriate and adverse impacts.
- B. Development standards.

Site area (minimum)	10 acres
Floor area ratio (maximum)	0.25
Density	4.36 units per acre
Site setbacks (minimum)	Arterial or major collector – 40 ft.
	Minor collector or local – 25 ft.
	Side – 25 ft.
	Rear – 25 ft.
Building height (maximum)	50 ft.
	Accessory buildings – 40 ft.
	50% height increase may be approved with a conditional use permit (see section 17-3-2, conditional use permits)
	Height must match adjacent parcel permitted height within 75 ft. of site property line
Lot coverage (maximum)	40% of the total lot area
Landscape area requirements (minimum; site)	25 ft. front, street side, and abutting residential zones
	Street frontages require trees planted at no more than 20 ft. on center with 25% in a 24-inch box or greater

Landscaping must cover at least 15% of the site
 Landscaping and trees must cover at least 15% of, and be evenly distributed throughout, parking areas
 Must provide one tree for every six parking stalls

17-4-22 Neighborhood commercial (NC)

A. Purpose. The neighborhood commercial (NC) zone accommodates businesses serving neighborhood residential needs including retail sales and professional services and ensures compatibility with adjacent residential uses.

B. Development standards.

Site area	1 acre min., 20-acre max.
Floor area ratio (maximum)	0.5
Density	10 dwelling units per acre
Site setbacks (minimum)	Front – 20 ft.
	Street side – 20 ft.
	Side – 20 ft.
	Rear – 20 ft.
Building height (maximum)	30 ft.
	Accessory buildings – 25 ft.
Lot coverage (maximum)	40% of the total area (commercial)
	50% of the total area (residential)
Buffer (minimum; site)	25 ft. from residential zone property line

17-4-23 Village commercial (VC)

A. Purpose. The village commercial (VC) zone is a community level commercial zone intended to provide for business serving the town and surrounding communities providing the sale of goods and services and a variety of commercial and professional activities as well as higher-density residential opportunities.

B. Development standards.

Lot area (minimum)	10 acres
Floor area ratio (maximum)	0.5
Density (maximum)	15 dwelling units per acre
Site setbacks (minimum)	Front – 30 ft.
	Street side – 30 ft.
	Side – 20 ft.
	Rear – 20 ft.

Building height (maximum)	50 ft. (commercial)
	40 ft. (residential)
	Accessory buildings – 30 ft.
Lot coverage (maximum)	55% of the total area
Buffer (minimum; site)	40 ft. from residential zone property line

C. Mechanical equipment and ductwork.

1. All roof mounted equipment and ductwork must be screened by an enclosure consistent with the architecture of the building.
2. Mechanical equipment, except utility equipment owned by the providers of those utilities, may not be exposed on an exterior wall surface of a building, and must be concealed or screened to the maximum extent practicable.

17-4-24 Industrial zoning districts

A. The industrial zoning districts are the LI and HI zones. Properties in industrial zoning districts are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.

B. Design standards. See [chapter 17-8 \(multi-family, commercial, and industrial design standards\)](#).

C. Mechanical equipment and ductwork.

1. All roof mounted equipment, ductwork, and cyclone blowers must be screened by an enclosure consistent with the architecture of the building.
2. Mechanical equipment, except utility equipment owned by the providers of those utilities, may not be exposed on an exterior wall surface of a building, and must be concealed or screened to the maximum extent practicable.
3. Any use of an incinerator requires a conditional use permit (see section 17-3-2).

D. Storage: Outdoor storage must be screened on all sides by opaque fencing and solid gates. In the LI zone, outdoor storage areas are only permitted as an accessory use and the total area may not exceed 20% of the floor area of the parcel's buildings.

17-4-25 Light industrial (LI)

A. Purpose. The light industrial (LI) zone provides for manufacturing, processing, research, science, engineering, wholesale trade, services, general commercial, institutional and retail sales.

B. Development standards.

Site area (minimum)	One acre (no minimum lot size)
Floor area ratio (maximum)	0.75
Site setbacks (minimum)	Residential street – 50 ft.
	Non-residential street – 20 ft.
	Where abutting a residentially-zoned parcel – 30 ft. or the height of the building, whichever is greater, and the entire setback shall be landscaped
	All other situations – 15 ft.
Building height (maximum)	50 ft.
Lot coverage	No maximum

17-4-26 Heavy industry (HI)

A. Purpose. The heavy industrial (HI) zone provides for manufacturing, processing, research, science, engineering, and wholesale trade.

B. Development standards.

Site area (minimum)	One acre (no minimum lot size)
Floor area ratio (maximum)	1.00
Site setbacks (minimum)	Residential street – 50 ft.
	Non-residential street – 20 ft.
	Abutting a residentially-zoned parcel – 30 ft. or the height of the building, whichever is greater
	All other situations – 15 ft.
Building height (maximum)	55 ft.
Lot coverage	No maximum

17-4-27 Mixed-use zoning districts

A. General. The mixed-use zoning districts are the BU, DO, DT, and DN zones. Properties in mixed-use zoning districts are regulated primarily on the physical form, intensity, character, and size of buildings and uses. Use restrictions in the mixed-use zoning districts are found in the use matrix set forth in [table 4 below](#).

B. Purpose. The mixed-use zoning districts promote walkable, compact, downtown and neighborhood development. The zones will vary the intensity of land use, variety of land uses, scale and size of buildings, and other factors according to the context.

1. The BU zone is implemented through a blended-use plan, approved with the rezoning to BU, comprised of a combination of the three intensities described below and regulated by section [17-4-28](#).

- a. Low intensity: Consists of single-family residential areas, with some mix of uses, home occupations, and accessory buildings.
 - b. Medium intensity: Consists of a mix of uses but is primarily blended density residential. It contains a wide range of building types—houses, courtyard housing, townhouses, duplexes, triplexes, small apartment buildings, and live-work units.
 - c. High intensity: Consists of higher density mixed-use buildings that accommodate retail, offices, institutions, and apartments or condominiums.
2. The DT and DN zones are implemented through a downtown implementation plan, submitted by one or more owners of land located in the DO district. Until submission and approval of a downtown implementation plan, the underlying zoning entitlements remain in place. Upon town approval of a downtown implementation plan, the underlying zoning entitlements are replaced with the zoning entitlements set forth in the DT and DN zones.
- C. Use. Mixed-use districts are subject to the requirements of [table 4 below](#), where the notations have the following meanings:
- 1. “P” means the use is permitted subject to design standards.
 - 2. “A” means the use is permitted as an accessory use located on the same lot with a permitted use.
 - 3. “C” means the use is allowed upon approval of a conditional use permit (see section [17-3-2](#)).
 - 4. “U” means the use is allowed upon meeting the conditions set forth in [table 5 below](#).
 - 5. “T” means the use is allowed upon approval of a temporary use permit (see section [17-3-3](#)).
 - 6. “X” means the use is prohibited.
- D. Uses not mentioned.
- 1. General presumption. Uses not listed in [table 4](#) and not otherwise prohibited by law shall be presumed to be permitted subject to the conditions and restrictions that apply to the most similar use, as determined by the planning director. A use shall be prohibited only if the planning director determines that the use is not similar to any listed use.
 - 2. Planning director determination. In making the determination required by paragraph [17-4-27 D. 1](#) above, the planning director shall use as a guide the most recently published north American industry classification system as established by the United States census bureau.

3. Notice of determination. The planning director's determination under paragraph 17-4-27 D. 1 above shall be filed in the office of the town clerk, with copies provided to the council and manager.
4. Ratification or modification. The planning director's determination may be ratified or modified by legislative action of the town council upon recommendation by the planning commission.
5. No similar uses. If the planning director determines that a similar use does not exist, the planning director may submit an amendment to this section to establish a specific listing for the use in question by legislative action of the town council upon recommendation by the planning commission.

Table 4. Mixed-use zoning district use matrix

Use	Blended use zone (BU) intensity			Downtown overlay (DO)	
	Low	Medium	High	DN	DT
Residential					
Single-family detached	P	P	X	P	X
Two-family	P	P	X	P	X
Three-family	X	P	P	P	P
Townhouse	X	P	P	P	P
Multi-family	X	U	P	U	P
Live-work	X	P	P	P	P
Accessory dwelling	P	P	P	P	P
Detached accessory structure	A	A	A	A	A
Group home	C	C	C	C	C
Home occupation	A	A	A	A	A
Model home	A	A	A	A	A
Modular home	C	X	X	X	X
Sales office	T	T	P	T	P
Sports court, unlighted	A	A	A	A	X
Civic space					
Park	P	P	U	P	U
Green	P	P	U	P	U
Square	P	P	P	P	P
Plaza	X	P	P	P	P
Multipurpose field	P	P	X	P	X
Playground	P	P	P	P	P
Community garden	P	P	P	P	P
Agricultural					
Corral, barn, or other animal-keeping structure	A	X	X	X	X
Greenhouse	P	U	U	U	U
Kennel	A	X	X	X	X
Stables	A	X	X	X	X

Table 4. Mixed-use zoning district use matrix

Use	Blended use zone (BU) intensity			Downtown overlay (DO)	
	Low	Medium	High	DN	DT
Lodging					
Bed and breakfast	U	U	X	U	P
Hotel	X	X	P	U	P
Resort	X	X	P	U	X
Entertainment					
Adult entertainment	X	X	X	X	X
Bowling center	X	X	P	X	P
Theater, excluding drive-in	X	X	P	X	P
Automotive					
Automobile service facility	X	X	C	X	X
Automobile fuel station	X	X	C	X	X
Auto sales	X	X	X	X	X
Car wash	X	X	C	X	X
Drive-thru facility	X	X	C	X	X
Office					
Live-work	U	U	P	U	P
Office	U	U	P	U	P
Service					
Business service	X	U	U	U	U
Commercial laundry	X	X	U	U	X
Child care home provider	P	P	P	P	X
Day care center	C	C	C	C	C
Donation bin	X	X	X	X	X
Financial institution	X	X	U	U	U
Hospital	X	X	P	X	X
Medical clinic	X	U	U	U	C
Medical marijuana dispensary	X	X	C	X	C
Mini-storage	X	X	X	X	X
Personal service	X	P	P	P	P
Veterinary clinic	X	X	U	C	C
Retail					
Bar, pub, tavern, micro-brewery	X	U	U	U	U
Live-work	X	P	P	P	P
Package liquor store	X	X	U	X	U
Restaurant	X	U	U	U	U
Retail facility	X	U	U	U	U
Institutional					
Cemetery or mausoleum	U	U	X	U	X
Club or meeting hall	X	U	U	X	X

Table 4. Mixed-use zoning district use matrix

Use	Blended use zone (BU) intensity			Downtown overlay (DO)	
	Low	Medium	High	DN	DT
Funeral home	X	U	U	U	U
Museum	X	U	U	U	U
Place of worship	U	U	U	U	U
Education					
Elementary or middle school	U	U	U	U	X
High school	X	U	U	U	X
Utilities					
Communications facility	C	C	C	C	C
Utility facility	C	C	C	C	C

6. Multiple uses. Multiple uses within a single site or building are permitted in all mixed-use districts and areas.

7. Conditional uses. Conditional uses listed in [table 4 above](#) are limited for size or intensity per [table 5 below](#).

Table 5. Conditions per area

	BU low intensity	BU medium intensity; DN	BU high intensity; DT
Civic space	None	None	Parks and greens permitted along the perimeter
Agricultural	Not applicable	On-site parking may not exceed 20 spaces	On-site parking may not exceed 30 spaces
Residential	Not applicable	Six dwelling units maximum	No maximum
Lodging	Six rooms maximum	12 rooms maximum	No maximum
Office	600 sq. ft. maximum	6,000 sq. ft. per floor maximum	No maximum
Service & retail	Not applicable	10,000 sq. ft. maximum; no open storage	30,000 sq. ft. maximum; no open storage
Institutional	On-site parking may not exceed 20 spaces	On-site parking may not exceed 30 spaces	On-site parking may not exceed 50 spaces

Table 5. Conditions per area

	BU low intensity	BU medium intensity; DN	BU high intensity; DT
Education	Not applicable	Childcare facilities may have no more than four parking spaces; elementary schools may not exceed five acres unless playground has 24-hour access	

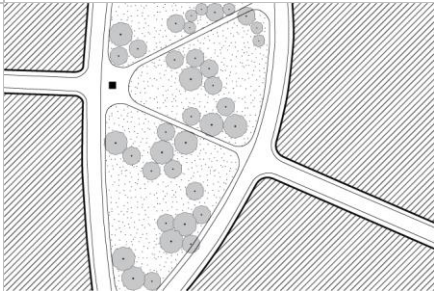
E. Civic space. The purpose of civic space is to ensure civic amenities are appropriate in type and location. Civic space is required per the standards below.

1. At least 5% of the net developable area of all blended-use plans and of downtown implementation plans five acres or larger must be dedicated to civic space.
2. Civic spaces are identified and located in the blended-use plan or downtown implementation plan, and are permitted by location per [table 4 above](#).
3. Each blended-use plan or downtown implementation plan 40 acres or more in area must have at least one green, square, or plaza (see 2, 3, or 4 of [table 6](#)). The main civic space must be located within 800 feet of the geographic center of the plan and may be adjusted up to 25% in length from the center by the planning director for topographical conditions, or existing street alignment.
4. A square or plaza (3 and 4 of [table 6](#)) must have a minimum of 50% of its perimeter bounded by streets.
5. Civic spaces are designed per [table 6](#).

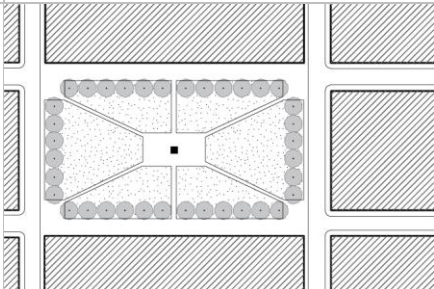
Table 6. Civic space types**1. Park**

Area	Three acres, minimum
Standard: A space independent of surrounding buildings. Landscape must consist of paths and trails, fields, and open shelters, all naturalistically disposed.	

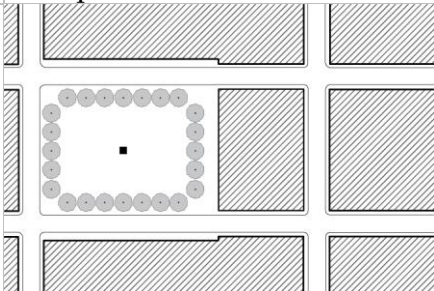
Table 6. Civic space types**2. Green**

Area	One to five acres
Standard: An open space spatially bounded by landscaping rather than buildings. Character consists of landscaping and trees, naturalistically disposed.	

3. Square

Area	One-half to five acres
Standard: An open space spatially bounded by buildings. Landscape consists of paths, landscaping and trees, formally disposed. Squares are located at the intersection of major streets.	

4. Plaza

Area	One-quarter to four acres
Standard: A plaza is formed by building fronts. Landscape consists primarily of pavement. Shade is required for 30% of the space. Plazas must be located at the intersection of major streets.	

5. Neighborhood multipurpose field

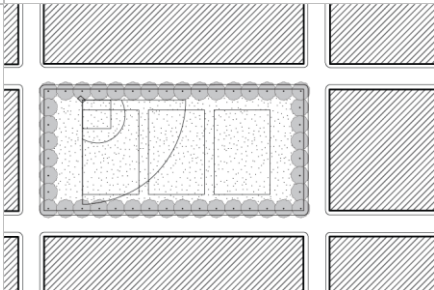
Area	One and a half to three acres
Standard: There must be a 20-ft. clear zone at the perimeter landscaped with canopy trees. If adjacent to a street, the street trees may provide the required shade. The multipurpose field may also serve as a stormwater basin.	

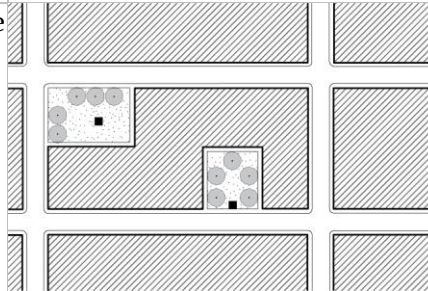
Table 6. Civic space types

6. Playground

Area

Varies

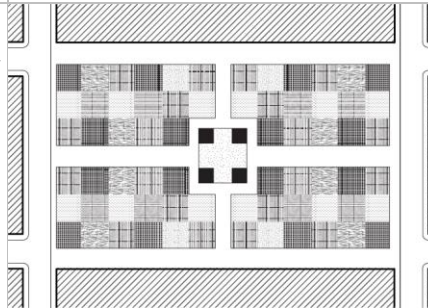
Standard: A playground must be fenced and may include an open shelter or shade structure. Playgrounds are located within residential areas and may be placed within a block or as part of another civic space.

**7. Community garden**

Area

Varies

Standard: Community gardens consist of land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users.



F. Development standards.

1. Site standards.

- a. Setbacks. Buildings must be set back from parcel boundaries according to [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16 below](#).
- b. Lot coverage. Lot coverage by buildings is limited to the maximum percentage specified in to [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16 below](#).
- c. Yards. Yard types must be assigned according to [table 7 below](#).
- d. Landscaping. Landscaping is subject to the requirements of [table 7](#), [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16 below](#). Where the minimum number of required trees cannot be reasonably planted in a yard, they may be accommodated with additional streetscape improvements.
- e. Buffers are not required within blended-use plans or downtown implementation plans, except as specifically required by [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16 below](#). Street frontage buffers are not required in blended-use plans or downtown implementation plans.

Table 7. Yard types

1. Common

Illustration
(BU low
intensity)

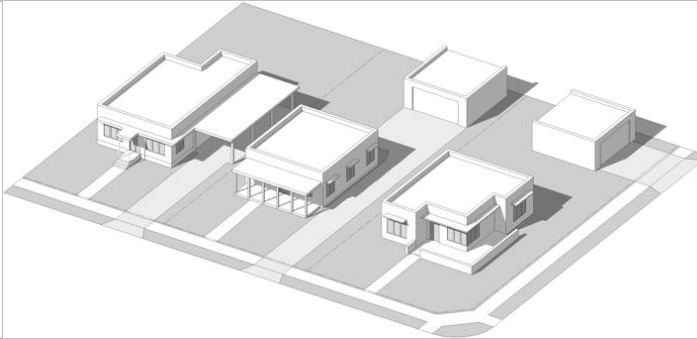
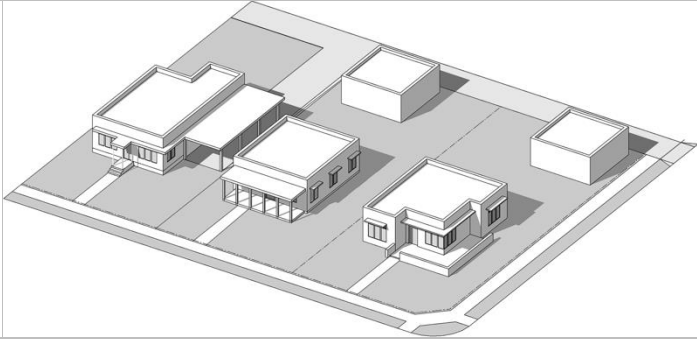


Illustration
(BU me-
dium in-
tensity;
DN)



Planting See [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16](#);
trees should shade the sidewalk

Surface 70% minimum must be landscaped; paving is limited
to sidewalks and driveways

Walkways One per street frontage; must access building entries

Fencing Not permitted

2. Fenced

Illustration
(BU low
intensity)

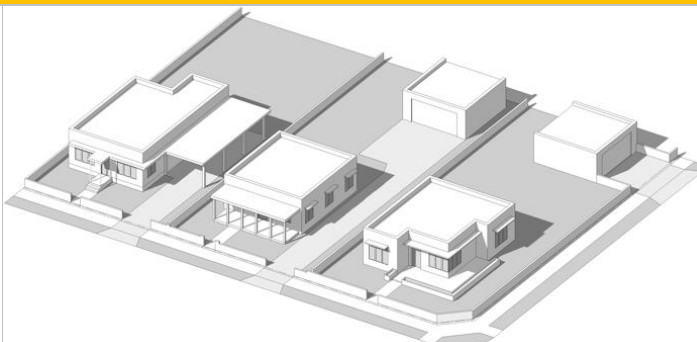
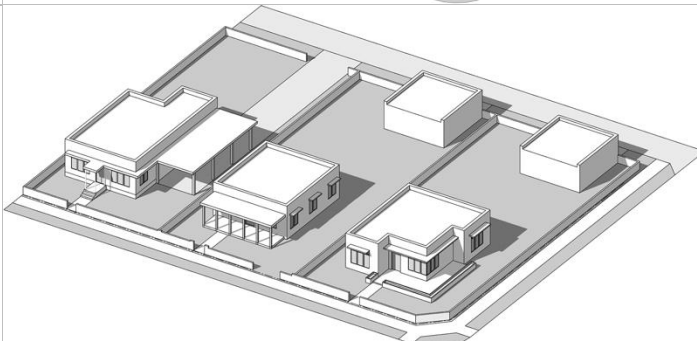


Illustration
(BU
medium
intensity;
DN)



Planting See [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16](#);
trees should shade the sidewalk

Table 7. Yard types

Surface	50% minimum must be landscaped; paving is limited to sidewalks and driveways
Walkways	One per street frontage; must access building entries
Fencing	Required at or along all property lines; three feet minimum and four feet maximum in height

3. Shallow

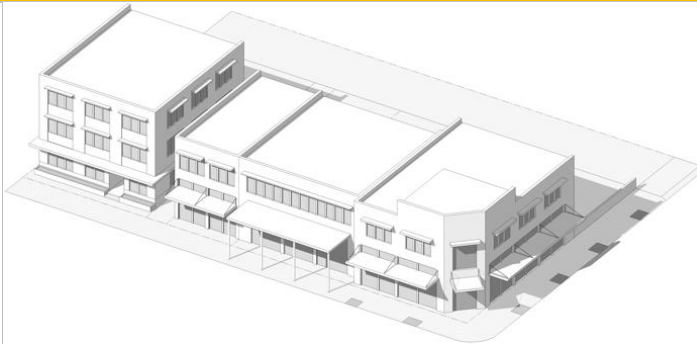
Illustration



Planting	See table 12 , table 13 , table 14 , table 15 and table 16
Surface	Landscaped in BU medium and DN; paved in BU high and DT (vegetation is permitted in raised containers)
Walkways	One per building entry
Fencing	Permitted at building setback line or at outdoor seating areas; three feet maximum in height

4. Urban

Illustration

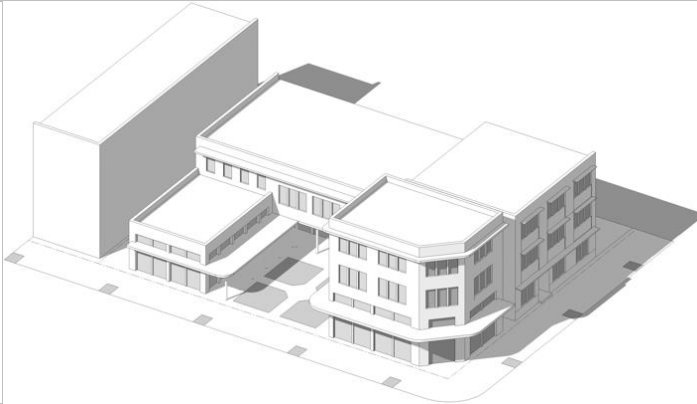


Planting	Not applicable
Surface	Must be paved; vegetation is permitted in raised containers
Walkways	Not applicable
Fencing	Permitted outdoor seating areas only; three feet maximum in height

Table 7. Yard types

5. Pedestrian forecourt

Illustration



Planting Not applicable

Surface Must be paved; vegetation is permitted in courtyard or containers

Fencing Permitted outdoor seating areas only; three feet maximum in height

Area 1,800 sq. ft. maximum

Activation Must be bordered by habitable spaces on three sides, or on two sides at corner sites

6. Vehicular forecourt

Illustration



Planting Not required

Surface Driveway must be paved; the remainder of the yard may be paved or landscaped

Fencing Permitted outdoor seating areas only; three feet maximum in height

Area 3,000 sq. ft. maximum

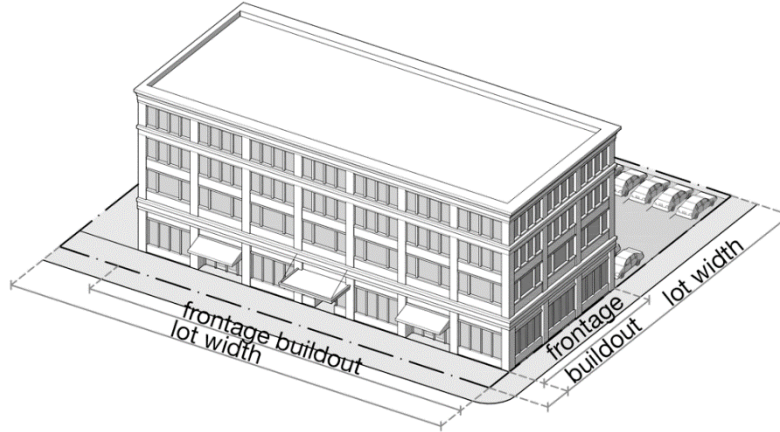
Activation Must be bordered by habitable spaces on three sides, or on two sides at corner sites

f. Parking location. Parking on the site must comply with the following:

- i. Parking is required to be behind the building.
- ii. Parking must be accessed from an alley or rear lane in the BU medium and high intensity areas and in the DN and DT zones.

- iii. Open parking areas must be screened from the street by a building or streetscreen.
 - iv. A streetscreen must have openings no wider than the driveway or sidewalk, plus a setback of 18 inches at driveway intersections.
 - v. A streetscreen shall be no less than 42 inches and no more than six feet in height.
 - g. Parking requirements. No minimum parking requirements apply in the mixed-use zones. Maximum parking requirements apply to certain uses (see [table 5](#)).
2. Building standards.
- a. Minimum frontage buildout. Building facades must be built along the prescribed length of each street frontage as regulated by [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16](#) and as illustrated in [figure 17-a](#).

Figure 17-A. Frontage buildout



- b. Height. Building heights are measured in stories with the following restrictions:
 - i. Stories are measured from finished floor to finished ceiling.
 - ii. Stories may not exceed 14 feet in height, except that a commercial use on the first floor has a minimum height of 12 feet and a maximum height of 25 feet.
 - iii. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
 - iv. Edge conditions. Height is limited to adjacent parcel zoning height within 50 feet of the lot line in all mixed-use zones.
- c. Equipment screening. All outdoor electrical, plumbing, and mechanical equipment must be located behind the front facade, or concealed from street view with a screen or wall.

- d. Accessory dwelling. The habitable area of an accessory dwelling may not exceed 800 sq. ft. or 30% of a principal dwelling, whichever is greater. Garages are not considered habitable area.
- e. Facades
- i. The facade must conform to [table 8](#) and is permitted as specified by [table 12](#), [table 13](#), [table 14](#), [table 15](#), and [table 16](#).
 - ii. Building entries must be provided as follows:
 - a) The main entrance to the principal building must be located on the primary facade.
 - b) One entry must be provided for every 80 feet of facade leading to habitable space.
 - 1) Buildings on corner lots are exempt from entry frequency requirements if the facade is under 50 feet in length.
 - iii. Glazing.
 - a) At least 15% of each story of each facade must be glazed with clear glass.
 - b) At least 50% of the first story of buildings facing Marana Main Street must be glazed with clear glass.
 - c) Additional glazing requirement apply to shopfronts per [table 8](#).
 - iv. Buildings may include multiple facade types along their length, each type no less than 30 feet in width.
 - v. A shopfront is required for all ground floor commercial uses in the BU high intensity area and in the DT zone except for lodging and office.

Table 8. Facade types

1. Porch

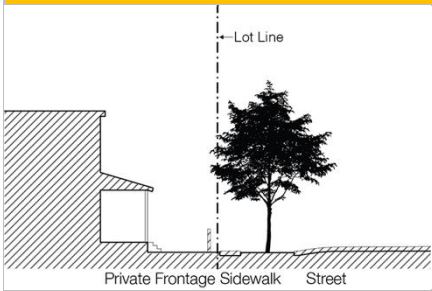
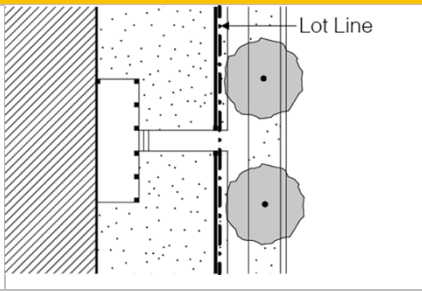
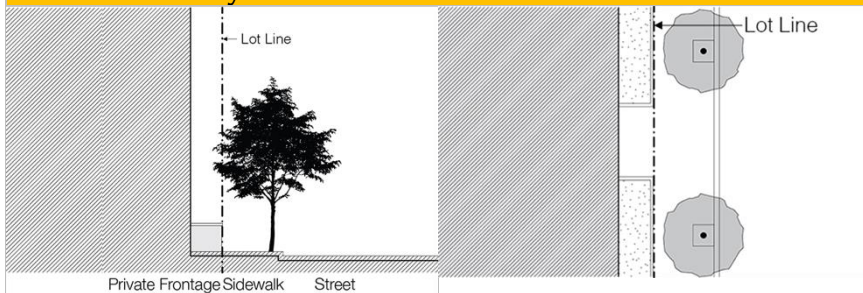
	
Requirement	Minimum depth of six feet

Table 8. Facade types

2. Stoop

Requirement

Minimum of one foot above highest adjacent sidewalk grade

3. Common entry

Awnings and canopies should encroach into the right-of-way

4. Terrace

Requirement

Minimum eight inches above highest adjacent sidewalk grade

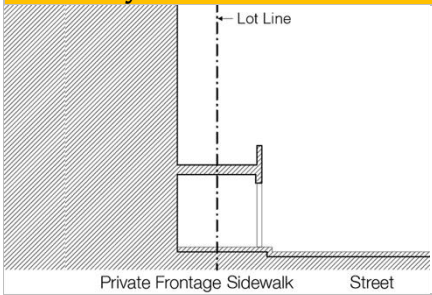
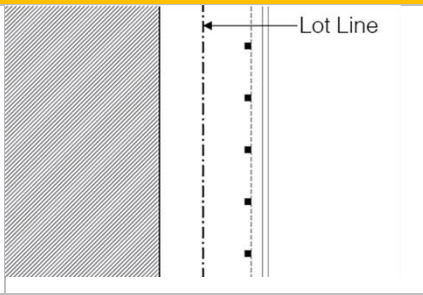
5. Shopfront

Requirement

At least 50% of each ground floor facade must be glazed with clear glass

Table 8. Facade types

6. Gallery

 <p>Private Frontage Sidewalk Street</p>	 <p>Lot Line</p>
Requirements	<ul style="list-style-type: none"> • At least 50% of each ground floor facade must be glazed with clear glass • Must be at least eight feet deep with at least ten feet of vertical clearance

17-4-28 Mixed-use streets

The requirements of this section, rather than the town's subdivision street standards manual, apply within the BU, DN, and DT zones.

- A. Centerlines of offset thoroughfares entering onto collector or arterial thoroughfares must be at least 300 feet apart.
- B. Streets must connect to other streets, forming a network. The planning director is authorized to permit a deviation to this requirement, thereby allowing a dead-end street terminating in a cul-de-sac, consistent with the following requirements:
 1. The planning director, in consultation with the town engineer, makes one or more of the following determinations:
 - a. The physical terrain will make connection to other streets cost-prohibitive or unsafe.
 - b. Existing development physically blocks connection to other streets.
 - c. Access restrictions or standard traffic engineering considerations make connection impossible or unsafe.
 2. Connectivity for bicycles and pedestrians should be created and maintained whenever possible, even when there is no vehicular connectivity.
 3. No cul-de-sac may exceed the greater of 300 feet to the center of the bulb or one-half block in length.
- C. Block standards.
 1. Blocks consist of lots surrounded by streets.
 - a. Lengths of block faces may not exceed the maximum length of a block face, measured along lot lines, per [table 9](#), except

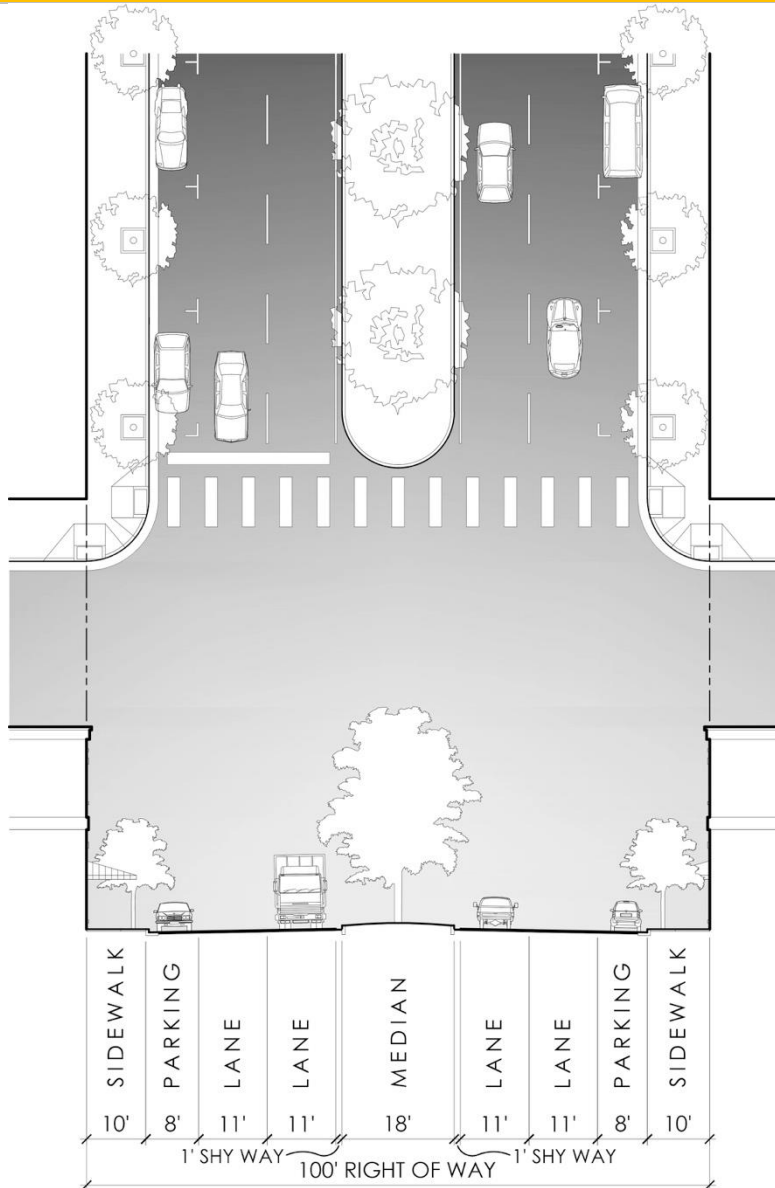
the planning director may increase the maximum length by up to 10% to accommodate specific site conditions.

Table 9. Maximum block face length

Zone or Intensity	Length in feet
BU low intensity	500
BU medium intensity	400
BU high intensity	300
DT	300
DN	400

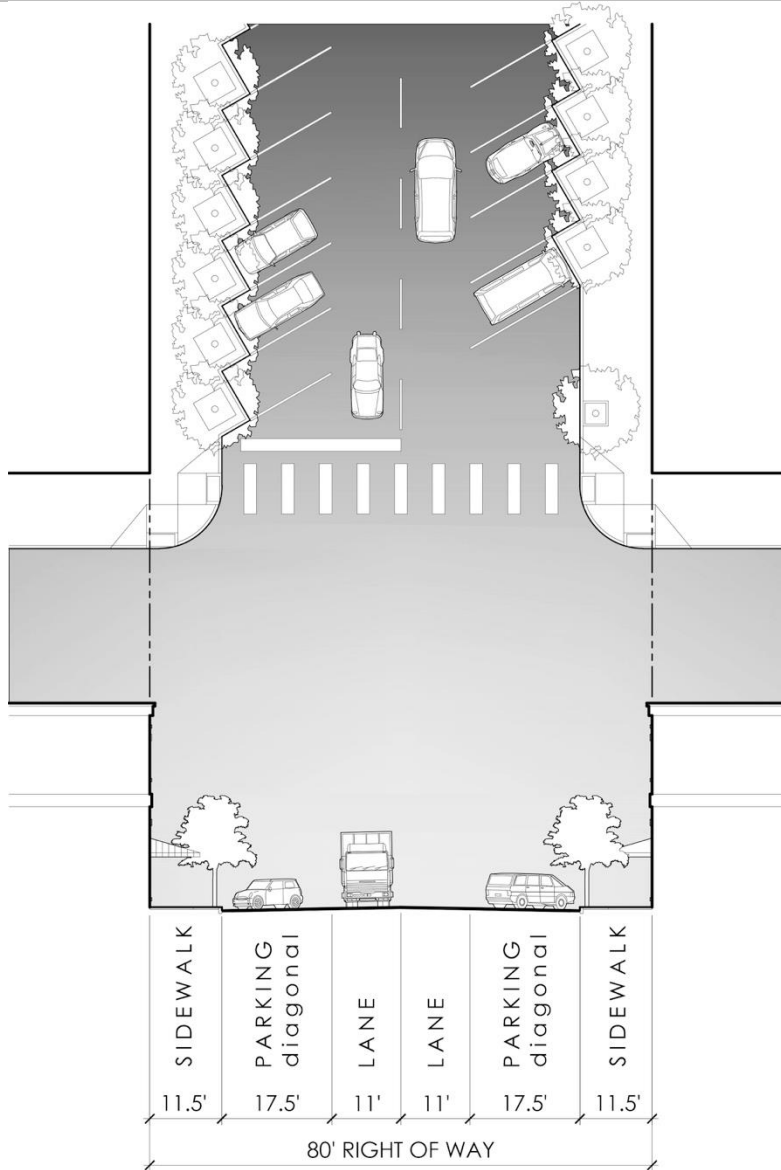
- b. Where two or more zones or intensities occur on the same block face, the block face length may not exceed the shortest required length.
 2. The planning director may exempt blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks from a limitation on block length.
 3. Block faces exceeding 500 feet must be subdivided with a sidewalk extending through the block that is 12 feet wide, minimum.
 4. Rear alleys are required for medium and high intensity areas in the BU zone and in DT and DN zones. Rear alleys are not mandatory where the rear lot lines are at the edge of the site to be subdivided or where the block has been previously subdivided.
- D. Intersection sight visibility distances are determined based on the subdivision street standards, except that sight visibility zones are not required for mixed-use zone intersections controlled by a traffic signal or stop sign.
- E. Streets in mixed-use zones must be designed as follows:
1. Streets classified as arterial roadways shall use the avenue street cross section ([table 10](#), cross section 1)
 2. Streets classified as collector roadways shall use the avenue or street cross section ([table 10](#), cross section 1, 2, 3, or 4).
 3. Streets classified as local roadways shall use the street cross section ([table 10](#), cross section 2, 3, or 4).
 4. As an alternative to the above, streets in the BU high intensity area and in the DT zone may use the commercial street – mixed parking or parking plaza street cross sections ([table 10](#), cross section 7 or 8).
 5. The alley cross section ([table 10](#), cross section 5) may be used for secondary, service, or parking access.

Table 10. Mixed-use street cross sections

1. Avenue

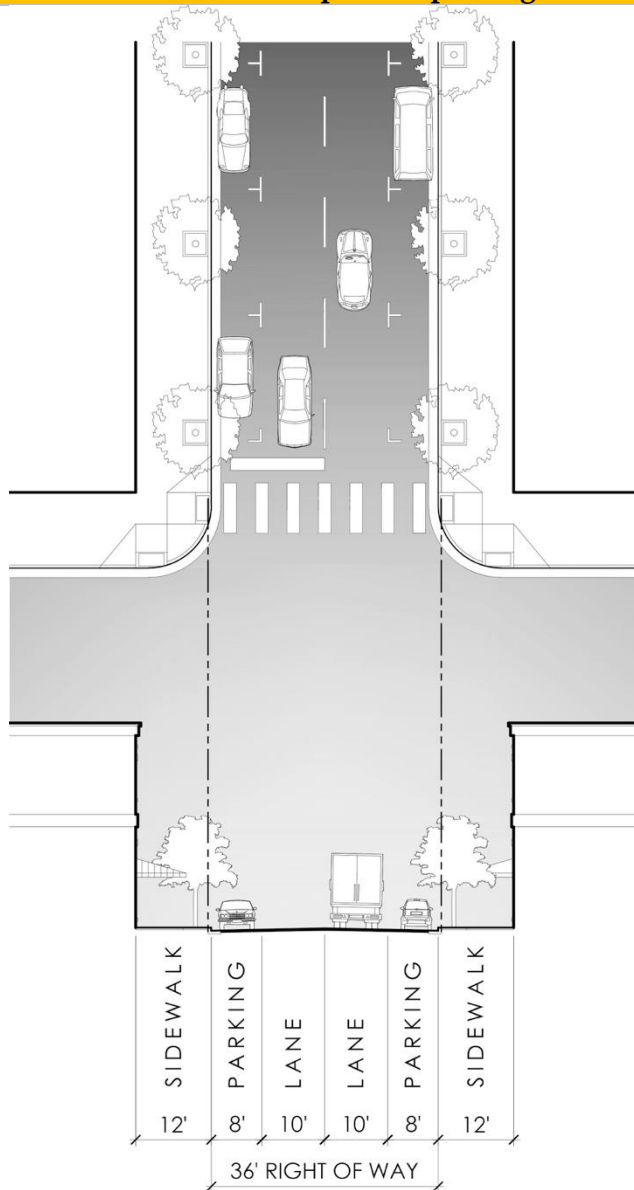
Street type	Avenue
Right-of-way width	100 feet
Pavement width	62 feet total (31 feet each)
Movement	Free movement, inner lanes
Travel lanes	Four
Parking lanes	Parallel both sides, eight feet
Curb radius, effective	Ten feet
Walkway type	Sidewalk, ten feet
Planter type	Four-foot by seven-foot tree well
Curb type	Vertical, with gutter
Street trees	Maximum 30 feet on center

Table 10. Mixed-use street cross sections

2. Commercial street with diagonal parking

Street type	Commercial street with diagonal parking
Right-of-way width	80 feet
Pavement width	57 feet
Movement	Free movement
Travel lanes	Two
Parking lanes	Diagonal both sides, 17.5 feet
Curb radius, effective	Ten feet
Walkway type	Sidewalk, 11.5 feet
Planter type	Four foot by seven foot tree well
Curb type	Curb with gutter and/or ribbon gutter
Street trees	Maximum 30 feet on center

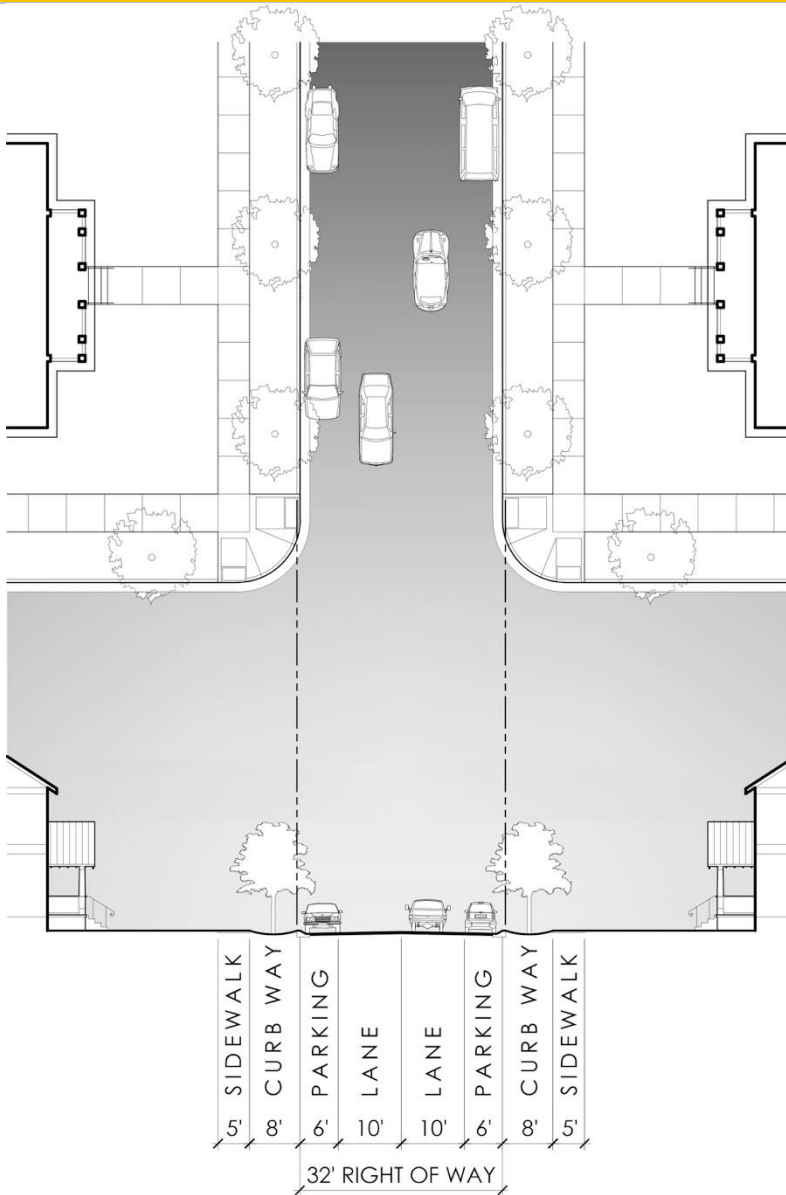
Table 10. Mixed-use street cross sections

3. Commercial local street with parallel parking

Street type	Commercial local street with parallel parking
Right-of-way width	36 feet; utility and access easement in the sidewalks
Pavement width	36 feet
Movement	Free
Travel lanes	Two
Parking lanes	Parallel both sides, eight feet
Curb radius, effective	Ten feet
Walkway type	Sidewalk, 12 feet
Planter type	Four-foot by seven-foot tree well
Curb type	Vertical, with gutter
Street trees	Maximum 30 feet on center

Table 10. Mixed-use street cross sections

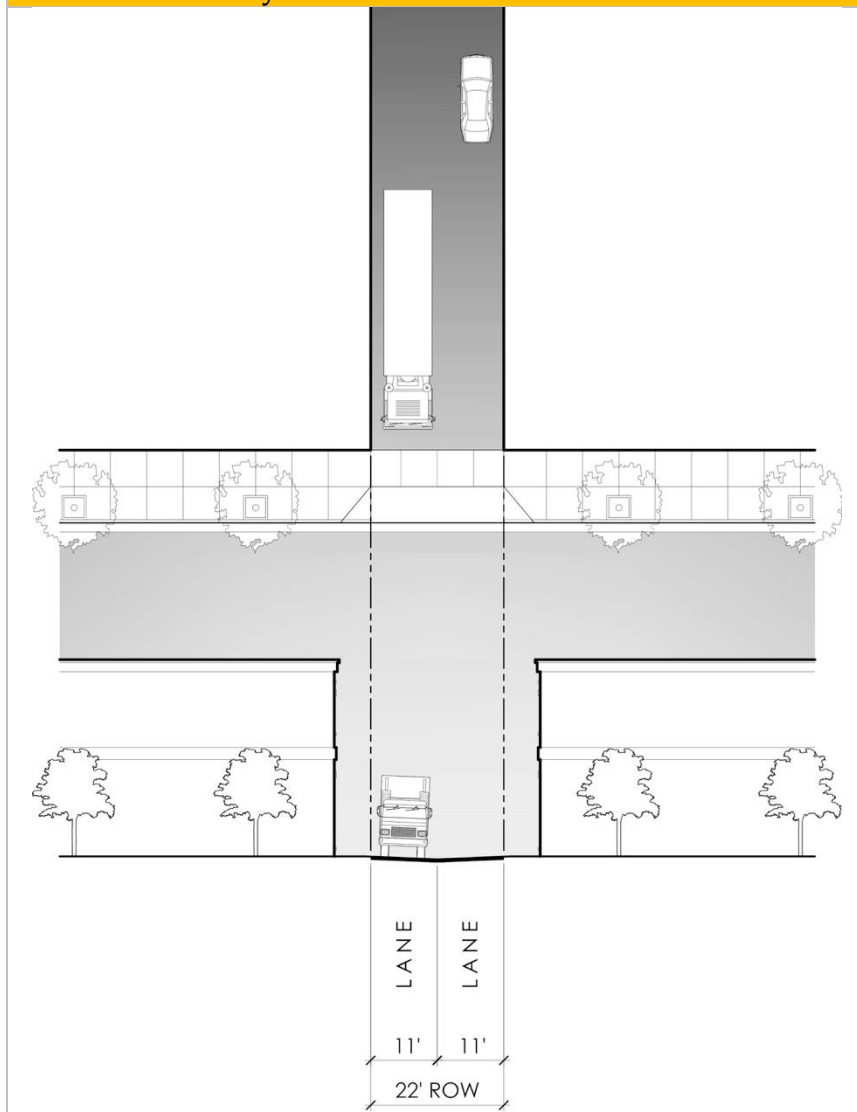
4. Street



Street type	Street
Right-of-way width	32 feet; utility and access easement in curb ways
Pavement width	32 feet
Movement	Slow
Travel lanes	Two
Parking lanes	Parallel both sides, six feet. Omit mid-block for 40 foot long staging area.
Curb radius, effective	Ten feet
Walkway type	Sidewalk, five feet
Planter type	Curbway, eight feet landscaped
Curb type	Mountable, with gutter
Street trees	Maximum 40 feet on center

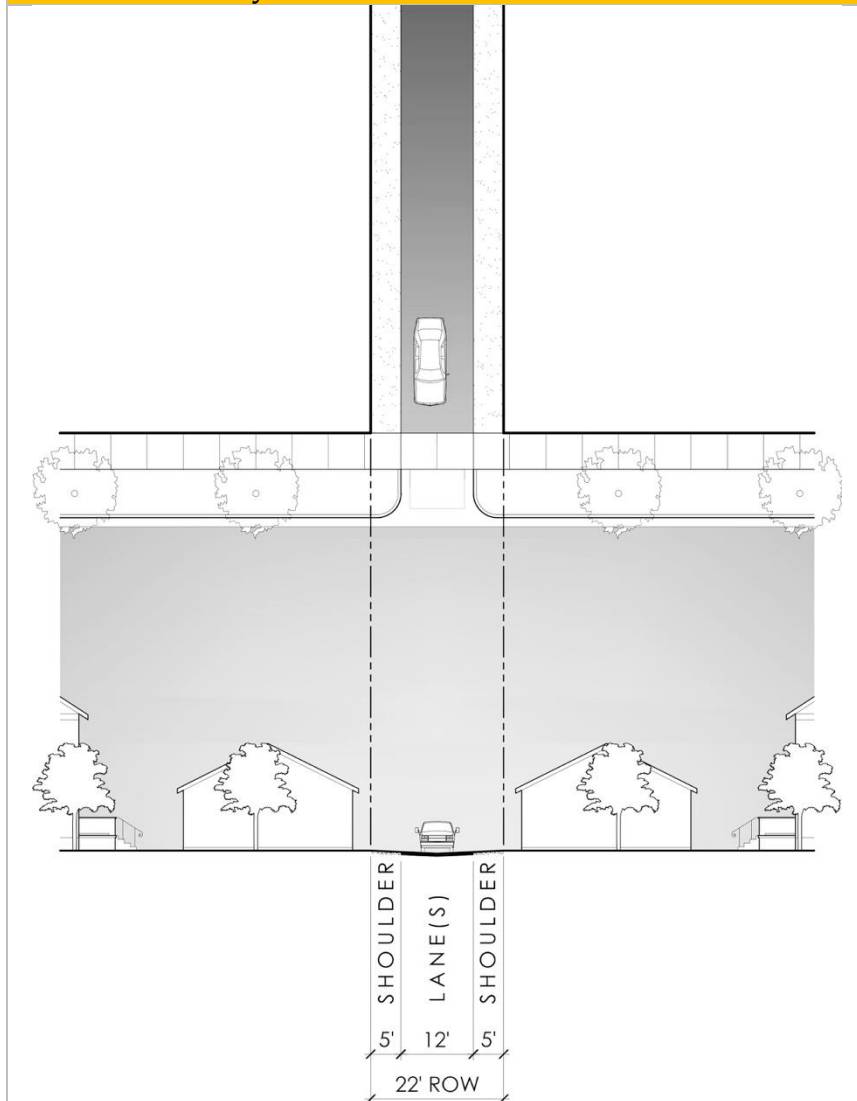
Table 10. Mixed-use street cross sections

5. Commercial alley



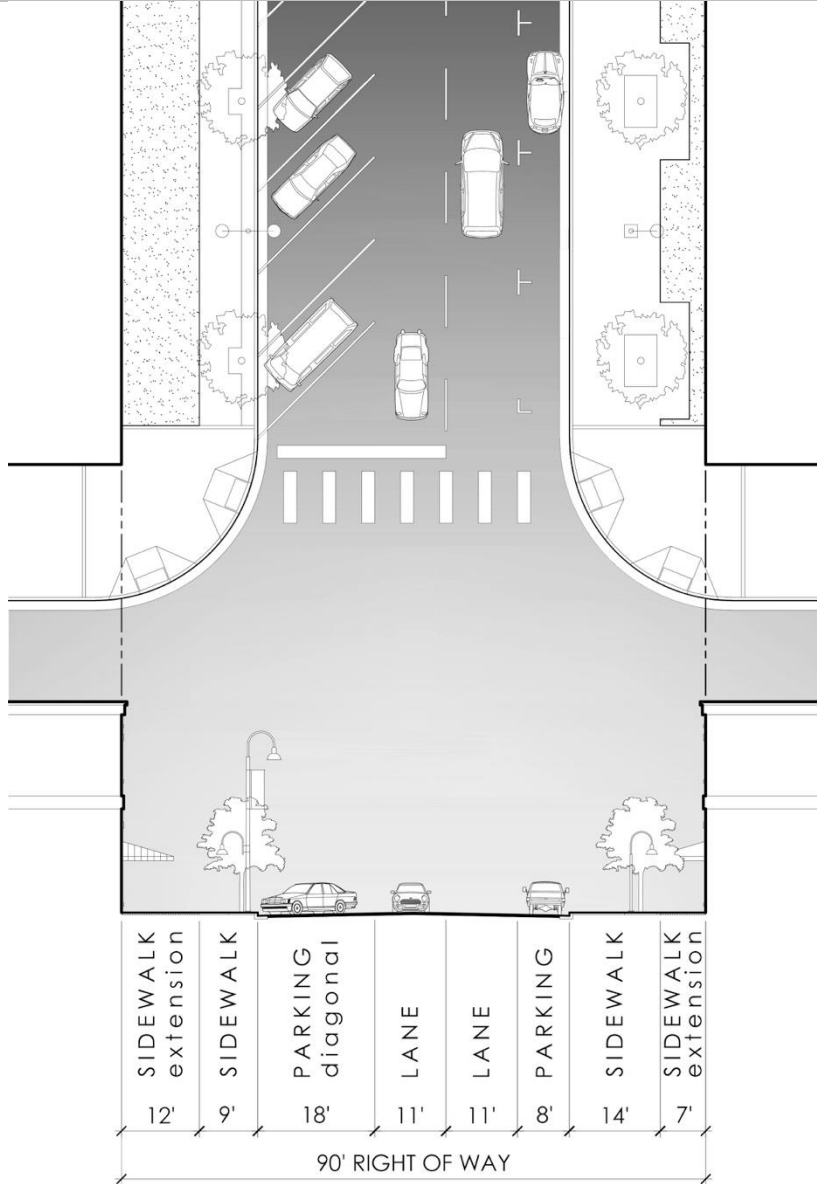
Street type	Commercial alley
Right-of-way width	22 feet
Pavement width	11 feet
Movement	Slow
Travel lanes	Two
Parking lanes	None
Curb radius	Four feet chamfer
Walkway type	Not applicable
Planter type	Not applicable
Curb type	Not applicable
Landscape	Not applicable

Table 10. Mixed-use street cross sections

6. Residential alley

Street type	Residential alley
Right-of-way width	22 feet
Pavement width	12 feet
Movement	Yield
Travel lanes	One
Parking lanes	None
Curb radius	Four feet
Walkway type	Not applicable
Planter type	Not applicable
Curb type	Not applicable
Landscape	Not applicable

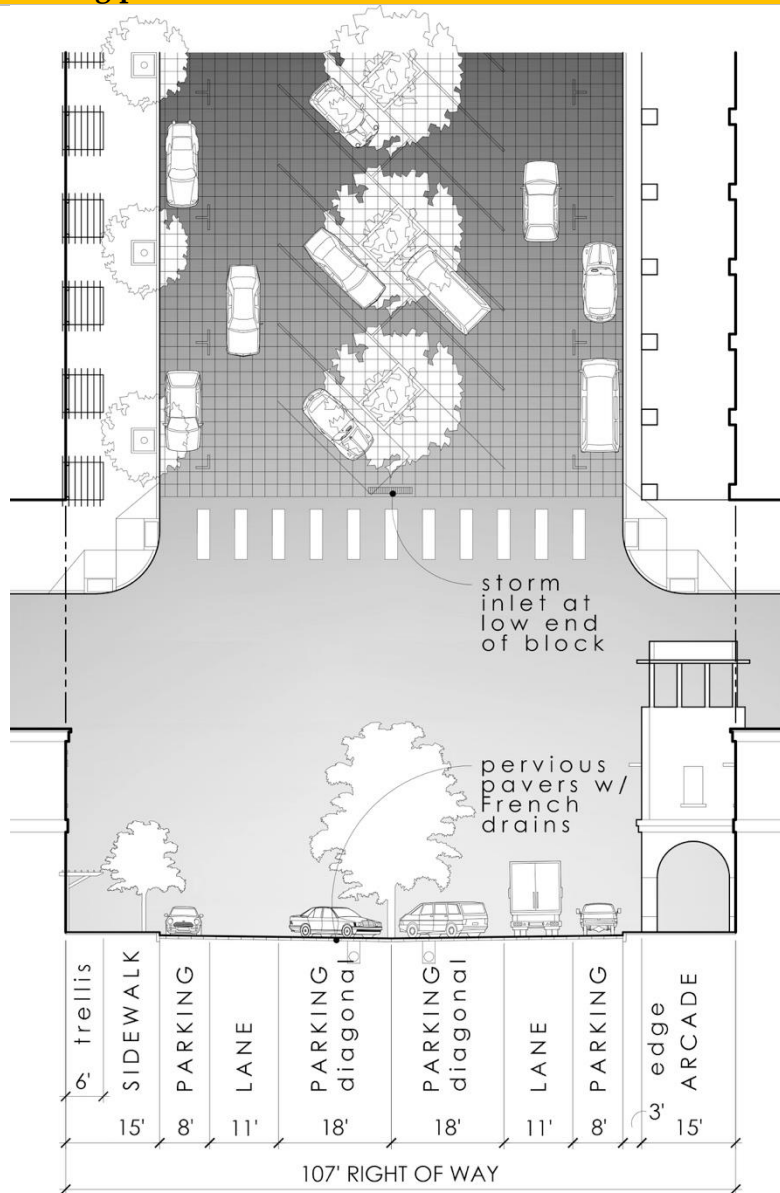
Table 10. Mixed-use street cross sections

7. Commercial street – mixed parking


SIDEWALK extension	12'
SIDEWALK	9'
PARKING diagonal	18'
LANE	11'
LANE	11'
PARKING	8'
SIDEWALK	14'
SIDEWALK extension	7'
90' RIGHT OF WAY	
Street type	Commercial street – mixed parking
Right-of-way width	90 feet
Pavement width	48 feet
Movement	Free
Travel lanes	Two
Parking lanes	Diagonal, 18 feet; parallel, 8 feet
Curb radius, effective	Ten feet; 25 feet at existing intersections
Walkway type	Sidewalk, 21 feet
Planter type	Tree well, varies
Curb type	Vertical, with gutter
Street trees	Maximum 40 feet on center

Table 10. Mixed-use street cross sections

8. Parking plaza street



Street type	Parking plaza street
Right-of-way width	107 feet
Pavement width	74 feet pervious pavers
Movement	Free
Travel lanes	Two
Parking lanes	Diagonal, 18 feet center; parallel, eight feet sides
Curb radius, effective	Ten feet; 25 feet at existing intersections
Walkway type	Sidewalk, 15 feet
Planter type	4 ft. x 4 ft. tree well, 6 ft. x 9 ft. center wells
Curb type	Vertical
Street trees	Maximum 40 feet on center

17-4-29 Blended-use (BU)

The blended-use zoning district may be applied by process of rezoning to any parcel 40 acres or greater. The approval of rezoning to BU adopts the blended-use plan submitted by the applicant in conformance with this section and section 17-4-27 (mixed-use zoning districts).

A. Blended-use neighborhood types.

1. Aldea. This blended-use neighborhood type consists of no less than 40 acres and no more than 80 acres.
2. Pueblo. This blended-use neighborhood type has no less than 80 acres, and no more than 200 acres.

B. Multiple neighborhoods must be developed under a single application on properties larger than 200 acres.

C. Intensities. Aldeas and pueblos are comprised of land assigned to intensities rather than uses. The minimum and maximum percentage of the blended-use plan's total land area to be assigned to each intensity is given in table 11 below.

Table 11. Neighborhood areas			
	Low intensity	Medium intensity	High intensity
Aldea	0 – 45%	25 – 75%	0 – 35%
Pueblo	0 – 30%	40 – 70%	0 – 30%

D. Development standards per intensity area.

Table 12. Low intensity	
Lot width	60 feet minimum, 120 feet maximum
Frontage buildout	Not applicable
Lot coverage	50% maximum
Setbacks	Front, primary – 20 feet minimum
	Front, secondary – 15 feet minimum
	Side – ten feet minimum
	Rear – 12 feet minimum, five feet minimum for accessory buildings
	Parking or enclosed storage – 20 feet behind front facade
Building height	Two stories maximum
Yard	Common
	Fenced
Facades	Porch
	Stoop
Encroachments	Porch or patio – 40% of setback maximum, but no more than 8 feet
	Balcony or bay window – 20% of setback maximum, but no more than four feet

Table 12. Low intensity

Landscaping	Two trees required for every 60 feet of lot width
-------------	---

Table 13. Medium intensity

Lot width	24 feet minimum, 96 feet maximum
Frontage buildout	60% minimum at setback
Lot coverage	70% maximum
Setbacks	Front, primary – six feet minimum, 18 feet maximum
	Front, secondary – six feet minimum, 18 feet maximum
	Side – none
	Rear – three feet minimum
	Parking or enclosed storage – 20 feet behind front facade, with access from alley or rear lane (see paragraph 17-4-27 F. 1. f above)
Buildings height	Three stories maximum
Yard	Fenced Shallow
Facades	Porch Stoop Terrace Common entry
Encroachments	Porch, patio or stoop – 60% of actual setback, but no more than eight feet
	Balcony or bay window – 20% of actual setback, but no more than four feet
Landscaping	Minimum ten-foot landscaped buffer abutting non-mixed-use residential zones Minimum of one tree for every 40 feet of lot width (in addition to street trees)
Parking lots	Must have a minimum of 15% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every six parking stalls

Table 14. High intensity

Lot width	18 feet minimum, 180 feet maximum
Frontage buildout	80% minimum at setback
Lot coverage	80% maximum
Setbacks	Front, primary – no minimum, 12 feet maximum

Table 14. High intensity

	Front, secondary – no minimum, 12 feet maximum
	Side – no minimum, 24 feet maximum
	Rear – three feet minimum
	Parking or enclosed storage – 20 feet behind front facade, with access from alley or rear lane (see paragraph 17-4-27 F. 1. f above)
Buildings height	Four stories maximum
Yard	Shallow Urban Pedestrian forecourt Vehicular forecourt
Facades	Stoop Common entry Terrace Shopfront Gallery
Encroachments	Awnings and galleries may encroach the sidewalk to within two feet of the curb Balcony or bay window – 100% of setback maximum
Landscaping	Minimum 20-foot landscaped buffer abutting non-mixed-use residential zones
Parking lots	Must have a minimum of 10% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every ten parking stalls

17-4-30 Downtown Marana overlay (DO)

- A. Purpose. The DO is an overlay designation identifying geographic areas where owners of land may opt to replace their underlying zoning entitlements with the DN and DT zone designations.
- B. Application. To obtain DN and DT zoning in the DO district, one or more property owners must submit a downtown implementation plan, showing (at a minimum) the requested locations of DN and DT zone designations on their property.
- C. Administrative approval. The planning director is authorized and directed to approve a downtown implementation plan that conforms to the requirements of sections 17-4-27 (mixed-use zoning districts), 17-4-30 (Downtown Marana overlay (DO)), 17-4-31 (Downtown neighborhood (DN)), and 17-4-32 (Downtown (DT)), and meets the following minimum requirements:

1. The DT designation includes all land within 100 feet of the Marana Main Street right-of-way line.
2. The DN designation includes all land within 100 feet of the property line of all properties containing existing single-family residences, excluding any such property for which the property owner consents in writing.
3. The DN designation must be used for land that meets both of the previous two paragraphs.

D. Council approval. Any downtown implementation plan not approved pursuant to paragraph C of this section may be submitted as an application for rezoning, which shall be reviewed through the normal rezoning process.

17-4-31 Downtown neighborhood (DN)

A. Purpose. The DN zone implements the Marana general plan by providing a transition from the DT to surrounding areas. This zone consists of a mix of uses but is primarily medium density residential. It may contain a wide range of building types: houses, courtyard housing, townhouses, duplexes, triplexes, apartment buildings, and live-work units.

B. Development standards.

Table 15. Downtown neighborhood (DN)

Lot width	24 feet minimum, 96 feet maximum
Frontage buildout	60% minimum at setback
Lot coverage	70% maximum
Setbacks	Front – six feet minimum, 18 feet maximum
	Side – no minimum
	Rear – three feet minimum
	Parking or enclosed storage – 20 feet behind front facade
Buildings height	Three stories maximum
Yard	Fenced
	Shallow
Facades	Porch
	Stoop
	Terrace
	Common entry
	Shopfront
Encroachments	Porch, patio or stoop – 60% of actual setback, but no more than eight feet
	Balcony or bay window – 20% of actual, but no more than four feet

Table 15. Downtown neighborhood (DN)

Landscaping	Minimum ten-foot landscaped buffer abutting non-mixed-use residential zones One tree required for every 40 feet of lot width (in addition to street trees)
Parking lots	Must have a minimum of 15% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every six parking stalls

17-4-32 Downtown (DT)

A. Purpose. The DT zone implements the Marana general plan by providing a mixed-use center for town. This zone consists of higher density mixed-use buildings that accommodate retail, offices, institutions, and apartments. It has a network of walkable streets that create blocks along Marana Main Street with wide sidewalks, street trees, awnings or galleries for shade, and buildings set close to the sidewalks.

B. Development standards.

Table 16. Downtown (DT)

Lot width	18 feet minimum, 180 feet maximum
Frontage buildout	80% minimum at setback
Lot coverage	80% maximum
Setbacks	Front – no minimum, 12 feet maximum Side – no minimum, 24 feet maximum Rear – three feet minimum
Buildings height	Four stories maximum
Yard	Shallow Urban Pedestrian forecourt Vehicular forecourt
Facades	Common entry Terrace Shopfront Gallery
Encroachments	Awnings and galleries may encroach the sidewalk to within two feet of the curb Balcony or bay window – 100% of setback maximum
Landscaping	Minimum 20-foot landscaped buffer abutting non-mixed-use residential zones

Table 16. Downtown (DT)

Parking lots	Must have a minimum of 10% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every ten parking stalls
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17-4-33 Specific plan (SP)

- A. General. Properties in each specific plan (SP) zoning district are regulated based on site-specific regulations prepared by or on behalf of the master property owner of the particular specific plan area. Each specific plan is adopted through the rezoning process.
- B. Applicability. The owner or owners of one or more contiguous parcels of land totaling five acres or larger in size may apply for a specific plan.
- C. Contents of specific plan. At a minimum, a specific plan shall include the elements described below.
1. The map elements of the specific plan shall illustrate and identify all of the following located in or within 150 feet of the plan boundaries:
 - a. North arrow and scale (written and graphic).
 - b. All existing land uses and zoning designations.
 - c. All proposed land uses and zoning designations within the specific plan.
 - d. All existing lots and structures.
 - e. All existing and proposed open space, recreational facilities, parks and trails.
 - f. Public, educational, health care, and religious facilities.
 - g. Water courses and drainage facilities.
 - h. Name, location, and attributes of existing and proposed major and collector streets:
 - i. Located within the specific plan area, or
 - ii. Needed to serve the specific plan area.
 - i. Location and attributes of existing or proposed provisions for sewage disposal, effluent use, storm water drainage, solid waste disposal, and public utilities.
 2. The text elements for the specific plan shall describe and contain all of the following:
 - a. The name by which the specific plan shall be known, including the words "specific plan" in its title.
 - b. The names of all of the following:

- i. The owner or owners of all land in the specific plan.
- ii. The holder or holders of any lien on any of the land in the specific plan.
- iii. The developer of the specific plan.
- iv. The applicant for approval of the specific plan.
- v. The firm or person who prepared the specific plan.
- c. How and to what extent the specific plan is to supplement or supersede the provisions of town code title 17 (land development).
- d. The legal description and accompanying depiction of the land included within the proposed specific plan.
- e. The specific plan preparation dates and subsequent revision dates.
- f. The objectives of the specific plan.
- g. The compatibility of the specific plan with existing and entitled adjoining land uses.
- h. A comparison of existing zoning requirements to the zoning entitlements proposed under the application.
- i. Specific development standards for all proposed development within the specific plan.
- j. An explanation of the type, provider, and adequacy of existing and proposed utilities and services, including sewer, water, electric, telephone, police, fire, schools, and solid waste disposal.
- k. A comparison of existing applicable roadway standards with all proposed rights-of-way and pavement widths for each type of street proposed (arterials, collectors, residential collectors and residential).
- l. A description and schedule of development phasing.
- m. Drainage and hydrology analysis supporting development and implementation of the specific plan.
- n. Standards for the phasing, construction, and maintenance of major and collector streets proposed for the specific plan area or needed to serve the specific plan.
- o. Standards for the phasing, construction, and maintenance of sewage disposal, effluent use, storm water drainage, solid waste disposal and public utilities.
- p. Standards for the conservation, development, or use of natural resources, including surface water, soils, vegetation, and wildlife.

- q. Landscaping standards and requirements for development and implementation of the specific plan.
- r. Copies of correspondence with federal, state, local, semi-private, or private agencies or organizations relating to the proposed specific plan.

D. Additional requirements for a specific plan on 20 acres or less. A specific plan for one or more contiguous parcels of land totaling 20 acres or smaller in size shall include the following additional elements, with the level of specificity increasing as the size of the specific plan decreases:

1. The preliminary development plan of the proposed development showing and labeling all of the following, to the extent applicable:
 - a. The center lines, names, and dimensions of existing and proposed public and private roadways and utility easements.
 - b. All points of ingress and egress to the site.
 - c. The location of the proposed residential areas and types of housing proposed.
 - d. Areas of open space, public areas, drainage areas, and any proposed facilities such as golf courses, parks, recreation center, sewage treatment plant, school site, etc.
 - e. Lot layout and lot sizes.
 - f. The arrangement of units proposed to be clustered, including the building envelope, the proposed minimum setbacks, the minimum lot dimensions and individual fences/walls.
 - g. Existing and proposed topographic contours.
 - h. The direction of stormwater runoff before and after development.
 - i. The existing drainage pattern and the proposed drainage plans for handling on-site and off-site stormwater runoff.
 - j. The locations, type, height and material of proposed perimeter fences and/or walls.
 - k. The locations and dimensions of all proposed signs.
 - l. The location and type of proposed landscaping.
 - m. Phase lines.
2. A traffic impact analysis or report.
3. A preliminary drainage report.
4. A statement indicating who will own, control, and maintain landscaping, open areas, streets, and recreation facilities.

5. Land use table or tables to include the following:
 - a. Total gross acreage of the site.
 - b. Total area of the streets, public and private.
 - c. Total area of public open space.
 - d. Total net area of all intended uses.
 - e. Total area of open space intended for the exclusive use of the residents.
 - f. Total number of each type of dwelling unit and the total number of all dwelling units.
 - g. Average lot area per dwelling unit proposed.
 - h. The overall density proposed.
 - i. Total lot coverage.
6. Additional material. Additional material shall be provided for specific types of uses as follows:
 - a. A specific plan that includes commercial or industrial development shall include the following information:
 - i. The approximate total retail sales floor area and total land area proposed for commercial development.
 - ii. The approximate total land area proposed for industrial use.
 - iii. The types of commercial and/or industrial uses proposed to be included.
 - iv. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs and nuisance controls intended for the commercial and/or industrial development.
 - v. The anticipated employment in each proposed phase of the specific plan.
- E. Waiver of specific submissions. The planning director may waive the requirement to provide any information required under this section by making a written finding specifying the reasons the information is not needed for a thorough review of the proposed specific plan. The waiver shall be included in the materials submitted to the planning commission.
- F. Findings required. Before approval of a specific plan, the planning commission and the mayor and council shall find that the specific plan conforms to the following general criteria:
 1. That the location, design and size of the development proposed by the specific plan:

- a. Can be well integrated with the surroundings and will be in harmony with any existing or entitled development on nearby property; or
 - b. Will not be detrimental to existing or entitled development on nearby property.
2. That the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.
3. That the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the ultimate build-out of the development proposed by the specific plan.



Council-Study Session

D2

Meeting Date: 11/12/2019

To: Mayor and Council

From: Scott Schladweiler, Water Director

Date: November 12, 2019

Strategic Plan Focus Area:
Community

Subject: **Resolution No. 2019-114:** Relating to Utilities; authorizing Town staff to apply for a Drinking Water Revolving Fund loan from the Water Infrastructure Finance Authority of Arizona (WIFA) to fund additional construction costs for the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051); and approving the transfer of up to \$1,500,000 in budgeted expenditure authority from the General Fund Contingency line item in the fiscal year 2019-2020 budget to the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051) to cover a budgetary shortfall for additional costs for the construction of the projects (Scott Schladweiler)

Discussion:

Resolution No. 2019-002 was adopted by Mayor and Council on January 15, 2019 for the original Water Infrastructure Financing Authority (WIFA) loan of \$15M for the design and construction of the Picture Rocks and Airline/Lambert Water Treatment Campuses (WT050/WT051). Since that time, the Town has executed a contract with a design consultant for design and construction management services (\$2,389,312), a contract with a construction manager for pre-construction services design (\$197,401.60) and issued Guaranteed Maximum Price (GMP)-1 to the construction manager for procurement of long lead items (\$3,199,786.68).

Based on the 90% design and cost model, a shortfall of approximately \$1.4M exists. In order to cover the shortfall, staff is asking for additional budget capacity and for permission to apply for a second WIFA loan in an amount up to \$1.5M. Just recently, WIFA approved measures to allow forgivable principal on Drinking Water Revolving Fund projects that address a potential health threat which would apply to the subject projects. Funds would be transferred from the general Contingency Fund to the project fund. There may be internal borrowing between unrestricted funds to temporarily cover the costs while we seek approval and reimbursement from WIFA.

Financial Impact:

Fiscal Year: 2020
Budgeted N
Y/N:
Amount: \$1,500,000

A transfer of budget capacity would happen from the General Fund Contingency line item (10010000-7920) to the existing projects (WT050/WT051) for an amount of up to \$1.5M.

Staff Recommendation:

Staff recommends use/transfer of funding from the General Fund Contingency line item (10010000-7920) to the project line items for an amount up to \$1.5M and seeking a loan from WIFA with forgivable principal. The additional funding requested is to include adequate room for contingency funding and will not be spent if necessary. There may be internal borrowing between unrestricted funds to temporarily cover these costs while we seek approval and reimbursement from WIFA.

Suggested Motion:

I move to adopt Resolution No. 2019-114, authorizing Town staff to apply for a Drinking Water Revolving Fund loan from the Water Infrastructure Finance Authority of Arizona (WIFA) to fund additional construction costs for the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051); and approving the transfer of up to \$1,500,000 in budgeted expenditure authority from the General Fund Contingency line item in the fiscal year 2019-2020 budget to the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051) to cover a budgetary shortfall for additional costs for the construction of the projects.

Attachments

Resolution No. 2019-114

MARANA RESOLUTION NO. 2019-114

RELATING TO UTILITIES; AUTHORIZING TOWN STAFF TO APPLY FOR A DRINKING WATER REVOLVING FUND LOAN FROM THE WATER INFRASTRUCTURE FINANCE AUTHORITY OF ARIZONA (WIFA) TO FUND ADDITIONAL CONSTRUCTION COSTS FOR THE PICTURE ROCKS AND AIRLINE/LAMBERT WATER TREATMENT CAMPUS PROJECTS (WT050/WT051); AND APPROVING THE TRANSFER OF UP TO \$1,500,000 IN BUDGETED EXPENDITURE AUTHORITY FROM THE GENERAL FUND CONTINGENCY LINE ITEM IN THE FISCAL YEAR 2019-2020 BUDGET TO THE PICTURE ROCKS AND AIRLINE/LAMBERT WATER TREATMENT CAMPUS PROJECTS (WT050/WT051) TO COVER A BUDGETARY SHORTFALL FOR ADDITIONAL COSTS FOR THE CONSTRUCTION OF THE PROJECTS

WHEREAS on January 15, 2019, the Town Council adopted Resolution No. 2019-002 approving a Water Infrastructure Finance Authority of Arizona (WIFA) loan agreement in the amount of \$15,000,000 for the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051); and

WHEREAS the Town has entered into contracts with a design consultant for design and construction management services and with a construction manager for pre-construction services design and procurement of long lead items, and based on the 90% design and cost model, a budget shortfall of approximately \$1,400,000 exists for the projects; and

WHEREAS pursuant to Arizona Revised Statutes section (A.R.S. §) 9-571, the Town may obligate the revenues generated by its Water Department and other revenues, including excise taxes, otherwise authorized by law to be used to repay long-term obligations to repay a loan from WIFA; and

WHEREAS the Town of Marana, located in Pima and Pinal Counties, certifies that the population of the community is under 50,000 in population as of the most recent U.S. Census data; and

WHEREAS according to the most recently available population statistics from the State of Arizona Office of Economic Opportunity, the Town of Marana's population at the time of this request for WIFA financial assistance is approximately 45,378, which meets the requirement under A.R.S. § 9-571; and

WHEREAS the Mayor and Council of the Town of Marana find that it is in the Town's best interest to pursue and apply for financial assistance from WIFA in an

amount not to exceed \$1,500,000 to fund additional construction costs for the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051); and

WHEREAS on June 18, 2019, the Town Council adopted the fiscal year 2019-2020 budgetary document and overall financial plan which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds; and

WHEREAS the Town Council desires to transfer budgeted expenditure authority in the fiscal year 2019-2020 budget of up to \$1,500,000 from the General Fund contingency line item to the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051) to fund the budgetary shortfall for construction of the projects while staff applies for a WIFA loan for this amount; and

WHEREAS transferring budgeted expenditure authority from the contingency fund of up to \$1,500,000 within fiscal year 2019-2020 will not significantly impact the General Fund; and

WHEREAS reallocations of budgeted expenditure authority between the contingency line item in the General Fund to other line items are necessary from time to time; and

WHEREAS the Council finds that the reallocations addressed by this resolution are in the best interest of the Town of Marana and its citizens; and

WHEREAS the Council finds that it is in the Town's best interest to pursue and apply for financial assistance from WIFA in an amount not to exceed \$1,500,000 for additional construction costs for the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town Manager is hereby authorized to sign for and on behalf of the Town of Marana all applications, agreements, and other documentation necessary or beneficial for Drinking Water Revolving Fund financial assistance from WIFA in an amount not to exceed \$1,500,000, payable from revenues of the Water Department and other revenues, including excise taxes, otherwise authorized by law to be used to repay long-term obligations, to cover additional construction costs for the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051).

SECTION 2. The transfer of up to \$1,500,000 in budgeted expenditure authority from the General Fund's budgeted contingency line item in the fiscal year 2019-2020 budget to the Picture Rocks and Airline/Lambert Water Treatment Campus projects (WT050/WT051) to cover a budgetary shortfall for additional costs for the projects' construction is hereby approved.

SECTION 3. All actions of the officers and agents of the Town of Marana which conform to the purposes and intent of this resolution and which further the completion of the actions as contemplated by this resolution, whether heretofore or hereafter taken,

are hereby ratified, confirmed and approved. The proper officers and agents of the Town are hereby authorized and directed to do all such acts and things and to execute and deliver all such WIFA application documents on behalf of the Town as may be necessary to carry out the terms and intent of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 12th day of November, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney



Council-Study Session

D3

Meeting Date: 11/12/2019

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: November 12, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: Relating to Budget; presentation, discussion and possible direction regarding consideration of new funding sources for the construction, acquisition, maintenance, and financing of critical infrastructure for the continued, unhindered growth of the Town and safety of its residents (Yiannis Kalaitzidis)

Discussion:

Tonight's presentation is a follow-up to information provided on September 24, 2019, when staff presented information and requested feedback from Council regarding the use of a new sales tax toward the construction, acquisition, maintenance, and financing of critical infrastructure projects that would allow the Town of Marana to continue to grow and fund projects that address health and safety concerns.

Staff will provide information to address Council questions and requests from the prior meeting on the following topics:

- Brief history of the Town's sales tax increases
- Comparison to other communities
- How the Town paid for previous projects without a dedicated sales tax
- How we spend current funding and budget processes and financial stewardship
- Information showing the impact of a tax increase toward funding for projects
- Criteria for projects and project categories that may be funded from a new sales tax

Staff will also provide information on the need for a new funding source to be used toward main infrastructure areas such as water quality projects, water conveyance system redundancy and reliability projects, storm drainage management projects, and transportation projects, and how the lack of such a funding source may impact the Town's ability to provide adequate funding through existing sources, in a timely

manner, for certain projects in the near future.

Finally, staff will seek Council's direction on the consideration of a new revenue source and the potential size and amount of such a revenue source. Alternatively, Council may direct staff to return with additional information as may be requested by Council.

Staff Recommendation:

Presentation and discussion only.

Suggested Motion:

Presentation and discussion only.

Attachments

Major Infrastructure Presentation



MAJOR INFRASTRUCTURE FUNDING

Yiannis Kalaitzidis, Finance Director

November 12, 2019

September 24th Study Session:

- Presented types of projects without a current dedicated funding source
- Discussed using new Sales Tax for funding of certain projects
- Discussed project eligibility and requirements

Tonight – Respond to Council feedback:

- Examples of preliminary revenue estimates
- Options for payment and project financing of projects
- Continued discussion of project criteria and eligibility

- Council Requested:
 - History of sales tax increases
 - Comparison to others communities
 - How did we pay for previous projects without a sales tax
 - Budget processes and financial stewardship
 - Matrix showing impact of tax increase to funding
 - Criteria for project inclusion
 - Projects that have repayment or are for health and safety



ANSWERS TO COUNCIL'S GENERAL QUESTIONS

- Sales Tax History:
 - Taxes established in 1979 and evolved over the years to the current classifications/categories, including eliminations and increases
 - Town previously had a dedicated, temporary tax for roads (2004)
 - More recently, a dedicated, temporary tax for public safety (2015)
- Other municipalities have similar, dedicated tax
 - Phoenix – Public Safety Expansion, Parks & Preservation, Transportation (1%)
 - Peoria – Debt Serv, Reserves, Capital Expend., Economic Development, Community Promotions, Operational Expenditures approved by Council (Half-cent)



SALES TAX COMPARISON

- Retail Sales Tax Rate by Jurisdiction:

Jurisdiction	Tax Rate
South Tucson	5.0%
Eloy	3.0%
Tucson	2.6%
Oro Valley	2.5%
Phoenix	2.3%
Sahuarita	2.0%
Marana	2.0%
Casa Grande	2.0%
Chandler	1.5%



MAJOR PROJECT FUNDING SOURCES

Project Name	Funding Sources
Lower Santa Cruz Levee	County, ADWR, Impact Fees
WW Treatment Plant Expansion	Bonds (Impact fee repayable)
Water Quality Treatment Plants	WIFA Loan (TBD repayable)
Tangerine Road, Phase I	RTA, PAG, County, Oro Valley, Transportation Fund
Tangerine Farms Road	Improvement District
Twin Peaks, I-10 to Tangerine	Bonds (General fund repayable), DIF, RTA
Twin Peaks Interchange	Bonds, DIF, PAG, RTA, ADOT, Developer, Federal
Ina Road Bridge	PAG, Transportation Fund
Ina Road Interchange	ADOT, RTA
Silverbell Road	WIFA Loan, Developer funding, Transportation Fund

- Structurally balanced budget
 - Detailed line item examination during budget process
 - Continued monitoring throughout the year
- Reasonable, measured investments in our employees

	Marana	Oro Valley	Sahuarita	Tucson	Chandler	Phoenix
Total General Fund Cost	31,029,155	29,146,622	12,980,960	361,481,760	205,758,032	1,080,214,000
# Employees	337	310	131	3,284	1,380	7,098
Cost per Employee	\$ 92,143	\$ 94,119	\$ 99,167	\$ 110,064	\$ 149,137	\$ 152,186



PROJECT CRITERIA

- Possible criteria for eligibility:
 - Projects related to Public Health and Safety
 - Full/partial/potential cost recovery element
 - Infrastructure projects
 - Allow for growth or enhanced capacity
 - All projects require Council approval
- Limited to the following project categories:
 - Water quality and interconnectivity/redundancy/reliability
 - Storm drainage management
 - Transportation



PROJECT CRITERIA CONTINUED

- Funding not available for:
 - Developer rebates/refunds
 - Operations & maintenance projects
 - Golf courses & other municipal facilities
- Additional Criteria:
 - Council review of infrastructure program
 - Review of repayment/recovery
 - Annual review of fund balance



RATE, REVENUES AND DEBT COVERAGE



PRELIMINARY REVENUE ESTIMATES

Estimated Annual Collections

Sales Tax Rate	Year 1	Year 5	Year 10	Year 20
0.1%	\$ 1,149,447	\$ 1,193,492	\$ 1,330,342	\$ 1,494,369
0.2%	2,298,894	2,386,984	2,660,683	2,988,738
0.3%	3,448,341	3,580,475	3,991,025	4,483,107
0.4%	4,597,788	4,773,967	5,321,367	5,977,476
0.5%	5,747,235	5,967,459	6,651,709	7,471,845

- Preliminary estimates based on actual FY19 figures
- Assumes all major sales tax categories excluding Contracting



PRELIMINARY DEBT FUNDING ESTIMATES

Issuance Amount	Annual Payment
\$1M	\$ 64,652
\$2M	129,304
\$10M	646,521
\$20M	1,293,042
\$30M	1,939,562
\$50M	3,232,604

– Assumes rate at 4%
and 25 year term



SUMMARY ESTIMATE

Sales Tax Rate	Collections *		Maximum Issuance
0.1%	\$ 1,149,447	➡	\$17.7M
0.2%	2,298,894	➡	\$35.5M
0.3%	3,448,341	➡	\$53.3M
0.4%	4,597,788	➡	\$71.1M
0.5%	5,747,788	➡	\$88.8M

* At Year 1



PROJECT POSSIBLE EXAMPLES



SPECIFIC PROJECT – WATER QUALITY

Cost \$16 million

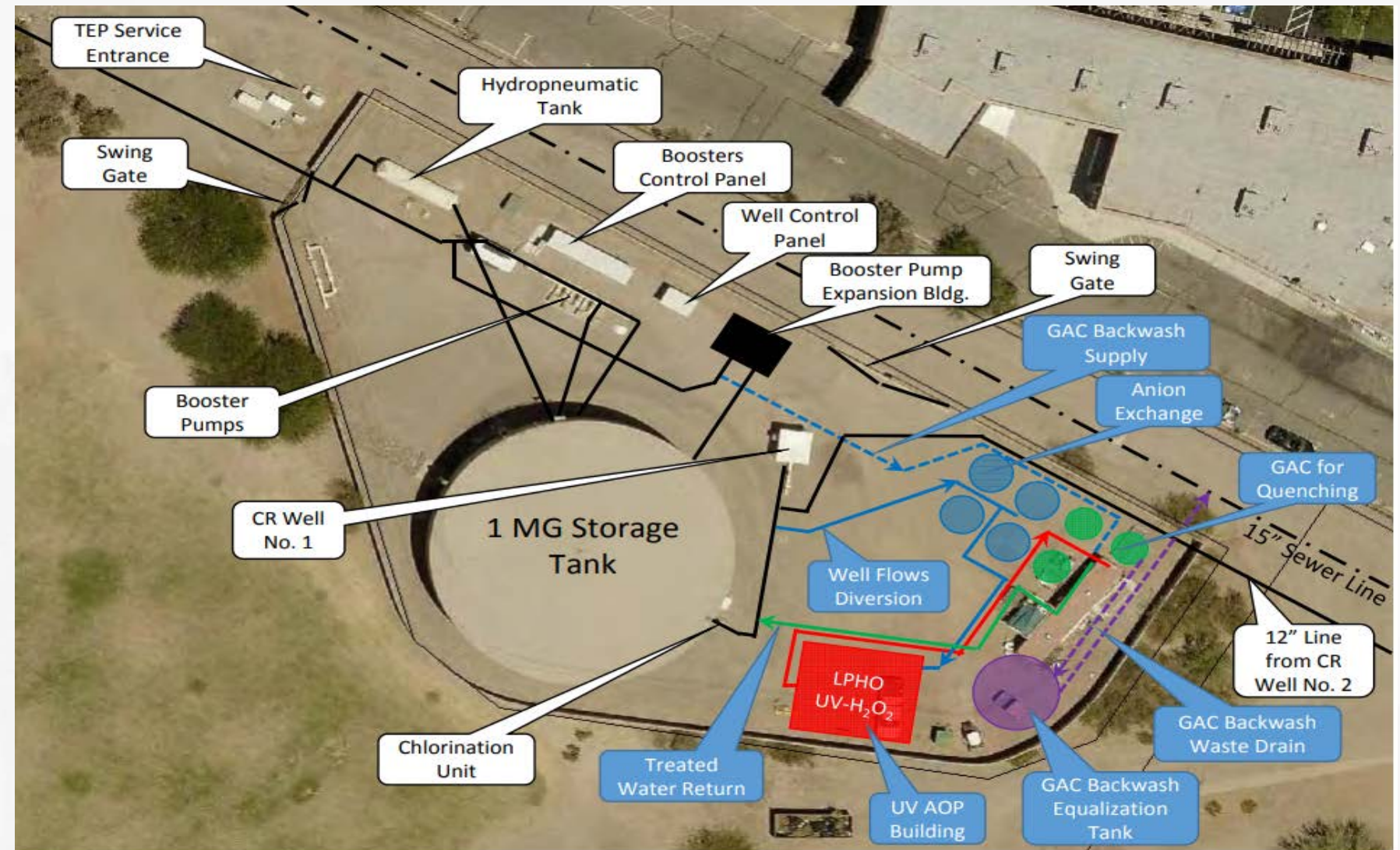
Debt Service

\$1.03 million

Tax Rate – 0.10%

Criteria:

- Health & Safety
- Redundancy/Interconn.
- Lawsuit recovery



SPECIFIC PROJECT – NWRDRS

Cost \$8.4 million

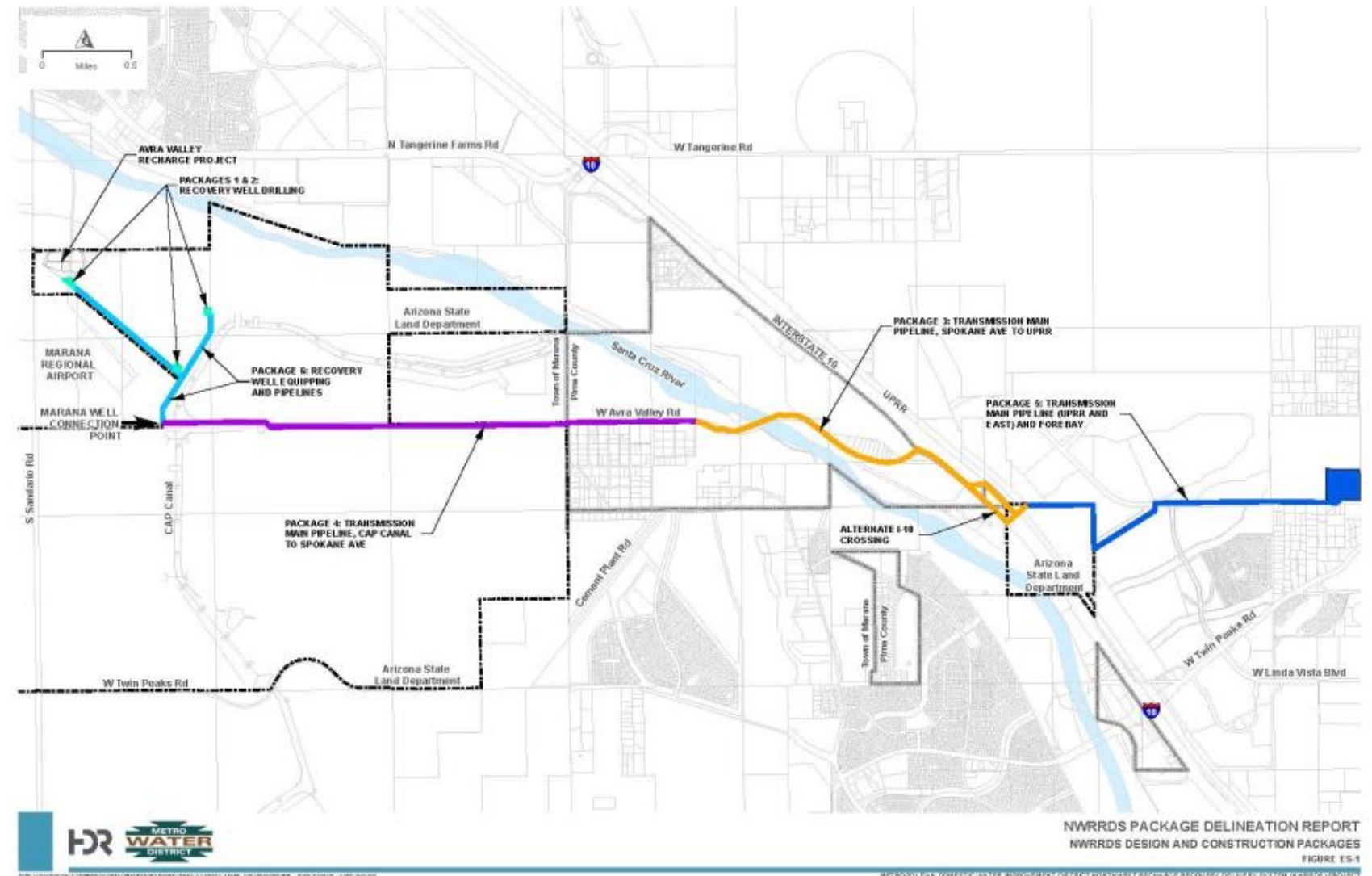
Debt Service

\$0.54 million

Tax Rate – 0.05%

Criteria:

- Impact Fee Recovery
- Redundancy/Interconn.
- Health & Safety
- Allows for Growth





SPECIFIC PROJECT – BARNETT CHANNEL

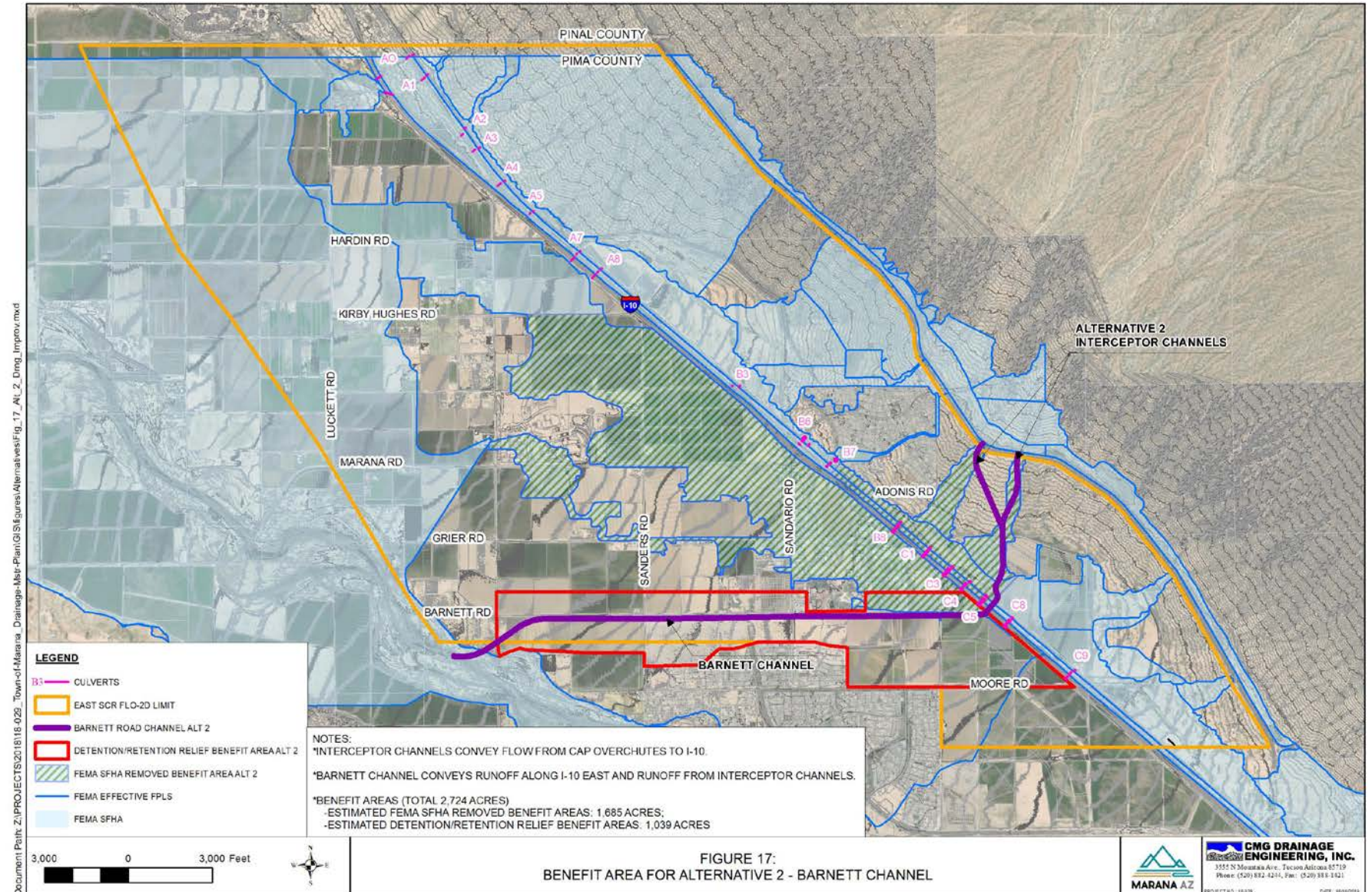
Cost \$30 million

Debt Service
\$1.94 million

Tax Rate – 0.2%

Criteria:

- Impact Fee Recovery
- FEMA Recovery
- Health & Safety
- Allows for Growth





SPECIFIC PROJECT – TANGERINE TO I-10

Cost \$17 million

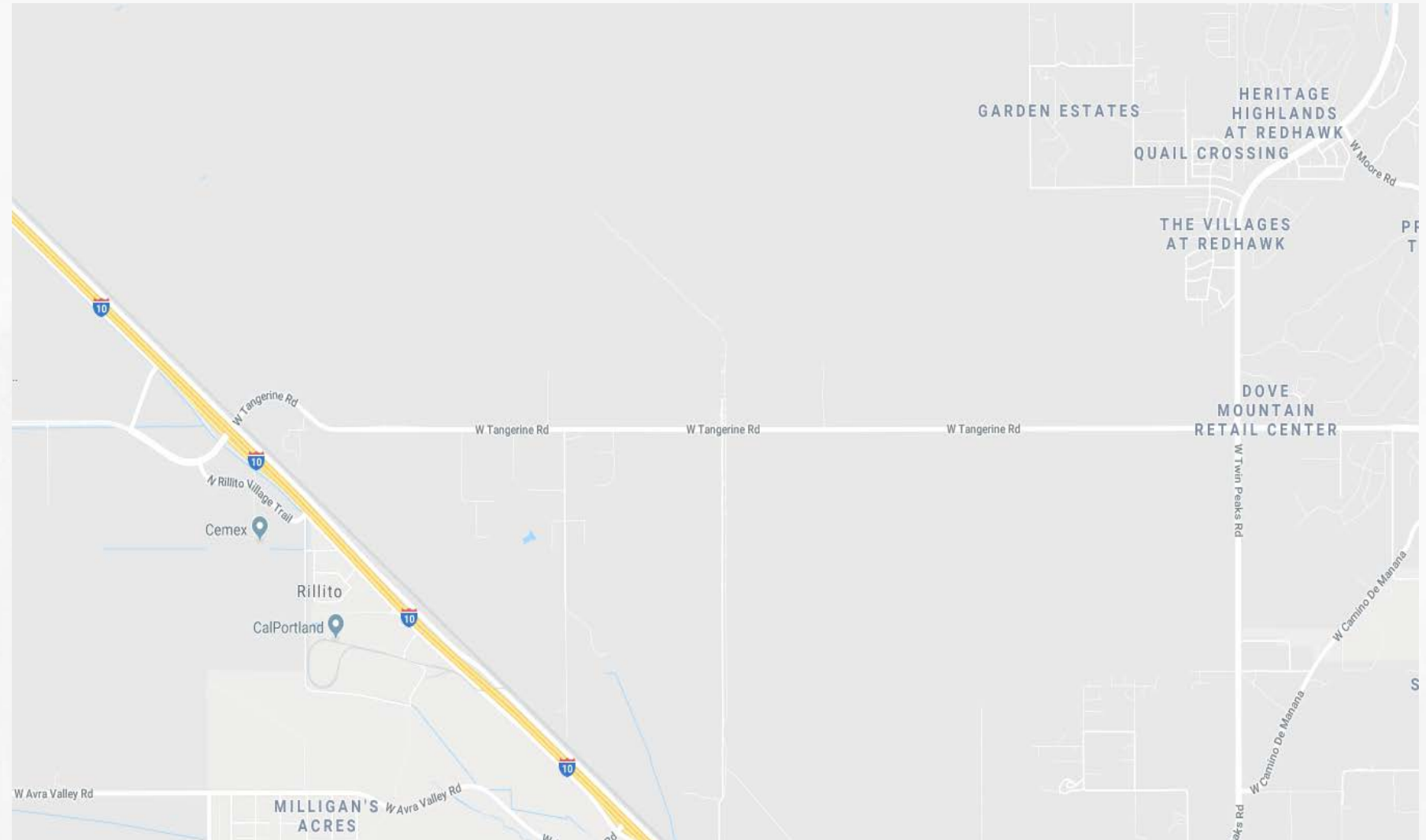
Debt Service

\$1.1 million

Tax Rate – 0.10%

Criteria:

- Impact Fee Recovery
- Health & Safety
- Allows for Growth





SUMMARY OF SPECIFIC PROJECTS

Project	Cost (millions)	Annual Debt Service (millions)	Required Tax Rate (Rounded)
Current Water Treatment Campuses	16.0	1.03	0.10%
NWRRDS	8.4	0.54	0.05%
Barnett Drainage Channel	30.0	1.94	0.20%
Tangerine Road - Phase II	17.0	1.10	0.10%
Total	71.4	4.61	0.45%

- Collection of 0.5% results in \$5.7M in revenues
- Excess may account for overages through more debt or cash



CASE FOR A NEW REVENUE STREAM



SUMMARY OF POSSIBLE ADDITIONAL PROJECTS

Project	Category	Estimated Cost (millions)	Recovery Type
<i>Current Water Treatment Campuses</i>	<i>Water Quality</i>	<i>\$16.0</i>	<i>Lawsuit/Settlement</i>
<i>NWRRDS</i>	<i>Water Reliability</i>	<i>8.4</i>	<i>Impact Fees</i>
<i>Barnett Drainage Channel</i>	<i>Drainage</i>	<i>30.0</i>	<i>FEMA, Impact Fees</i>
<i>Tangerine Road - Phase II</i>	<i>Transportation</i>	<i>17.0</i>	<i>Partial Impact Fees</i>
Tangerine Farms Road	Transportation	10.6	Partial Impact Fees
Marana Main Street	Transportation	2.6	Partial Impact Fees
Twin Peaks, Rattlesnake Pass	Transportation	17.2	Partial Impact Fees
		\$101.8	



CURRENT FUNDING SOURCES

Category	Amount
Water Quality	None
Water Reliability/Redundancy	None
Drainage - Large Projects	None
Transportation	
HURF	\$3.6M
Pavement Preservation	\$1.25M
Other Roadway/Maintenance Expenses	\$2.35M
Available	None
Transportation Fund	\$6.0M
Debt Service	\$0.7M
Pavement Reconstruction (Asphalt Only)	\$2.25M
Available	\$3.05M
Impact Fee - South Benefit Area	\$6.0M
For Twin Peaks, Rattlesnake Pass Project-Need	\$17.2

Transportation option:

- Debt Issuance Available: \$47.0M
- Total Transportation Funding Available: \$53.0M
- Total Needs Identified: \$47.4M



IMPACT FEE FUNDING SOURCE

Project	Est. Project Cost (millions)	Developer Contributions (millions)	Impact Fee Eligible (millions)	Est. Date Funding Avail.
Twin Peaks, Rattlesnake Pass	17.2	6.0	11.2	FY 2030
Marana Main Street	2.6	-	2.6	FY 2032
Tangerine Farms Rd.	10.6	-	9.0	FY 2049

- Based upon current impact fee revenue trends
- Timing gap between when projects are needed and when funding is available



WITHOUT NEW FUNDING SOURCE

Issuing Debt from Available Transportation funds - Consequences:

- Lose flexibility and ability to fund smaller projects or upgrade existing roads, by adding traffic signals, turn lanes, sidewalks, landscaping, drainage, etc.
- Nothing left for new projects toward new development and future growth.
- General Fund Exposure to unplanned events.

Current process (pay as you go):

- Use Transportation funds to set money aside will not allow for adequate and consistent funding of planned pavement preservation program.
 - Example – Tangerine Road Project will consume all Transportation fund funding in fiscal years 2025 (as shown in current CIP plan) and 2026.
- Use General Fund available fund balance for unplanned events and overages.
- Projects may not be completed in a timely manner.

- Lack of available funding for 3 out 4 proposed project categories
- Impact fees are unpredictable and currently unavailable to fund complete projects
- Transportation category has funding limitations
 - Use of all transportation funding for identified projects will:
 - Limit number and types of future projects
 - Limit flexibility with new projects and reconstruction upgrades
 - Endanger planned pavement preservation program
 - Expose General Fund to risk



COUNCIL DISCUSSION REQUEST

- Discussion on funding source for projects
 - New Sales Tax
 - Debt Financing vs. Pay as you go
 - Combination of above
 - Inclusion/exclusion of sales tax categories/classifications
 - Use of existing funding sources – status quo
- Discussion on Categories
 - Water quality and interconnectivity/redundancy/reliability
 - Storm drainage management
 - Transportation
- Discussion on Criteria
 - Public Health and Safety, Recovery element, Growth & Enhanced Capacity etc.

Depending on feedback from Council, staff may:

- Provide additional information requested by Council on tonight's topic
- Develop a plan and timeline for a new sales tax based on feedback
 - Determine amount of new sales tax (0.1% - 0.5%)
 - Determine which tax rate classifications should be affected
 - Consider independent analysis and forecast on future sales tax revenues
 - Develop and implement a community outreach plan

OR

- Stay the course without a new sales tax

DISCUSSION