MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
MPD Community Room, December 18, 2019, at or after 6:30 PM

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on December 18, 2019, at or after 6:30 PM located in the MPD Community Room at the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION 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*.

Marana Planning Commission
Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times
Regular Commission meetings are usually held on the last Wednesday of each month at 6:30 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings
If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, 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.

Agendas
Copies of the Agenda are available the day of the meeting in the MPD Community Room or online at www.maranaaz.gov.

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.

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC
At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the November 20, 2019 Meeting Minutes

B. Public Hearings

1. **PCZ1905-001 Amendment to the Uptown at Marana Specific Plan;** A request for recommendation to the Marana Town Council for approval of a proposed comprehensive amendment to the Uptown at Marana Specific Plan including revisions to the mixture of allowable land uses, the Conceptual Land Use Plan, and the associated development standards. The specific plan applies to approximately 205 acres of property generally located west of Interstate 10, north of Marana Road, and east of Sanders Road in a portion of Section 21, Township 11S, Range 11E. (Brian Varney)

C. Commission Action

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

1. **PRV1909-005: Final Plat for Cortaro Ranch Phase II Lots 4 through 6**; A request for recommendation to the Marana Town Council for approval of a final plat for a 3-lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

D. Informational Items/Possible Action Items

1. A 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)

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

Executive Session pursuant to A.R.S. §38-431.03 (A), Planning Commission 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).

ADJOURNMENT

Planning Commission Regular Meeting
Meeting Date: 12/18/2019

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: December 18, 2019

Subject: **Approval of the November 20, 2019 Meeting Minutes**

Attachments

November 20, 2019 Draft Minutes

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 20, 2019, at or after 6:30 P.M.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

ADMINISTRATIVE SUMMARY

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CALL TO ORDER

Chairman Schnee called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: Led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. Commissioners Hill and Schachter were absent. A quorum was present.

CALL TO THE PUBLIC

Chairman Schnee opened the meeting to receive public comments. No comments were offered by the public.

APPROVAL OF AGENDA

Motion to move Item 2; Amending Marana Town Code Title 17, first on the agenda by Chairman Schnee, seconded by Commissioner Miller. Motion to approve the amended agenda by Vice Chair Duncan, seconded by Commissioner Tyson. Passed unanimously.

ANNOUNCEMENTS

Due to scheduled maintenance in the Council Chambers, the December 18, 2019 and January 29, 2020 Planning Commission meetings will be held in the Marana PD Community Room. (Jason Angell)

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of October 30, 2019.
Motion to approve by Commissioner Tyson, seconded by Commissioner Miller. Passed unanimously.

PUBLIC HEARINGS

1. PCM1910-001 A request for a recommendation to the Town Council for approval of an amendment to Marana Town Code Title 17 (Land Development) revising section 17-6-14(C)(7) (medical marijuana dispensary) to extend the permissible hours of operation for medical marijuana dispensaries from the current hours of 7:00 a.m. to 7:00 p.m. to 7:00 a.m. to 10:00 p.m. (Cynthia Ross)

Cynthia Ross noted that Golden Leaf Wellness has submitted an application to amend the Marana Land Development Code relating to the permissible hours of operation for medical marijuana dispensaries. Golden Leaf Wellness notes extending the hours would allow them to compete with neighboring community dispensaries that are open until 10:00 p.m. Staff has researched the Town Code of neighboring communities and can confirm their codes allow dispensaries to operate until 10:00 p.m. Staff does not have a recommendation on this item. Recommendation to the Town Council is left to the resolve of this Commission.

Chairman Schnee opened the public hearing. There were no comments offered.

Chairman Schnee had no issues with extending the hours of operation. He felt that both of the medical marijuana dispensaries, currently located in the Town, have been conducting a well-organized business and he would like to give them the opportunity to be competitive with the neighboring facilities. No other comments from the Commission.

Motion to approve by Chairman Schnee, seconded by Commissioner Tyson. Passed unanimously. 5-0

2. GPA1807-001 Proposed Marana 2040 General Plan - 2nd Public Hearing / Planning Commission Public Hearing #2 to take public comment on the proposed Town of Marana 2040 General Plan (Jason Angell)

The proposed Marana 2040 General Plan includes a statement of community goals and development policies and a Land Use, Growth, Cost of Development, Housing, Public Services and Facilities, Transportation, Public Buildings, Bicycling, Public Safety, Conservation, Rehabilitation, and Redevelopment, Neighborhood Preservation and Revitalization, Recreation, and Rehabilitation, Open Space, Water Resources, Environmental Planning, Conservation, and Energy Elements. Additional elements not required by law but included in the proposed Marana 2040 General Plan include Economic Vitality and an Arts & Culture Element.

Addressing the Commission**, Development Services Director Jason Angell** noted this was the 2nd public hearing of the 2040 General Plan. **Mr. Angell** noted that staff has not made any changes to the plan that stands before Commission tonight. The document that was sent out for the 60-day review was built upon the feedback staff received throughout the entire public engagement process.

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The changes that were made after the 60-day review were technical changes. No substantive changes were made. From this point going forward, any changes to the plan needs to come at the recommendation of the Planning Commission or Town Council, ultimately before adoption.

The General Plan is a long-term comprehensive plan that provides the overall guidance and development for the growth of this community. It is an important document, as it provides the baseline for our future needs as it relates to the investment in our community relating to neighborhoods, new growth, as well as infrastructure. The hierarchy of a General Plan develops the goals and the policies for development. From there, the zoning and corridor plans would be established; which lay out more detail by assigning specific zoning districts, followed by site plans; which get in to more detail on a specific property, then onto building permits and CofO's.

Arizona state law requires that a municipality must update their General Plan every 10 years. There are two different levels of General Plans by state statue; municipalities with a population under 50,000 and those over 50,000. When the Town started this process, it was agreed that we were going to position ourselves in developing this plan as if we were a municipality of 50,000 in population or greater, since Marana is close to 50,000 in population. Municipalities over 50,000 are required to have 17 elements included in the plan. The plan that is before you, contains 19 elements; all 17 of the required and two elective elements.

There were two deliverables for the project; the Map Atlas and the General Plan. The Map Atlas tells the history of the community, as well what exists in our community today. It lays out our existing conditions and provides an easy reference of who we are. Within the Map Atlas are 4 sections: Introduction, Built Environment, People & Community, and Resources & Sustainability.

For the purpose of the planning process the Town is required to adopt a Public Participation Plan. The plan has to explain our process in approaching the community as we develop this project. The Public Participation Plan was adopted on Town Council early in the process. The project was started in July of 2018. We are now 17 months into an 18-month long project that has provided a number of opportunities for the public to be engaged throughout the entire process. The project website, www.MakeMarana2040.com, was launched at the very beginning. The Communications Department, along with Matrix Design Group, continually updated the information on the website. Every presentation that was given to any public gathering was placed on the website, as well as the materials, updated plans, and ways individuals could submit comments. Over the course of the past 17 months the Town has had over 60 events ranging from interviews, focus groups, community groups (Chamber and SAHBA), interactive workshops, open house events, community events, Citizens' Forum, Advisory Committee meetings, as well as updates to Planning Commission and Town Council.

Marana 2040 General Plan Public Outreach and Engagement – 11/20/19

- Public Participation Plan Adopted by Resolution 2018-089
    - Planning Commission 8/22/18
    - Town Council 9/18/18
- 27 Personal interviews (stakeholders and Marana staff) held 9/11/18, 9/12/18, 9/13/18
- Make Marana 2040 General Plan project website www.makemarana2040.com launched 9/18/18

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- Water Bills – Announcing 2nd Open House 6/19/19 & 6/20/19
    - Tucson Water bill. Sent to ~ 11,053 households as inserts in mailed water bills
    - Marana Water bill. Sent to ~ 5,500 households as inserts in mailed water bills
- 11 E-blasts to approximately 480 individual email addresses (includes stakeholders, HOAs, and subscribers)
    - 9/24/18
    - 10/25/18
    - 11/26/18
    - 11/29/18
    - 1/9/19
    - 1/29/19
    - 2/22/19
    - 3/27/19
    - 6/4/19
    - 7/29/19
    - 10/24/19
- 4 Marana Citizen's Forum Meetings
    - 9/20/18
    - 10/18/18
    - 11/15/18
    - 12/11/18
- 3 General Plan Advisory Committee Meetings
    - 11/14/18
    - 2/13/19
    - 5/15/19
- 4 Town Council Study Sessions
    - 5/14/19
    - 6/11/19
    - 9/11/19
    - 10/8/19
- 6 Workshops – Notice of Workshops posted on website, Nextdoor and Facebook
    - 10/3/18 & 10/4/18
    - 12/12/18 & 12/13/18
    - 1/23/19 & 1/24/19
- 4 Open Houses - Notice of Open Houses posted on website, Nextdoor and Facebook
    - 4/10/19 & 4/11/19
    - 6/19/19 & 6/20/19
- 2 Public Hearings
    - Planning Commission 10/30/19 published and posted 10/9/19
    - Planning Commission 11/20/19 published and posted 10/31/19
- 5 Focus Group Meetings
    - Environment 9/10/18
    - Bikes & Trails 9/12/18
    - Arts & Culture 10/18/18
    - Cultural Resources 9/12/18 & 6/12/19

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- Postcard mailings to 4 neighborhoods with no representing HOA advising residents of Workshops and Open Houses
    - Marana Vista
    - Adonis
    - Downtown Marana
    - Honea Heights
- 4 Marana booth events with staff and Marana 2040 General Plan information
    - Marana State of the Town 4/19/18
    - Marana Founders Day 3/30/19
    - Marana Concert in the Park 6/1/19
    - Marana Star Spangled Spectacular 7/4/19
- Marana Community Connections events
- Outreach to organizations to advise of Workshops and Open Houses
    - Marana Chamber of Commerce – E-blasts – 3,000 contacts
    - Metropolitan Pima Alliance
    - 29 HOAs including:
        - Continental Ranch
        - Dove Mountain, Butterfly Ranch, Canyon Pass, Gallery
        - Heritage Highlands
        - Gladden Farms
        - Rancho Marana
        - Sunflower (information and postcards placed at clubhouse)
- 5 Draft Marana 2040 General Plan documents posted to the website www.makemarana2040.com
    - MapAtlas
    - 60 Day Draft General Plan posted 7/29/19 to 9/27/19
    - October Draft General Plan posted 10/25/19 to current
    - Draft Future Land Use Map
    - Draft Future Circulation Map
- 2 Draft Marana 2040 General Plans on display for public view at the Marana Municipal Complex and Wheeler Taft Abbett Sr. Library
    - 60 Day Draft General Plan 7/29/19 to 9/27/19
    - Final General Plan Draft posted 10/25/19 to current
- 23 governmental agencies forwarded electronic copies of 60 Day Review Draft to comment
- 19 Electronic outreach and online posts to the Marana Newsroom, Facebook, Twitter, Nextdoor and Tucson Local Media articles. 4 Tucson Local Media articles about the General Plan and 15 posts:
    - **Jan 29, 2019: Tucson Local Media article, Newsroom** https://www.tucsonlocalmedia.com/marana/article_7776428c-23e4-11e9-b478-a7451649cbc9.html
    - **June 12, 2019: Tucson Local Media article**, Newsroom https://www.tucsonlocalmedia.com/marana/article_ac0d94f0-8c71-11e9-bfda-ffeb47cdf84b.html
    - **August 7, 2019: Tucson Local Media article**— Marana residents invited to review General Plan

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https://www.tucsonlocalmedia.com/news/article_b77205d6-b865-11e9-a60a-ff08600f263c.html

- **October 30, 2019: Tucson Local Media article**
  https://www.tucsonlocalmedia.com/news/article_07db4fda-fa6c-11e9-b1d6-13375e70aa2b.html
- Sep 19, 2018: Newsroom FIRST ROUND OF WORKSHOPS SEEK INPUT FROM THE PUBLIC
  https://www.maranaaz.gov/news/2018/9/19/make-marana-2040-first-round-of-workshops-seek-input-from-the-public?rq=Make%20Marana%202040
- Oct 25, 2018: Newsroom — 1st round of workshops a success
  https://www.maranaaz.gov/news/2018/10/25/make-marana-2040-first-round-of-workshops-a-success-seeking-digital-input?rq=Make%20Marana%202040
- Oct 26, 2018: Facebook Twitter— fill out the survey
- Nov 28, 2018: Facebook, Newsroom — 2nd round of workshops seek input
  https://www.maranaaz.gov/news/2018/11/28/make-marana-2040-second-round-of-workshops-seek-input-from-the-public?rq=Make%20Marana%202040
- Jan 11, 2019: Newsroom THIRD ROUND OF WORKSHOPS SEEK INPUT FROM THE PUBLIC
  https://www.maranaaz.gov/news/2019/1/11/make-marana-2040-third-round-of-workshops-seek-input-from-the-public?rq=Make%20Marana%202040
- Jan 15, 2019: Newsroom — second round of workshops a success
  https://www.maranaaz.gov/news/2019/1/11/make-marana-2040-second-round-of-workshops-a-success-for-general-plan-update?rq=Make%20Marana%202040
- Jan 28, 2019: Newsroom — Survey now open
  https://www.maranaaz.gov/news/2019/1/25/make-marana-2040-third-round-of-workshops-now-complete?rq=Make%20Marana%202040
- April 11, 2019: Facebook, Newsroom — “there’s still time to attend an open house”
  https://www.maranaaz.gov/news/2019/4/11/theres-still-time-to-attend-an-open-house-on-the-general-plan?rq=Make%20Marana%202040
- April 19, 2019: Newsroom — Open House overview with future dates
  https://www.maranaaz.gov/news/2019/4/19/make-marana-2040-open-house-overview?rq=Make%20Marana%202040
- June 26, 2019: Newsroom — Open house overview
  https://www.maranaaz.gov/news/2019/6/26/make-marana-general-plan-2040-open-house-overview?rq=Make%20Marana%202040
- July 29, 2019: Press Release in Newsroom — 60 day public review underway
  https://www.maranaaz.gov/news/2019/7/29/press-release-2019-general-plan-60-day-public-review-underway
- July 31, 2019: Twitter, Facebook — Now’s your chance to review Marana’s 2019 General Plan and provide input. The 60-day review cycle is open until Sept 27, 2019. As a rapidly growing community, Marana is developing ideas for your town’s future with the 2019 General Plan – Make Marana 2040
- August 15, 2019: Press Release in Newsroom, Facebook

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- Sept 18, 2019: Twitter and Facebook: Be a part of building Marana's future! View a draft copy of the General Plan, send us your feedback. The 60-day review period will end Friday, September 27.
- October 25, 2019: Press Release in Newsroom, Twitter, Facebook, — public meetings scheduled Oct-Dec 2019 https://www.maranaaz.gov/news/2019/10/25/press-release-town-of-marana-general-plan-public-meetings-scheduled-oct-dec-2019

From the Issues and Opportunities Workshop that was held, the top opportunities that were identified were: quality housing, open space/natural resources, opportunity for trail connectivity, room for growth, and development of Downtown. The top issues identified in the community were: lack of public transportation, lack of housing diversity, lack of entertainment/retail/dining, and lack of development north of Twin Peaks Road and west of I-10.

From the Scenario Planning Exercise the greatest opportunities that were identified in the Land Use category were higher densities and intensities located along Tangerine Road and mixed use long Tangerine Road.

The Transportation category opportunities included an I-10 interchange at Moore Road, new roadways connection from Dove Mountain to I-10, extending the trail system along the Santa Cruz River, and looped transit route extensions.

The 60-day document was sent out in September and provided 60 days for individuals to submit feedback. From that, staff received a total of 189 comments from 77 different individuals.

By topic there were 82 comments related to ASLD, 17 comments were not applicable to the General Plan, 15 comments were technical edits, 13 comments were relating to conservation, 12 comments relating to water, and 10 comments were relating to roadways or a secondary connection to Dove Mountain. When you break down the ASLD comments, 38 were general comments, 27 were related to Oro Valley property, and 17 were related to the Tortolitas property.

Regarding Arizona State Land: 17 comments on the Tortolitas property came in two categories:

1. Prefer property to remain “Undisturbed.”

2. Oppose use of special planning requirements for future development.

Mr. Angell noted that State Land in Marana makes up 98 square miles of our planning boundary. 20% of that is designated in this plan, as a Special Planning Area (SPA.) The Arizona State Land leased property is 2,399 acres of land owned by the Arizona State Land Department, leased to Marana. The lease has a 99-year term ending in 2099.

The SPA designation was placed in the plan based upon the feedback that staff received throughout the process. More importantly, the SPA designation will provide staff with a greater opportunity to scrutinize development in the area, allowing staff to look at things that are bigger picture; environmental, engineering, site design, as well as looking at the preservation of environmentally sensitive areas.

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The General Plan organization is broke down into three main areas:

Built Environment / People and Community / Resources and Sustainability.

The first Marana 2040 General Plan public hearing was held on October 30, 2019. There were 15 people in attendance, 8 spoke. The topics raised were:

- Preserve designation and future planning of State Land.
- Hearing #1 was premature and more time requested to review the draft plan.
- Provide secondary access to/from Dove Mountain.
- Allow appropriately located/scaled residential in Employment.

The reason why the Arizona leased property is not designated as open space is because the two definitions that are provided within the plan (General Open Space and Natural Undisturbed Open Space (NUOS)) do not represent what the leased property is. General Open Space: Any area maintained for open uses, including active, recreational space, general parks, and golf courses. General open spaces are also owned by the Town. Natural Undisturbed Open Space (NUOS): An area of land with natural vegetation that is undisturbed, with no activity taking place. NUOS is intended, in the future, for lands that may be set aside, dedicated, and/or purchased and preserved, in perpetuity, as a conservation area. The Town is leasing the property; they are not the owners of the property.

Many comments staff received throughout the process were from individuals looking for more specifics in the plan. The General Plan is meant to be more comprehensive. The detail is provided through the additional documents that are developed as the output of the General Plan.

With this plan, staff has identified/or are recommending 20 new or updated plans that the town would consider adopting and implementing over the course of a number of years. All of these plans are still subject to the approval of Town Council, as well as the appropriate funding to support the development of those plans.

Next steps - tonight is the 2nd public hearing. Based upon the Commissions' direction this evening, we would look for a motion from the Planning Commission to advance this plan to the scheduled December 10th Town Council public hearing.

Mr. Angell stated that staff is recommending approval of the 2040 General Plan, however we are asking that Commission consider the following amendments to accompany the plan moving forward:

Staff Recommended Changes to the 2040 General Plan (October 2019 Draft) 11/19/19

1. Amend text and maps to identify "ASLD Lease Area" described as follows:

"ASLD Lease Area" is 2399 acres of land owned by the Arizona State Land Department that is leased to the Town of Marana for open space and park purposes, including operation and maintenance of hiking, bicycling, and equestrian trails. The lease has a 99-year term ending in 2099.

- Page 2-18. Future Land Use Categories paragraph
- Page 2-19. Figure 2-3 2040 Future Land use Map
- Page 4-3. Open Space Element, 2nd paragraph
- Page 4-4. Figure 4-10 Open Space Map

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2. Revisions to the Resources and Sustainability Theme:

- Page 4-6 - Amend the description of the Draft Habitat Conservation Plan to include "…as part of a proposed Habitat Conservation Plan which was never adopted due to species delisting…"
- Page 4-15 – Amend the Draft Habitat Conservation Plan description to include "Draft Habitat Conservation Plan (developed originally for the listing of the Cactus Ferruginous Pygmy Owl and then modified to include 13 species)…"
- Page 4-19 – Amend Policy RS 1-3 to read "Coordinate with regional agencies…"
- Page 4-19 – Amend Policy RS 1-5 to read "Advocate that the Arizona State Land Department preserve high-quality natural undisturbed open space…"
- Page 4-22 – Amend Goal RS-7 by deleting the word "hazards"
- Page 4-24 – Amend Policy 11-1 to read "Work with regional entities to develop and adopt an Open Space and Wildlife Conservation Plan to …"
- Page 4-24 – Amend Policy RS 11-4 to include "…to adequately buffer and preserve wash corridors…"
- Page 4-24 – Amend Policy RS 11-6 by replacing the word "organizations" with "entities"
- Page 4-24 – Amend Policy RS 11-7 to read "Promote habitat creation and species introduction and protection at water recharge facilities."
- Page 4-24 – Amend Policy RS 12-1 to read "Work with developers and others to conserve…"
- Page 4-25 – Amend Policy RS 13-2 to read "Work with developers and regional agencies to incorporate…"
- Page 5-6 – Amend Action Item 19 to read "Amend the Town Code to adopt appropriate zoning standards for development-sensitive design practices in sensitive areas. Amendments to include…"
- Page 5-9 – Amend Action Item 43, changing it from a Long-term to On-going goal
- Page 5-22 – Amend Action Item 153 to read "Work with regional entities to develop and adopt an Open Space and Wildlife Conservation Master Plan…"

3. Revisions to the Built Environment Theme

- Page 2-45, Amend Goal BE-9-1 to read "Work with regional entities to adopt appropriate design standards…"

4. Amend the Future Land Use Category Table and Definitions

- Pages 2-20 & 2-21 – Amend the Land Use Description for Rural Residential increasing the residential densities from one-half (0.5) to one (1.0) dwelling unit per acre. Adding R-36 and R-80 to the list of existing zoning districts consistent with the land use category.
- Pages 2-20 & 2-21 – Amend the Land Use Description for Low-Density Residential adjusting the base of the density range from one-half (0.5) to one (1.0) dwelling unit per acre.

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- Page 2-22 – Amend the Land Use Description for Employment to allow “appropriately sited and scaled support for residential and commercial uses.”

Mr. Angell ended his presentation.

In reference to the Future Land Use Map, **Chairman Schnee** noted that the area known as the Tortolita Preserve will be labeled as ASLD Lease Area and not labeled as the Tortolita Preserve because this intends that the Town has it in perpetuity, and we do not. It is leased land.

Chairman Schnee noted the Town worked with the ASLD and received an updated letter from them on November 14, 2019.

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Douglas A. Ducey
Governor

Lisa A. Atkins
Commissioner

Arizona State Land Department

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

November 14, 2019

Mr. Jason Angell, Director
Development Services Department
Town of Marana
11555 W. Civic Center Drive
Marana, AZ 85653

RE: **Revision to Letter Dated November 8, 2019**
Make Marana 2040 – General Plan Update

Dear Mr. Angell,

Thank you for the opportunity to review the Town of Marana's general plan update, *Make Marana 2040.* The proposed 2040 Future Land Use map appears to designate some State Trust lands as Rural Residential, with an allowable maximum of 0.5 dwelling units per acre. Please note that ARS §9-461.06 imposes a statutory requirement of at least one dwelling unit per acre for all State Trust lands, unless written approval has been provided by the Arizona State Land Department (ASLD).

ASLD supports the "Special Planning Area" designation for State Trust lands within the Town's planning area. ASLD encourages that the Town apply the Special Planning Area designation to all State Trust lands in order to ensure compliance with the statute. Furthermore, this designation will allow the Town and ASLD to take a comprehensive and collaborative approach as future site-specific land uses are considered.

If you have any questions, please feel free to contact me at medelman@azland.gov or (602) 542-6331.

Sincerely,

Mark Edelman, AICP
Director, Planning & Engineering
Arizona State Land Department

c: Steven Cheslak, Principal Planner, Town of Marana

Regarding the Special Planning Area and how it offers more protection with definitive requirements, **Chairman Schnee** noted that any development will be heavily scrutinized. The plan would come to the Planning Commission, then if approved, to Town Council, both as public hearings.

Chairman Schnee opened the public hearing. The following residents spoke in support of the Tortolita Preserve; Mark Johnson, Dan Dowler, Gerald Slankard, Alan Jensen, Darrel Wood, Frank Morgano, Karen Kansfield, Marenis Kansfield, Brent Adams, Donna Hart, Cherie Daum, Dennis Clark, Jacqueline Craig, Tom Hannigan, Richard Maybury, Judith Sacheck, Karl Klimek, Joan Woodward, Dave Barker, James Avramis, Thomas Rossa, Linda Placzek, Ken Rislov, Joe Guidice, Ann Blizard, Bill Schnell, Jill Kismet, Kevin Kismet, Dan Gaeroke, Tom DeVoe, Beth Green, John Holzemer, Claudia Holzemer and Ed Daum. Carolyn Campbell spoke in support of the Tortolita Preserve and requested that Low Density Residential and Rural Residential density ranges stay as is. Tim Halm had concerns with the water supply and development. As part of the staff recommended changes, Paul Oland urged staff to delete the word "support for" on page 2-22 and include 2-15 along with 2-22.

With regard to the notification process, **Town Manager Jamsheed Mehta** noted staff has done their best over several months and through a number of events to make the public aware. The Commission has acknowledged the primary concern from a majority of the residents in attendance. **Mr. Mehta** added, we talk about the lease area it has always been the Town's intent to declare that area an open space. We have always been willing to work with State Land, to see if the lease could be recreated in such a way that the "99-year" would not be as important as much as leaving that entire area open space and to perpetuity. State Land is responsible to their beneficiaries; the State and the public school system. Even with our latest effort to deal with the 2400 acres, the Town was willing to consider more acreage, as long as it made sense to the Town fiscally, as well as for the general area and the State. There are several aspects that are being looked into at the same time. The State may have plans for the best use for their land and their beneficiaries, but to assume that the Town of Marana would eliminate all the open space - that is untrue. That is misinformation. We have open processes (meetings) and it works when residents participate. **Chairman Schnee** closed the public hearing.

Chairman Schnee reiterated that the Tortolita Preserve and any Specific Planning Area has to come before both the Planning Commission and Town Council. We still have the ability to control how those areas are developed. With regard to the SPA, **Mr. Angell** noted that State Land could choose to divide the acreage but it would have to be submitted as a master plan. That plan would have to demonstrate the impacts it would have on traffic, infrastructure, and other service needs for that area.

Chairman Schnee thanked everyone who worked on the plan and for those were in attendance. He stated that Town staff, the Commission, along with the Town Manager and Town Council, would do the very best to ensure that Marana is maintained as a whole and to develop these areas properly. Regarding water supply, we cannot start development on anything unless there is a guaranteed 100-year water supply.

Commissioner Miller stated that we have the responsibility to make sure that we are mindful of the open space with any development. We have worked hard to make sure the open space is more than adequate. We should be proud of staff and everyone who has put this plan together.

Commissioner Tyson thanked the residents for their comments. She thought town staff has done their best to notify the residents and to keep everyone informed of the process. She was in favor of the proposed changes from Commission and felt the proposed plan was a good one.

DRAFT

Commissioner Fehrmann noted that town staff has been working hard to preserve open space in relation to proposed development. She felt having such a large community gives everyone the opportunity to participate.

Vice Chair Duncan thanked Matrix Design Group and town staff for all of their hard work on the project. This is an enormous endeavor to try and make things right for the next 10 years and the General Plan is our map that we use to get there. As a current resident in Dove Mountain (near the Tortolita Preserve,) **Vice Chair Duncan** added, this is more than just the issue of the Tortolita Preserve; this is a town-wide project that we are working on tonight and that is where our efforts have to be. He appreciated the attendance and noted they did listen to everyone's comments.

Motion to recommend Council adoption of the Marana 2040 General Plan Major Amendment, to include:

- ***Staff recommended changes - #1 through #4, with changes.***
- ***Under #4, bullet 3 of the staff recommended changes, include page 2-15 and delete "support for".***
- ***In #1 of the staff recommended changes, replace "ASDL Lease Area" with "Tortolita Preserve ".***
- ***On the FLU map, change the Tortolita Preserve area to a different shade of the same State Land color, so it stands out a little bit.***

by Chairman Schnee, seconded by Commissioner Miller. Passed unanimously. 5-0

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

1. A 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)

Due to the current time and the length of the meeting, the presentation was postponed to the next scheduled Planning Commission meeting; Wednesday, December 18, 2019 at 6:30 pm.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting. ***Motion to adjourn by Vice Chair Duncan, seconded by Chairman Schnee. Passed unanimously. Meeting adjourned at 9:37 p.m.***

CERTIFICATION I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on November 20, 2019. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

DRAFT

Planning Commission Regular Meeting

Meeting Date: 12/18/2019

To: Planning Commission

From: Brian Varney, Senior Planner

Date: December 18, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ1905-001 Amendment to the Uptown at Marana Specific Plan;** A request for recommendation to the Marana Town Council for approval of a proposed comprehensive amendment to the Uptown at Marana Specific Plan including revisions to the mixture of allowable land uses, the Conceptual Land Use Plan, and the associated development standards. The specific plan applies to approximately 205 acres of property generally located west of Interstate 10, north of Marana Road, and east of Sanders Road in a portion of Section 21, Township 11S, Range 11E. (Brian Varney)

Discussion:

Summary of Application

Lazarus, Silvyn, and Bangs, P.C. is representing the owners, Rio Claro, Inc., 515 Marana, LLC, BOA Sorte Ltd. Partnership, and KLW Investments, LLLP, et. al, of approximately 205 acres of land currently entitled as the Uptown at Marana Specific Plan, approved by the Town Council on November 6, 2007. The specific plan area is generally located west of Interstate 10, north of Marana Road, and east of Sanders Road in a portion of Section 21, Township 11S, Range 11E. The applicant is requesting a recommendation to the Marana Town Council for approval to amend the Specific Plan. The intent of the proposed amendment is to improve the development feasibility of the project by updating the mixture of allowable land uses, specifically, a decrease the amount of designated commercial land uses and an increase the opportunities for residential development.

In addition to changes to the allowed land uses, efforts have also been made to revise or clean-up the plan where required or considered to be necessary and within reason. This work includes updating areas of the site analysis portion of the plan with respect to current conditions, specifically regarding traffic circulation and recent sewer infrastructure projects. Additionally, the existing plan regulations for residential and commercial design, landscaping, recreation, parking, and signage, have been removed from the document to better align with current regulations of the Marana Land Development Code, Town Code, and other Town standards.

The property owners and their consultants approached the Town staff in April of this year with a number of concerns regarding the challenges they have encountered in marketing the property for the appropriate type development. Due largely to changes in the real estate market and development trends that have occurred since the great recession, their concerns focused on the decreased demand for large-scale commercial properties, particularly in an area with an abundance of available commercially zoned land and minimal existing residential development. Specific plans and rezoned land such as Marana Towne Center, Sanders Grove, Marana Main Street, Barrios de Marana, Anway Farms, Villages of Tortolita, and San Lucas, all located within close proximity to Uptown at Marana, have contributed approximately 1,135 acres of land for commercial and mixed use development to the area and fewer than 800 newly constructed homes.

An additional concern brought forth by the applicant is the fact that the intersection of Marana Road and Tangerine Farms Road, initially planned at the south boundary of Uptown at Marana, has been

relocated south of the original location, thereby, limiting direct access and decreasing the feasibility of attracting large-scale commercial development.

Request / Proposal
The following table summarizes the land use data within the existing Uptown at Marana Specific Plan. The existing Conceptual Land Use Plan has been attached as an exhibit to this report.

Total area of specific plan: 205 acres
Maximum number of dwelling units: 930

Land Use	Gross Acres	DU/AC Range	Units (High)	Units (Low)	Minimum Lot Size
Low-Medium Density Residential	41	3.1-8.0	328	127	2,200 S.F.
Medium-High Density Residential	26	8.1-12.0	312	211	1,625 S.F.
Mixed-Use	29	12.1-20.0	290	0	
Neighborhood Commercial	8	NA	NA	NA	
Regional Commercial	80	NA	NA	NA	
Open Space	0	NA	NA	NA	
Community Park	4	NA	NA	NA	
Total	188*		**930**	**338**	

* *The anticipated rights-of-way have been deducted from the 205-acre project area, thus, yielding 188 acres of gross developable area.*

As the table indicates, the existing specific plan consists of 88 acres of Neighborhood Commercial and Regional Commercial land use area that does not allow for residential uses. The remaining 117 acres is designated for residential use, as well as roadway infrastructure and a community park. The proposed amendment to the specific plan does not establish definitive acreages for specific land uses, rather proposes a degree of flexibility to better accommodate market demand at the time of development. There are three conceptual land use scenarios (page III-14) within the proposed amended plan. The land use summary below indicates the land uses proposed.

Low-Medium Density Residential
This land use category is created to accommodate detached single-family residential uses at a density range of **3.1 to 6.0 units per acre** along with a variety of typical accessory uses. Cluster products, alley loaded conventional products, and green court products are encouraged. A minimum lot size of 3,200 square feet is required.

Medium-High Density Residential
This land use category will accommodate detached and attached single-family residential, as well as traditional multi-family units in a density range of **6.1 to 12.0 units per acre** along with a variety of typical accessory uses. A minimum lot size of 1,625 square feet is required for SFR attached products, and 3,200 S.F. will be required for SFR detached products. Multi-family products require a minimum lot area of 6,000 S.F. with 2,250 S.F. per dwelling unit for projects of 5-8 residential units and 1,500 S.F. per dwelling for projects of 9 or more dwelling units.

Neighborhood / Regional Commercial
A minimum of 15 acres of land will be developed with commercial land uses, and additional acreage may be developed as such if supported by market demand. This land use category allows typical office, retail,

and service uses, as well as single-family and multi-family residential uses. Although residential uses are allowed within this land use category, they are not included as part of the 15 acres of required commercial use. Residential uses are subject to the development standards of Medium-High Density Residential. Commercial development shall not require a minimum lot size; however, will be subject to the Town's commercial design standards.

Mixed Use
Allows all residential and commercial uses permitted within the Neighborhood / Regional Commercial land use category. Non-residential development shall be subject to the standards defined in the Neighborhood / Regional Commercial category. Residential development shall be subject to the standards for Medium-High Density Residential. Multi-family residential shall be limited to no more than 50% of the total area of a mixed use parcel.

Access and Circulation
Access to the development is not proposed to change. Each of the Conceptual Land Use Plans indicates a minimum of three points of permanent access into the project area including Sanders Road. It is unknown at this time whether the streets internal to the individual subdivisions will be public or private, and will be determined during the platting of the individual blocks. The Town's Traffic Engineering Division has conditionally accepted the updated Traffic Impact Analysis (TIA), and reserves the right to require revisions, as warranted, prior to this amendment proceeding to the Town Council.

Utilities
The specific plan area is located within the Marana Water intended service area. The Property Owner will be responsible for the design and construction of the water distribution system to serve proposed development. The project is also located within the Marana Water existing sewer service area. Additional utility services will be provided by Tucson Electric Plower and Southwest Gas.

Public Notification
The public hearing was appropriately noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the Rezoning Area were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community.

Recommended Findings of Fact

1. The Rezoning Area is currently zoned 'F' (Specific Plan). The proposed amendment to the Uptown at Marana Specific Plan includes revisions to the Conceptual Development Plan and associated development standards, as well as minor textual revisions to the overall specific plan document.
2. With the acceptance of the recommended conditions, the proposed amendment to the specific plan is in compliance with all other development standards of the Land Development Code related to this zoning classification.
3. This Rezoning, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis Review Criteria

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: With the acceptance of the recommended conditions this Rezoning complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: With the acceptance of the recommended conditions this Rezoning complies with the requirements of the zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:

This Rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:
Based upon the requirements and conditions, this Rezoning does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the Marana Town Council approval of PCZ1905-001 Amendment to the Uptown at Marana Specific Plan based upon the recommended findings and subject to the following conditions:

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the conceptual development plan presented to and approved by the Town Council as part of this Rezoning.
3. The owner has voluntarily agreed to enter into a school contribution agreement with the Marana Unified School District providing for a contribution per residential unit to mitigate the effects of the proposed development.
4. The number of residential lots shall be limited to 930, plus additional lots resulting from the Marana Water standard conversion of Equivalent Dwelling Units (EDU's) from commercial designated land to residential designated land and approved by the Development Services Department at the time of subdivision plat or development plan review.
5. A master drainage study must be submitted by the Property Owner and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
6. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owner and accepted by Marana Water (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owner must enter into a water service agreement with the water provider consistent with the accepted WIP.
7. A master sewer plan must be submitted by the Property Owner and accepted by Marana Water (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owner must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
8. The Property Owner must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
9. The final design of all streets and circulation facilities, including gated access (if applicable), must be accepted by Northwest Fire District prior to Town Council consideration of a final plat for any

portion of the Rezoning Area.

10. The owner shall dedicate, or cause to have dedicated, the necessary rights-of-way for Marana Road, Sanders Road, and Tangerine Farms Road, and no more than 1,000 square feet of right-of-way on the property for a Marana Road pedestrian connection, and contribute $300,000 for pedestrian connection improvements or downtown beautification, payable upon issuance of the first grading or building permit.
11. Condition No 8 of Marana Ordinance 2007.25, amended as necessary prior to consideration by the Marana Town Council.
12. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owner should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
13. The Property Owner shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owner shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
14. Prior to the issuance of any grading permits, the Property Owner shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
15. The Property Owner shall not cause any lot split of any kind without the written consent of the Town of Marana.
16. Prior to this Rezoning proceeding to the Town Council, the Town of Marana Traffic Engineering Division must be satisfied with the results of the revised traffic impact analysis.
17. The Planning Department is authorized to approve minor revisions to the specific plan document for this Rezoning, and the conditions of rezoning, including the clarification of regulatory language and grammatical revisions prior to this request proceeding to the Town Council.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PCZ1905-001, Uptown at Marana Specific Plan Amendment, subject to the recommended conditions.

Attachments

PCZ1905-001 Uptown SPA Plan

PCZ1905-001 Uptown SPA Narrative

PCZ1905-001 Uptown SPA CLUP (Existing Plan)

PCZ1905-001 Uptown SPA Map

PCZ1905-001 Uptown SPA Application

Uptown at Marana

Specific Plan

September 29, 2006
Revision:
April 19, 2007
June 20, 2007
September 21, 2007
November 6, 2007 (Ordinance Added)
Case: PCZ-06099

PCZ-06099
December 2, 2019 (Amended)
PCZ1905-001

Case# PCZ-06099
PCZ1905-001 (Amendment)

Submitted To:

Town of Marana
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Submitted/Revised:

September 29, 2006
April 19, 2007 (1st Revision)
June 20, 2007 (2nd Revision)
September 21, 2007(3rd Revision)
November 6, 2007 (Ordinance Added)
December 2, 2019 (Amended)

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I. INTRODUCTION

A. SPECIFIC PLAN SUMMARY

Uptown at Marana is a signature Project ideally located on 205 acres (the "Property") in a section of Marana experiencing significant growth. By combining retail space and residential enclaves into a cohesive community, Uptown at Marana (the "Project") will be a focal point of development in the area. Uptown at Marana is conveniently and strategically located along Interstate 10, north of Marana Road and just east of Sanders Road and the Sanders Grove Master Planned Community. *(See **Exhibit I.A: Regional Map**.)* The Uptown Project will provide for a balanced variety of land uses that will attract residents with diverse housing opportunities that are not otherwise available in Marana and will draw the attention of local and national retailers, restaurants and recreation attractions to this location.

Uptown at Marana will be implemented through this Specific Plan Document which provides the development regulations and programs for the land use plan. Approval of this Specific Plan will be in accordance with the Town of Marana Land Development Code and ARIZ. REV. STAT.§ 9-461.09 and is consistent with the Town's General Plan.

B. LOCATION

Uptown at Marana is located in the Town's Northwest Planning Area and is bordered by Sanders Road on the west, Marana Road on the south, private property on the east and north, and a portion of the northeast corner of the Property fronts the Interstate 10 Freeway. The eastern Property line is approximately ¼ mile west of the Marana Road/Interstate 10 Interchange. *(See **Exhibit I.B: Location & Vicinity Map**.)*

C. AUTHORITY AND SCOPE

The authority for this Specific Plan is set forth in ARIZ. REV. STAT.§ 9-461.08 and the Town of Marana Land Development Code. The Specific Plan, when adopted, will serve as the zoning and development code for the Uptown at Marana Project and all subsequent approvals must be in conformance with this Specific Plan.

D. LEGAL DESCRIPTION

(See Appendix.)

Exhibit I.A: Regional Map

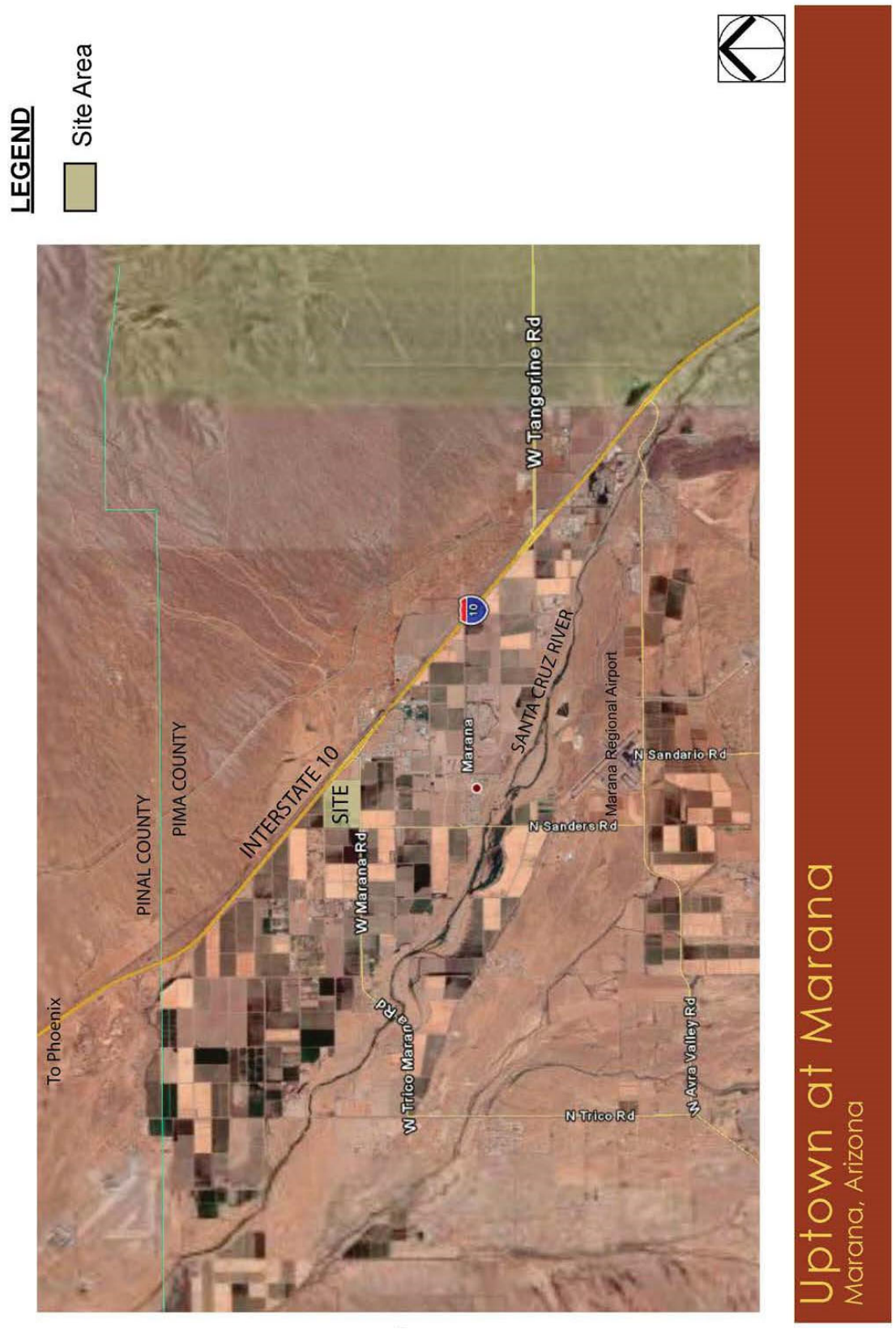


Exhibit I.B: Location & Vicinity Map



II. DEVELOPMENT CAPABILITY REPORT

A. INTRODUCTION

The Development Capability Report provides maps and information delineating the impacts of the proposed Uptown at Marana development on the existing conditions. As provided in the Town of Marana Land Development Code, the following site maps and analyses are included:

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. View sheds
7. Existing Structures, Roads and other Development and
8. Existing Infrastructure and Public Services.

B. ENVIRONMENTAL OVERVIEW

SWCA Environmental Consultants conducted a Biological Survey and Opinion Letter for the Uptown at Marana Property on January 19, 2006 and determined that the Uptown at Marana Property is located within a transitional zone between the Lower Colorado River Valley subdivision and the Arizona Upland subdivision of the Sonoran Desert Scrub biotic community. However, all native vegetation was removed at some point for agricultural production. As a result, the Property area contains non-native, disturbance vegetation. *(See **Exhibit II.B: Aerial Photograph**.)*

Exhibit II.B: Aerial Photograph



Uptown at Marana
Marana, Arizona

C. SITE ANALYSIS

1. Topography and Slope Analysis

   The Property is located at an elevation ranging from approximately 1,965 feet to 1,975 feet sloping to the northwest.

   a. Topographic Characteristics

      Existing topography at 1' contour intervals is shown on ***Exhibit II.C.1: Existing Topography***.

      (1) Hillside Conservation Areas: There are no Hillside Conservation Areas on the site.
      (2) Rock Outcrops: There are no rock outcrops on the site.
      (3) Slope of 15% or Greater. There are no slopes of 15% or greater on the site.
      (4) Other Significant Topographic Features: There are no topographic features such as ridges or peaks on the site. However, there are several irrigation canals running through the site.

   b. Pre-Development Cross-slope

      The topography shows a slope of approximately 0.2% in a northwesterly direction from an elevation of 1,965 feet to 1,975 feet. The site has been leveled and cultivated for agricultural purposes.

2. Hydrology and Water Resources

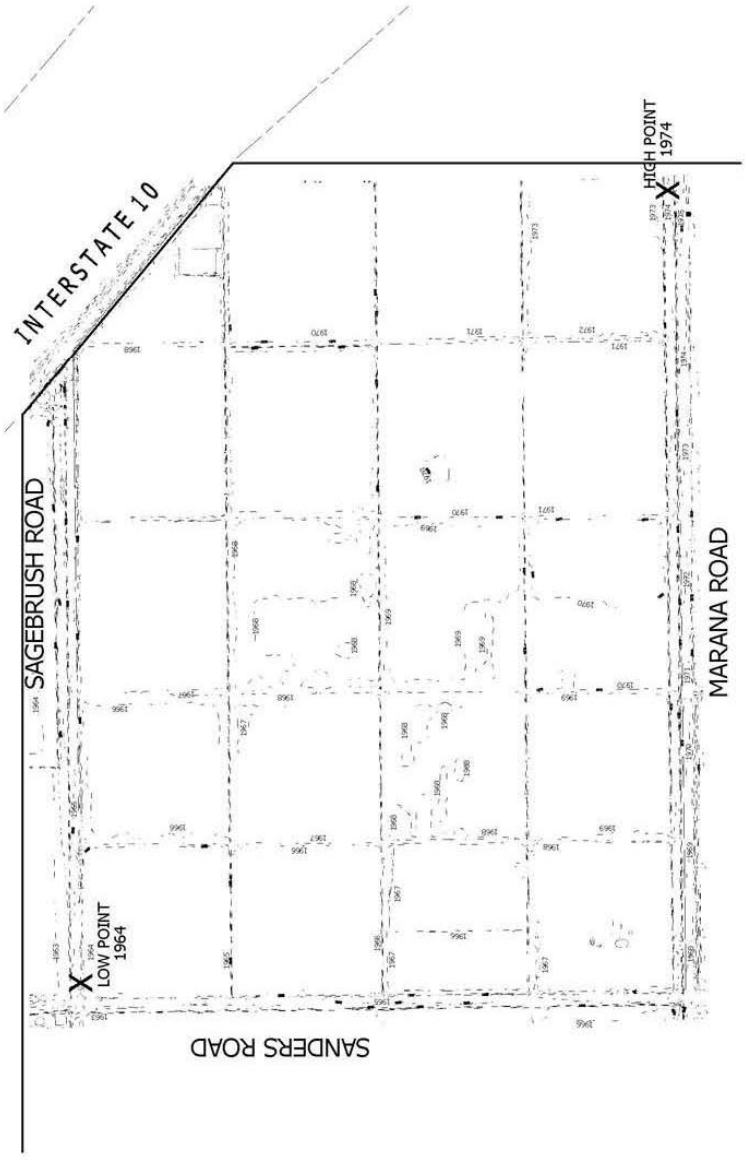
   The area containing the proposed Project site has been determined to contain neither balanced, nor critical basins.

   a. Off-Site Features

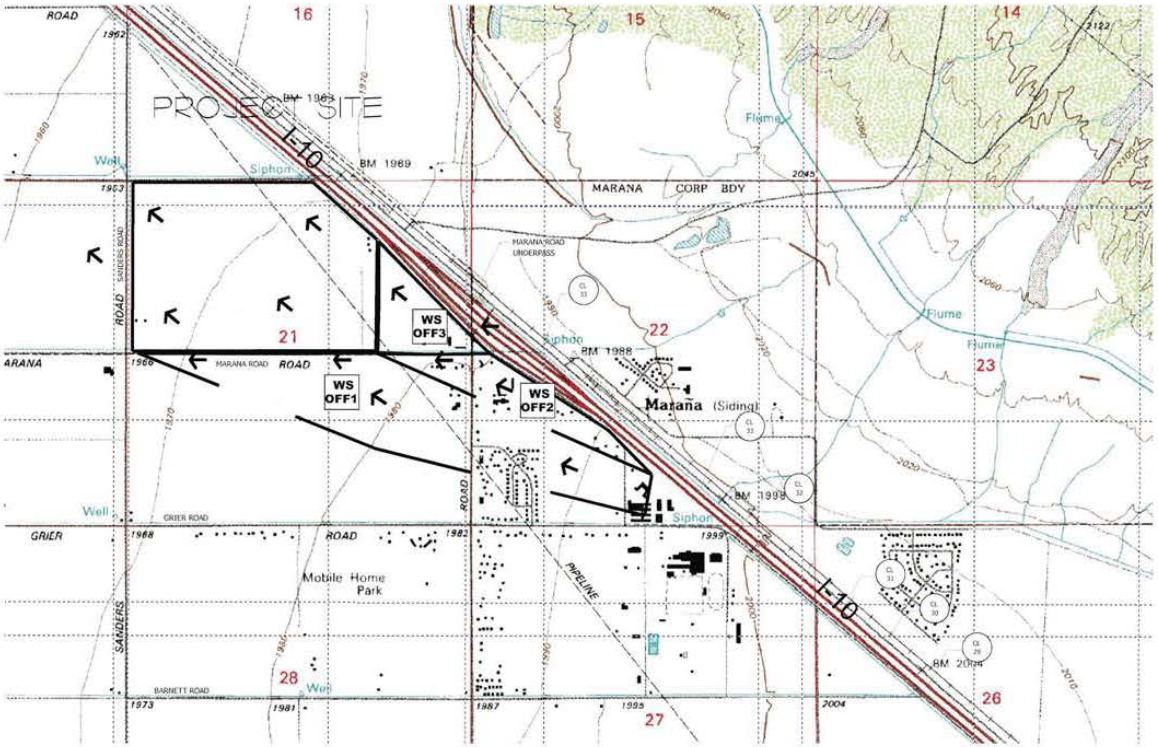
      There are no significant off-site features, natural or man-made, upstream of the proposed Project site. The area of upstream watershed is comprised of mostly agricultural lands with some residential and commercial improvements interspersed. Irrigation canals/channels bi-sect most of the properties within this area, and all but the larger channels are to be ignored for their potential to remove the calculated sheet-flow as it moves across the landscape.

      *(See **Exhibit II.C.2.a: Preliminary Off-Site Hydrology**.)*

Exhibit II.C.1: Existing Topography



Uptown at Marana
Marana, Arizona



DRAINAGE SUMMARY TABLE

WATERSHED NO.	DRAINAGE AREA (AC)	Q100 (CFS)
OFF1	162.60	141
OFF2	41.24	78
OFF3	41.57	71

CULVERT SUMMARY TABLE

CL#	Q100 (CFS)
29	762
30	990
31	1528
32	717
33	888
34	0
Marana Underpass	186

Scale: 1:2500

Uptown at Marana
Marana, Arizona

b. Off-site Watersheds

Three upstream, off-site watersheds have been delineated as potentially affecting the proposed Project site. OFF1 is approximately 163 acres with a calculated peak discharge of 141 cfs, and OFF2, of approximately 41 acres and producing a discharge of 78 cfs, joins together along the southern boundary area of the Project site. The accumulation appears to not pass onto the proposed Project site based on the existing irrigation canals, as well as Central Arizona Project irrigation feeder channel that runs east-west between W. Marana Road and the proposed Project site boundary. OFF3 is approximately 42 acres and produces a discharge of 71 cfs. OFF3 affects the proposed Project site as it crosses the eastern boundary in a northwesterly direction.

c. Pre-Development On-site Hydrology

The on-site drainage is conveyed in a northwesterly direction as sheet flow. However, due to leveling of the land for agricultural purposes, there presently is very little runoff from the Property. In a storm event, water would flow in a northwesterly direction and drains off-site as sheet flow across

W. Sagebrush Road, where it accumulates, moves to the west, and then north along W. Sanders Road and into an existing drainage ditch.

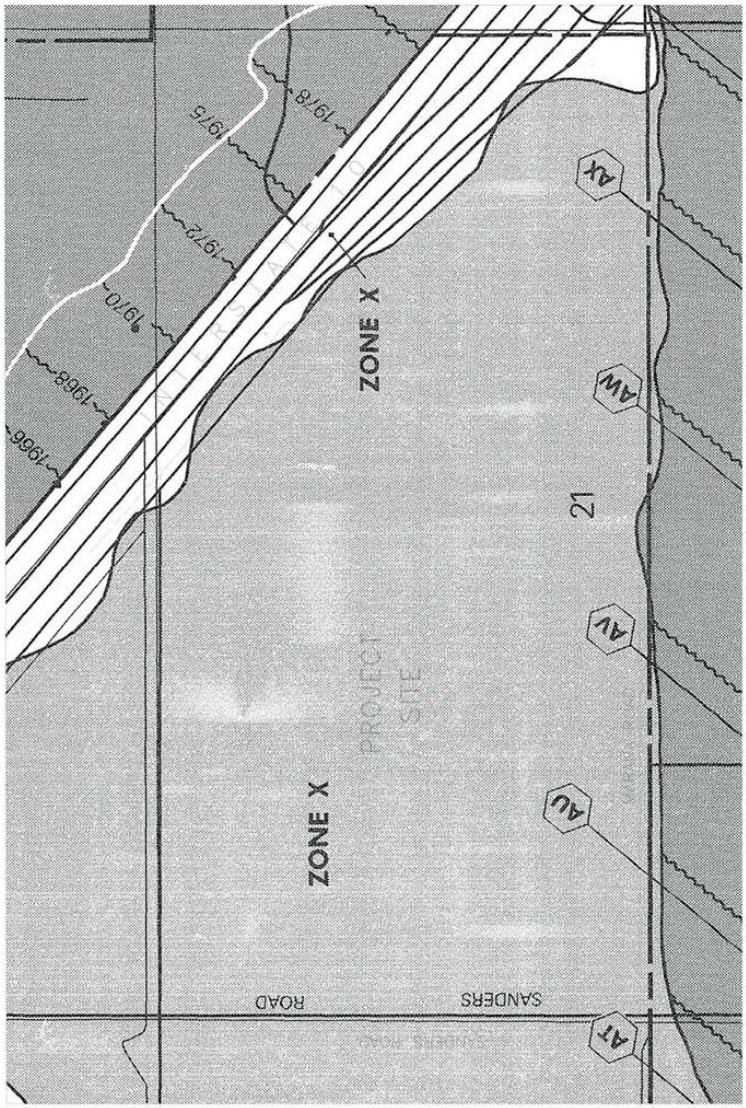
*(See **Exhibit II.C.2.a: Preliminary Off-Site Hydrology**.)*

The on-site hydrology shows the proposed Project site as working agricultural land with drainage to the northwest however, with very little relief topographically. The Project site is segmented by minor irrigation canals, which will likely be removed entirely, or piped underground by the improvements. There is no natural vegetation or terrain, and there is minimal runoff from adjacent farmland due to land leveling, internal berms and canals.

(1) Based on the effective Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) for the proposed Project site - #04019C0980K, dated February 8, 1999, and included as ***Exhibit II.C.2.c: FEMA Map***, it is apparent that the general whole of the site is found to be affected by low-depth flooding, which is consistent with the land's existing use as agricultural fields.

(2) On-site areas of sheet-flooding are shown to be constrained to 1-foot, or less based on the effective FEMA FIRM that includes the Project site.

Exhibit II.C.2.c: FEMA Map



Uptown at Marana
Marana, Arizona

(3) The proposed Project site is found within a Shaded Zone X (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot, or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) of the FEMA floodplain as shown on FEMA FIRM. Potentially, a minor 'bump' of Zone AE is shown in the area of the southern Property line, which will be further analyzed in any future study; it is unlikely that, given the irrigation feeder channel feature described previously, this will show within the true Property boundary.

(4) Again OFF1, of approximately 163 acres with a calculated peak discharge of 141 cfs, and OFF2, of approximately 41 acres and producing a discharge of 78 cfs, joins together along the southern boundary area of the Property. The accumulation appears to not pass on to the proposed Project site based on the existing irrigation canals, as well as Central Arizona Project irrigation feeder channel that runs east-west between W. Marana Road and the proposed Project site boundary. OFF3 is approximately 42 acres and produces a discharge of 71 cfs. OFF3 affects the proposed Project site as it crosses the eastern boundary in a northwesterly direction.

As the proposed Project site is found as working agricultural land, the consideration of discharging runoff leaving the site is easily considered as sheet-flow. The runoff moves away from the site in a general northwesterly trend without interference of irrigation canals/channels or other roadway and drainage structures. The downstream properties are currently working agricultural land, also.

3. Vegetation and Wildlife Habitat

SWCA Environmental Consultants has evaluated the Property location and determined that there are no significant vegetative communities and associations in the area and no wildlife habitats have been identified near the site.

a. Vegetative Communities and Associations on the Site

Although the Project area is within a transitional zone between the Lower Colorado River Valley subdivision and the Arizona Upland subdivision of the Sonoran Desert scrub biotic community, as defined by Brown (1994), no native vegetation is present on site as it was converted to agricultural use some time ago and is currently in agricultural production.

(1) Significant Cacti and Groups of Trees and Federally Listed Threatened or Endangered Species. SWCA Environmental Consultants concluded that no native or significant vegetation exists on the Uptown at Marana site.

(2) General Wildlife. Wildlife species having the potential to occur within the Project area include: the bald eagle, California brown pelican, cactus ferruginous pygmy-owl, Chiricahua leopard frog, Sonoran desert tortoise, Yellow-nosed Cotton rat, desert pupfish, Gila chub, Gila topminnow; Huachuca water umbel, jaguar, keaney blue star, lesser long-nosed bat, masked bobwhite, Mexican spotted owl, Western burrowing owl, Nichol Turk's head cactus, ocelot, pima pineapple cactus, Sonoran pronghorn, southwestern willow flycatcher, acuna cactus, sononyta mud turtle and the Western yellow-billed cuckoo. SWCA concluded that none of the aforementioned species were likely to occur on the Property due to no suitable aquatic habitats in the area, no riparian vegetation communities or surface water are present in the area, no grassland habitats in the area, no elevational range and no potential roost sites.

The Western Burrowing Owl is protected by the Federal Migratory Bird Treaty Act of 1918 and State Law Titles 17-101 and 17-235. The Property includes many irrigation canals, which are prime habitat for these birds. Prior to any ground disturbance, a biologist will consult with the Arizona Game and Fish Department to coordinate survey of the Property, as well as determine the protocol to be followed in the event an active burrow is identified on the Property.

(3) Vegetative Densities: The entire site consists of very low-density vegetation as it is graded, in its entirety, for agricultural purposes. *(See **Exhibit II.C.3: Vegetation Densities**.)*

b. Letter from the Arizona Game and Fish Department

The Arizona Game and Fish Department has reviewed the Special Species

Status Information for the Property and provided a letter, dated December 28, 2005, which is included. Special Species have been documented in the Project vicinity (3-mile buffer). As development occurs on the Property, the Department would like to further evaluate the subject area.

(See Appendix.)

Exhibit II.C.3: Vegetation Densities



4. Geology and Soils
SWCA Environmental Consultants evaluated the Property on December 21, 2005 and determined the following information regarding geologic features and soils associates within the Uptown at Marana Property.

   a. Geologic Features
   The Property is relatively flat with elevations ranging from approximately 1,965 feet to 1,975 feet above the mean sea level. A concrete channel runs east-west along the southern boundary of the Property. The channel appears to be man-made and the upstream water in the channel appears to be supplied by groundwater wells.

   b. Soils
   The Natural Resources Conservation Service indicates that there are four soils types on the Uptown at Marana Property. The four soil types consist of Auga Very Fine Sandy Loam, Gila Sandy Loam, Gila Loam - 0.1 percent slopes and Grabe Silty Clay Loam. According to the NRCS classifications, these soils are rated the highest in the severity of limitations. These soils are considered very limited for dwelling units and commercial buildings. Provided that engineered fill is used in accordance with the approved geotechnical report, development appears feasible.

5. Cultural, Archaeological, and Historic Resources
SWCA Environmental Consultants performed an Archaeological Literature Review to identify cultural resources on the Uptown at Marana Property.

   a. Location of Resources On-Site
   SWCA conducted a site file search and concluded that 16 archaeological projects have been conducted within one mile of the Project area. They also found that the Property was previously surveyed in 2005 for cultural resources by Dejongh & Dart, and no cultural resources were identified as a result. Thirteen archeological sites are near the Project area, with the nearest located at the southeast corner of Sandario and Marana Roads- site AZ AA: 12:876 (ASM).

   The Property was last surveyed for cultural resources in 2005, and no significant archeological remains were identified at that time. Prior to issuance of a grading permit, the Town will require a new records check be completed and results submitted to the Town, along with a map of all recorded sites within a one-mile radius. If ground disturbing activities reveal cultural remains, particularly human remains that are protected under ARIZ. REV. STAT. § 41-865, all work in the vicinity of the remains should stop until they can be evaluated by an archeologist.

b. Letter from the Arizona State Museum

The Arizona State Museum conducted an Archaeological Records Check for the Uptown at Marana Property, and provided a letter, dated September 22, 2005, confirming that no archeological work was necessary at that time. The letter does reflect that several isolated occurrences of prehistoric and historic artifacts were recorded, but none that qualify as an archeological site. Therefore, it is required that if, during construction, human remains or funerary items are discovered, all work must cease, and the State Museum Repatriation Coordinator contacted.

(See Appendix.)

6. Viewsheds

a. View sheds Onto and Across the Site

The views onto the site from adjacent properties consist of agricultural fields to the north, south, east and west, and Interstate 10 running diagonally to the northeast. There are several mountain ranges in the distance, including the Silverbell Mountains to the northwest, the Picacho Mountains to the north, the Tortolita Mountains to the northeast and the Tucson Mountains to the south-southwest. The site is completely level with no vegetation or topography to obstruct views. ***Exhibit II.C.6.a: Views and Visibility*** indicates the locations from which the photos of the site were taken. Site photos are included below as ***Exhibit II.C.6.b: Site Photos***.

b. Off-site View sheds

The site is adjacent to Interstate 10 East and the adjoining west Frontage Road. Adjacent farmland is at or near the same elevation as the Project site. There are no trees or topography blocking views from off-site.

c. Visibility from Adjacent Off-site Locations

The entire site is highly visible from Interstate 10 East and the adjoining west Frontage Road. Adjacent farmland is at or near the same elevation as the Project site. With no trees or topography to interfere, the views from off-site are completely unobstructed. (See ***Exhibit II.C.6.c: Off-Site Viewsheds***.)

7. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map displayed as ***Exhibit II.C.7: McHarg Composite***.

Exhibit II.C.6.a: Views and Visibility

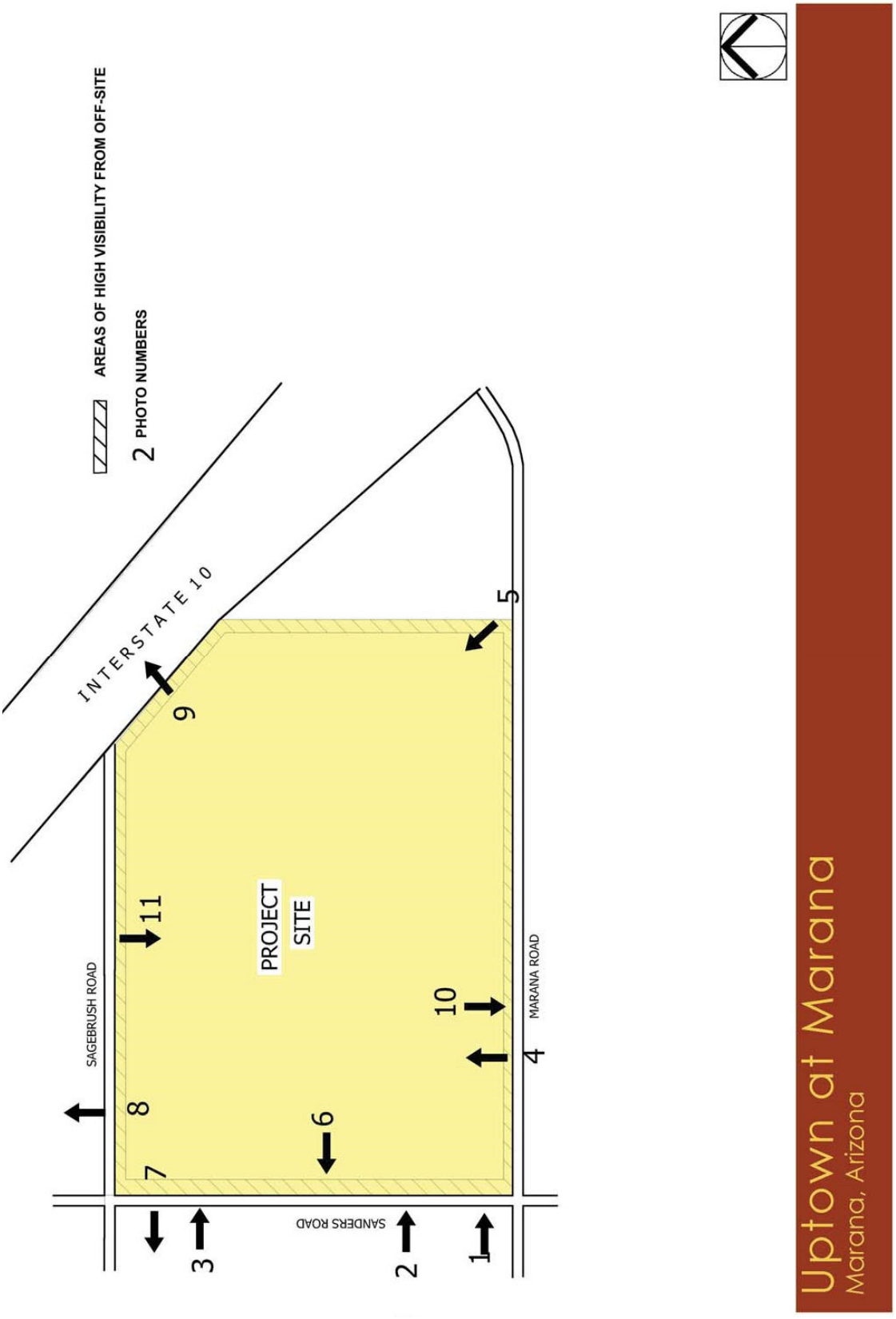


Exhibit II.C.6.b: Site Photos



#1

Looking east across site from Marana Road at Sanders



#2

Looking east across site from Sanders Road



#3

Looking east across site from Sanders Road and Sagebrush Road

Exhibit II.C.6.b: Site Photos



#4

Looking north across site
from Marana Road



#5

Looking northwest across site
from southeast corner of site



#11
Looking south across property
from I-10 frontage road

Exhibit II.C.6.c: Off-Site Viewsheds



#6

Photo of adjacent property from Sanders Raod to the west of the site



#7

Looking west of the site at adjacent property from Sanders Road and Sagebrush Road



#8

Looking north of site from Sagebrush Road. Interstate 10 is in the background

Exhibit II.C.6.c: Off-Site Viewsheds



#9

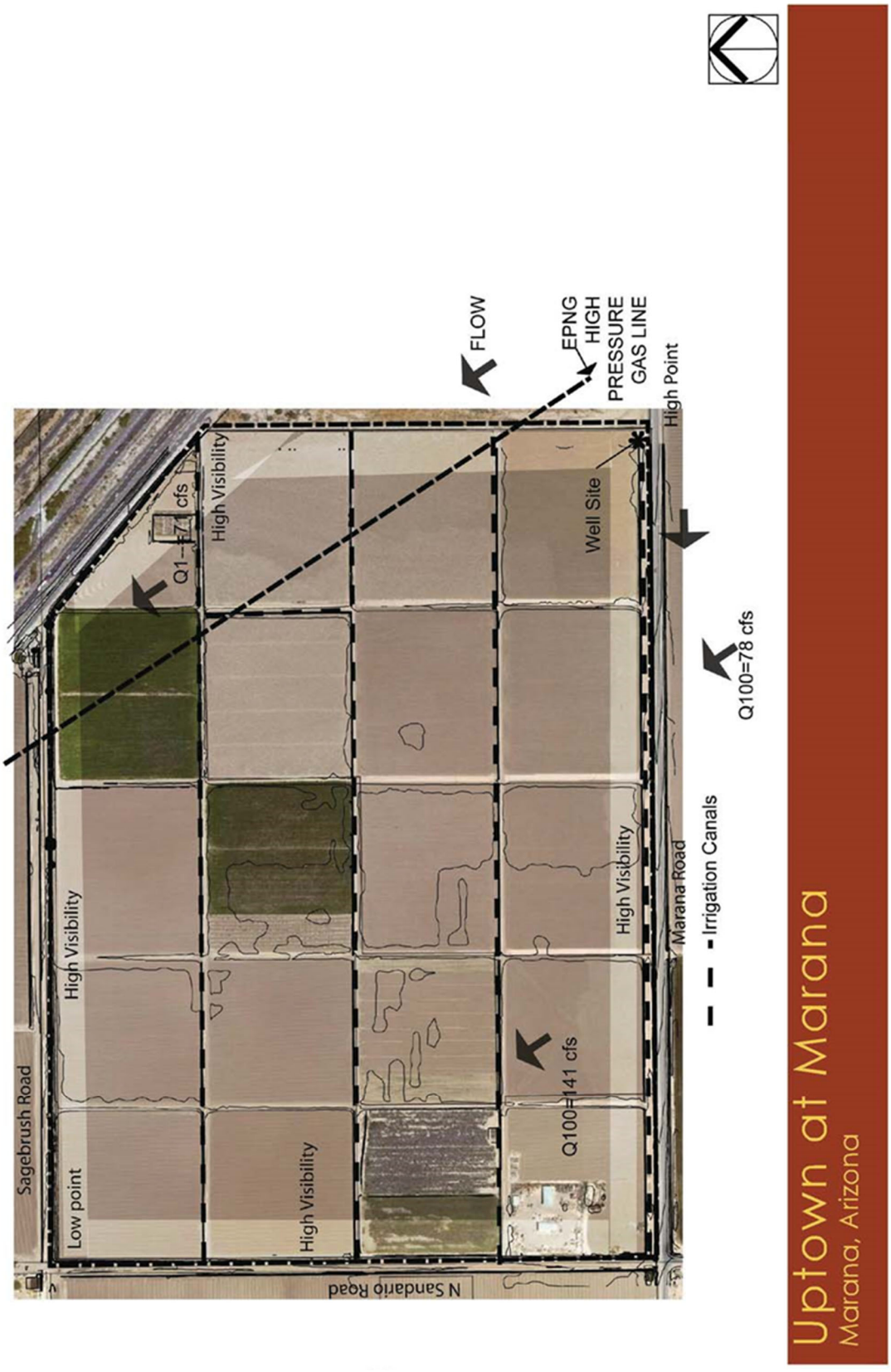
Looking north of site toward Interstate 10



#10

Looking south to adjacent property from Marana Road

Exhibit II.C.7: McHarg Composite



8. Existing Land Uses

This section identifies existing uses and structures within the site and outside the Project boundary but within 150 feet.

a. Site Location

Uptown at Marana is located at the northeast corner of Marana and Sanders Roads. *(See **Exhibit I.B: Location & Vicinity Map**.)* The Property is bordered on the east and north by private property and the northeast corner of the Property fronts Interstate 10. The Property is within the Northwest Marana Area Plan and lies within Section 21, Township 11 South, Range 11 East of the Gila and Salt River Base and Meridian, Pima County, Arizona.

b. Existing Structures within the Site

The only structures located on the site are shade structures for equipment storage on the southwest corner of the Property. These structures will be moved in conjunction with the development of the Project.

c. Existing Land Uses within the Site

(1) Existing Land Uses On-Site. *(See **Exhibit II.C.8.c: Existing Land Use On-Site**.)*

(2) Existing Zoning On-Site. The entire parcel is designated R-144 (Single Family Residential). *(See **Exhibit II.C.8.c: Existing Land Use On-Site**.)*

Exhibit IIC.8.c: Existing Land Use On-Site



d. Existing Property within ¼ Mile Radius

*(See **Exhibit II.C.8.d: Existing Land Uses Off-Site**.)*

(1) Existing Zoning within ¼ mile of the Site.

The property on the west side of Sanders Road has an approved Specific Plan and a Preliminary Block Plat. The Sanders Grove project is an 835-acre project with single family residential and 18 acres of commercial uses. Immediately south of the Uptown at Marana Project, the land is designated Zone A, Small Lot Zone and is currently in agricultural production. The property east of the Project is owned by Diamond Ventures and is currently zoned R-144 but is developing plans for a major retail center. To date, no application for rezoning has been submitted but a pre-application conference has been held with the Town. The property due north of the Uptown at Marana Project is also zoned R-144 and is currently in agricultural production. *(See **Exhibit I.B: Location & Vicinity Map**.)*

(2) No buildings of any significant height are within ¼ mile of the Project site.

(3) Pending Rezonings within ¼ Mile.

There are no pending zoning cases within ¼ mile.

(4) Conditional Rezonings.

There are no pending conditional rezonings within ¼ mile of the Uptown at Marana Property.

(5) Subdivision/Development Plans Approved.

On the west side of Sanders Road, there is an approved Specific Plan for the Sanders Grove project, approved March 1, 2005.

e. Adjacent Development

See Subsection d(2) above.

f. Wells

There is one well-site in the southeast corner of the Property and will not be utilized.

g. Inventory of Adjacent Structures

Not applicable.

Exhibit II.C.8.d: Existing Land Uses Off-Site



h. Traffic Circulation and Road System

An updated Traffic Impact Analysis (TIA) has been prepared by Psomas. This section identifies the existing road system currently servicing the Property.

(1) Existing and Proposed Off-Site Streets and Access

Uptown at Marana can currently be accessed from Interstate 10 via the Marana Road interchange and via Marana and Sanders Roads from other parts of Town. Future roadway improvements in the Project area include an interim Interstate 10 and Marana Road traffic interchange, which is expected to be completed by 2026.

Marana Road is a two-lane, paved, undivided major collector with a speed limit of 45 mph. Beginning approximately ½ mile west of Sandario Road, Marana Road was recently realigned to intersect with Sandario Road approximately 900 feet south of the former intersection. (*See* ***Exhibit II.C.8.h(1): Marana Road Realignment***.)

Sandario Road is an existing two-lane undivided major collector with a posted speed limit of 35 mph.

Sanders Road is an existing two-lane undivided roadway west of the Property. It is classified as a major collector south of Marana Road, with a posted speed limit of 45 mph. North of Marana Road, Sanders Road is unpaved.

(2) Intersections

Access into the Project will be from two intersections Marana Road. (*See* ***Traffic Impact Analysis for Uptown at Marana****, which provides a detailed analysis of various intersections in the Project vicinity*.)

An extension of Tangerine Farms Road from its existing terminus to Sandario Road is projected to be in place by Project buildout (2031). (*See* ***Exhibit II.C.8.h(2)***.)

(3) Alternate Modes

The Project is planned to accommodate vehicular and pedestrian traffic. There are no sidewalks or designated bike routes existing on the Project perimeter. The Project is accessible by the Pima County Rural Transit System via Marana Road.

(4) Current Traffic Volumes and Level of Service

The TIA delineates the current traffic volumes and the level of service (LOS). Level of service is a qualitative description of how well a roadway

operates under prevailing traffic conditions. LOS is based on a grading system of A through F, similar to academic grades. LOS A is free-flowing traffic, whereas LOS F is forced flow and extreme congestion. LOS C is the performance standard for Northwest Marana roadways.

(5) Roadway Improvements

The TIA discusses the roadway improvements designed to improve access to the area and the Project according to the Pima Association of Governments 2001-2025 Regional Transportation Plan and the Arizona Department of Transportation Current Five-Year Transportation Facilities Construction Program (2004-2008).

(6) Existing Bicycle and Pedestrian Ways Adjacent to the Site

There are no bicycle or pedestrian ways immediately adjacent to the Project site. The nearest bicycle lane is provided along both the East and West 1-10 Frontage Roads.

Exhibit II.C.8.h(1): Marana Road Realignment

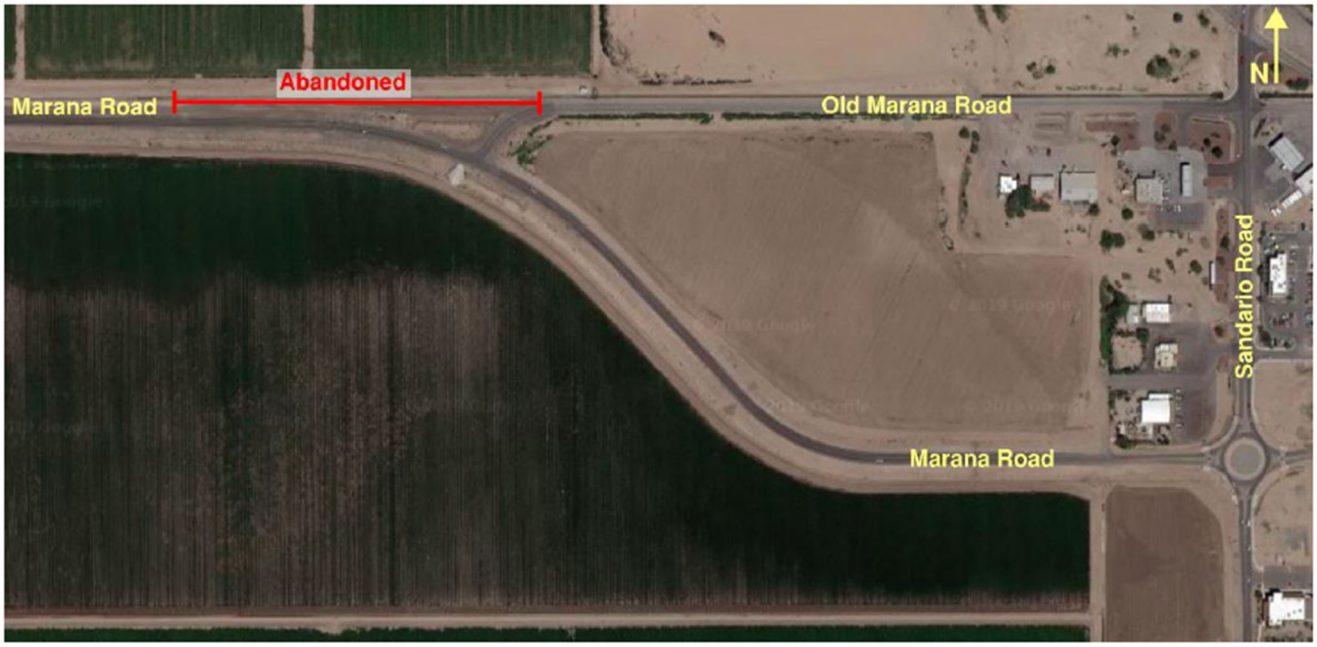
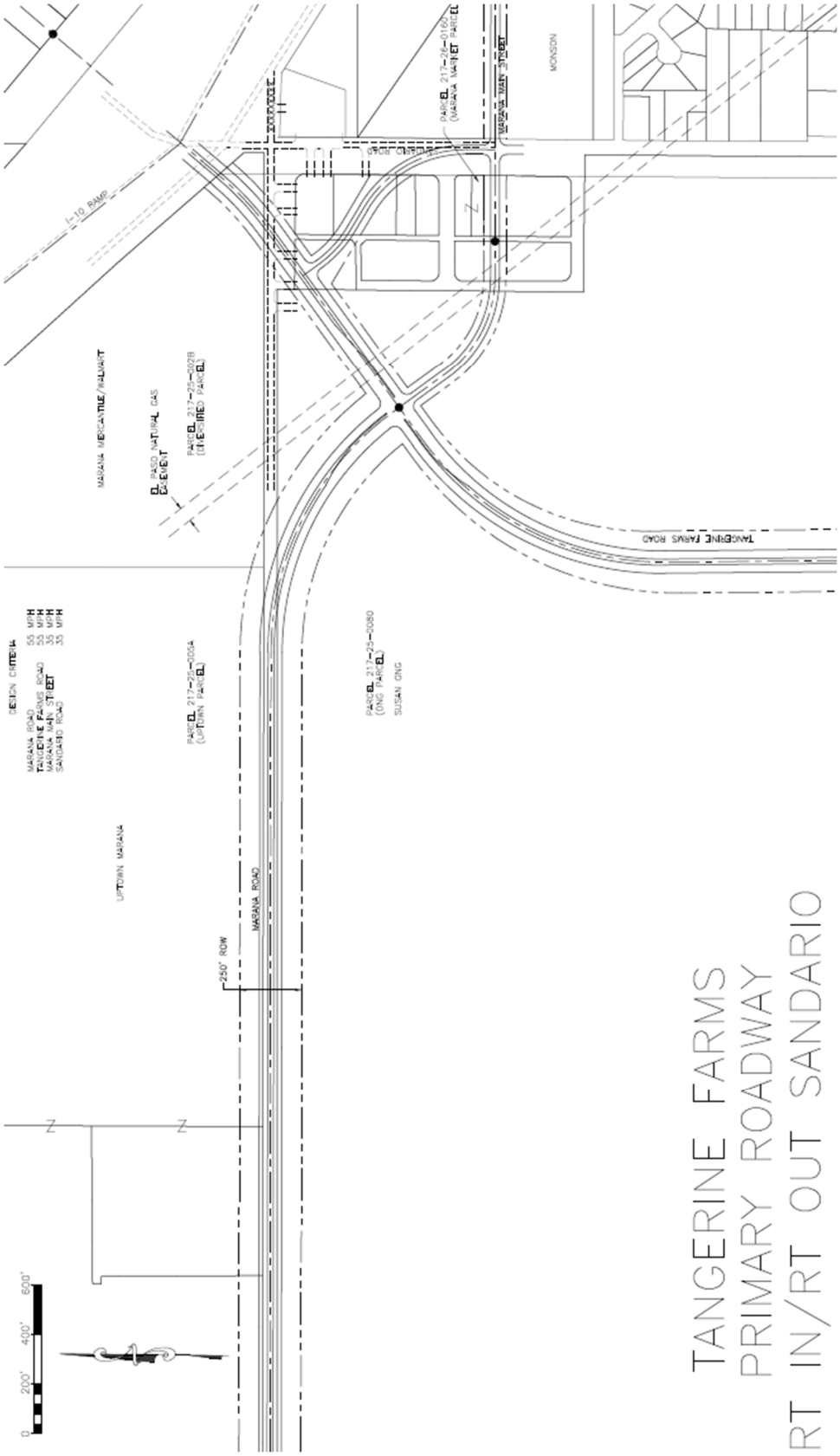


Exhibit II.C.8.h(2): Tangerine Farms Road Realignment



9. Existing Infrastructure and Public Services

a. Open Space, Recreation Facilities, Parks and Trails

The nearest existing park near the Project area is the Ora Mae Harn District Park approximately 1.5 miles to the southeast. This 40-acre park is located on the northeast corner of Barnett Road and Lon Adams Road, adjacent to the Marana Town Hall and Marana Police Station.

Two additional parks are located approximately two miles south of the Project. Gladden Farms District Park is a newly completed municipal park located within Gladden Farms, and the proposed Marana Heritage Park is adjacent to the district park. The Marana Heritage Park is located along the Santa Cruz River Trail and will provide park facilities, museums and agricultural exhibits.

There are two proposed trails on the east side of I-10. The CAP Canal Trail is considered a Primary Trail on the Town of Marana Trail System Map and is proposed within a utility right-of-way. It will accommodate pedestrian, horse and bicycle traffic. The Power Transmission Line Trail is considered a local trail within a utility right-of-way and will also accommodate pedestrian, horse and bicycle traffic. Both trails are within two miles of the site. One district park is proposed east of I-10, north of Tangerine Road. *(See **Exhibit II.C.9: Open Space, Recreation Facilities, Parks and Trails**.)*

b. Existing Infrastructure and Public Services

(1) Schools

The Project is located within the Marana Unified School District, and the following schools are approximately one mile away from the Uptown at Marana Project:

Estes Elementary School, 13650 N. McDuff Road

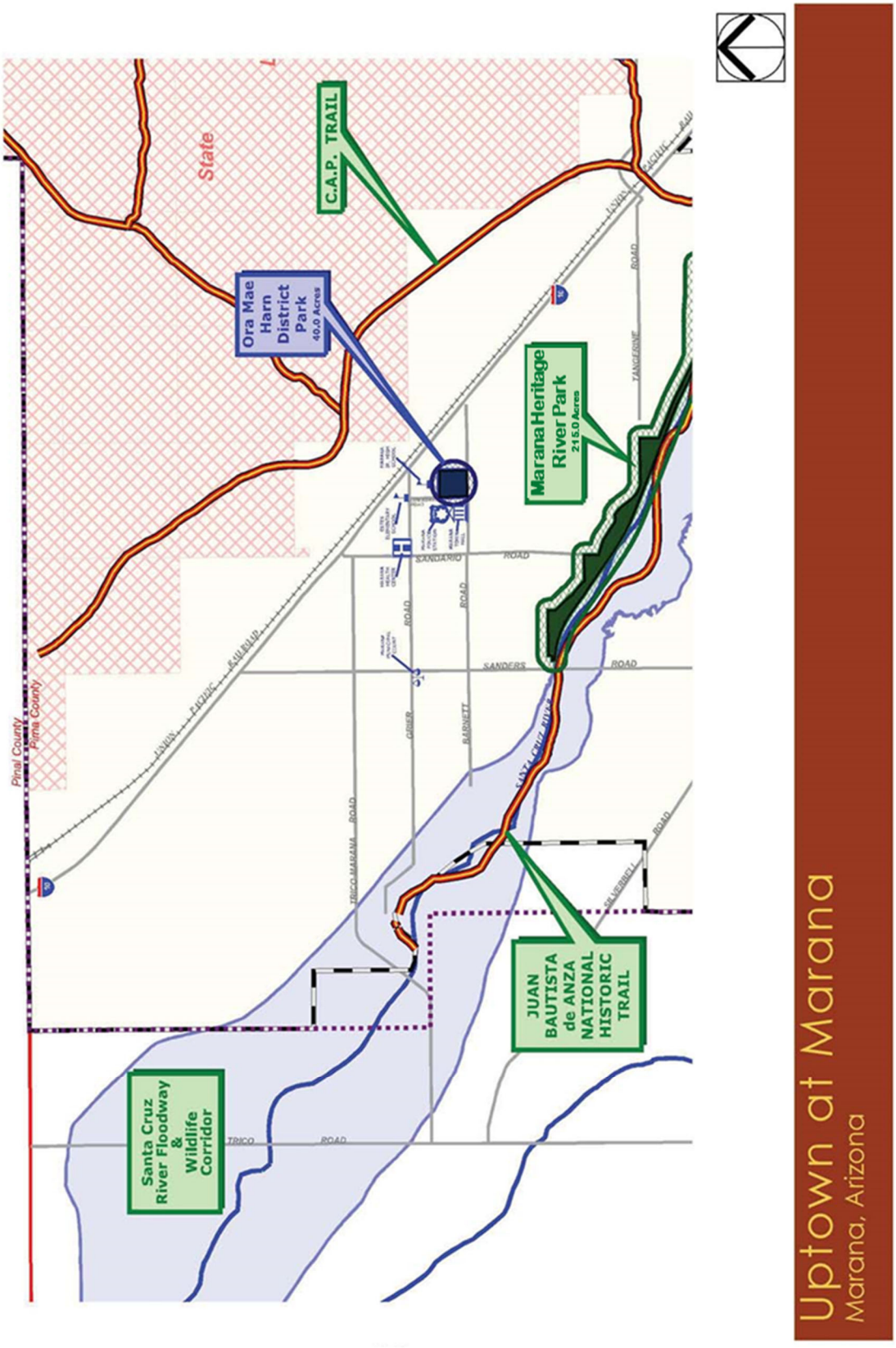
Marana Middle School, 11279 W. Grier Road

Marana Plus Alternative Education High School, 11279 W. Grier Road

(2) Sewer

There is an existing 15-inch sewer line (G-2003-024) installed within the Marana Road right-of-way adjacent to the Property. A new Town of Marana 1.5 mgd wastewater plant will serve the Project site.

Exhibit II.C.9: Open Space, Recreation Facilities, Parks and Trails



(3) Fire Services

The Project is within both the Avra Valley Fire District and the Northwest Fire District. The Districts have entered into a mutual aid agreement to serve the Uptown at Marana Project. The nearest fire station is the Northwest Fire District's Station 36, located at 13475 Marana Main Street.

(4) Cortaro -Marana Irrigation District (CMID)

The Project site is currently being irrigated for agricultural uses by the University of Arizona. Other irrigation canals pass through or are adjacent to the site connecting to other land currently under agricultural production. These canals will be allowed to continue underground or will be otherwise addressed per CMID requirements.

(5) Water

There is one well belonging to the University of Arizona in the southeast corner of the site which will not be utilized. The nearest point of service is a 6" line at the southeast corner of the site along Marana road, connected to a 12" line in Sandario Road. It may be necessary to upgrade the 6" line to a 12" line to insure adequate pressures and flows. The second point of connection is to an 8" line near the southwest corner of the site in Sandario Road.

*(See **Exhibit II.C.9.b: Existing Utilities**.)*

The Town of Marana Municipal Water Department has indicated that this site is within their service area and they have provided a will serve letter, which is included in the Appendix. Therefore, water service is assumed to be provided for this Project. The Marana Water Department has an assured water supply per the Arizona Department of Water Resources.

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to submit a water service agreement identifying water use, fire flow requirements and all major on-site and off-site water facilities.

The developer shall construct a water distribution system to serve the development and transfer title of the system to the Town of Marana, in consideration the Town of Marana shall operate, maintain and service the system.

The water system to be designed for this Project will connect to existing lines at the Project boundaries. There is no additional booster capacity

anticipated. However, a water storage tank, adequately sized to meet fire flow demands, may be required.

Installation of infrastructure for non-potable water service to all public landscaping, open space, medians, recreation areas, and other common areas will be completed per Town of Marana Municipal Water Department requirements.

(6) Other Utilities and Services

- Gas: El Paso Natural Gas (EPNG). A 10 ¾" El Paso Natural Gas line runs diagonally through the site. This gas line cannot run parallel to or be located within a right-of-way (can be crossed only) and no structures may be placed over the easement. EPNG may require reinforced concrete where the easement is crossed. (*See **Exhibit II.C.9.b: Existing Utilities**.)*

  Southwest Gas has service along Marana Road to Sandario Road, and a 2"ABS line along Sagebrush Road. (*See **Exhibit II.C.9.b: Existing Utilities**.)*

- Electric: Tucson Electric has facilities along Marana Rd. to Sandario Road. There are overhead power lines parallel to Interstate 10. (*See **Exhibit II.C.9.b: Existing Utilities**.)*

- Phone: Telephone service is available in this area through Qwest Communications.

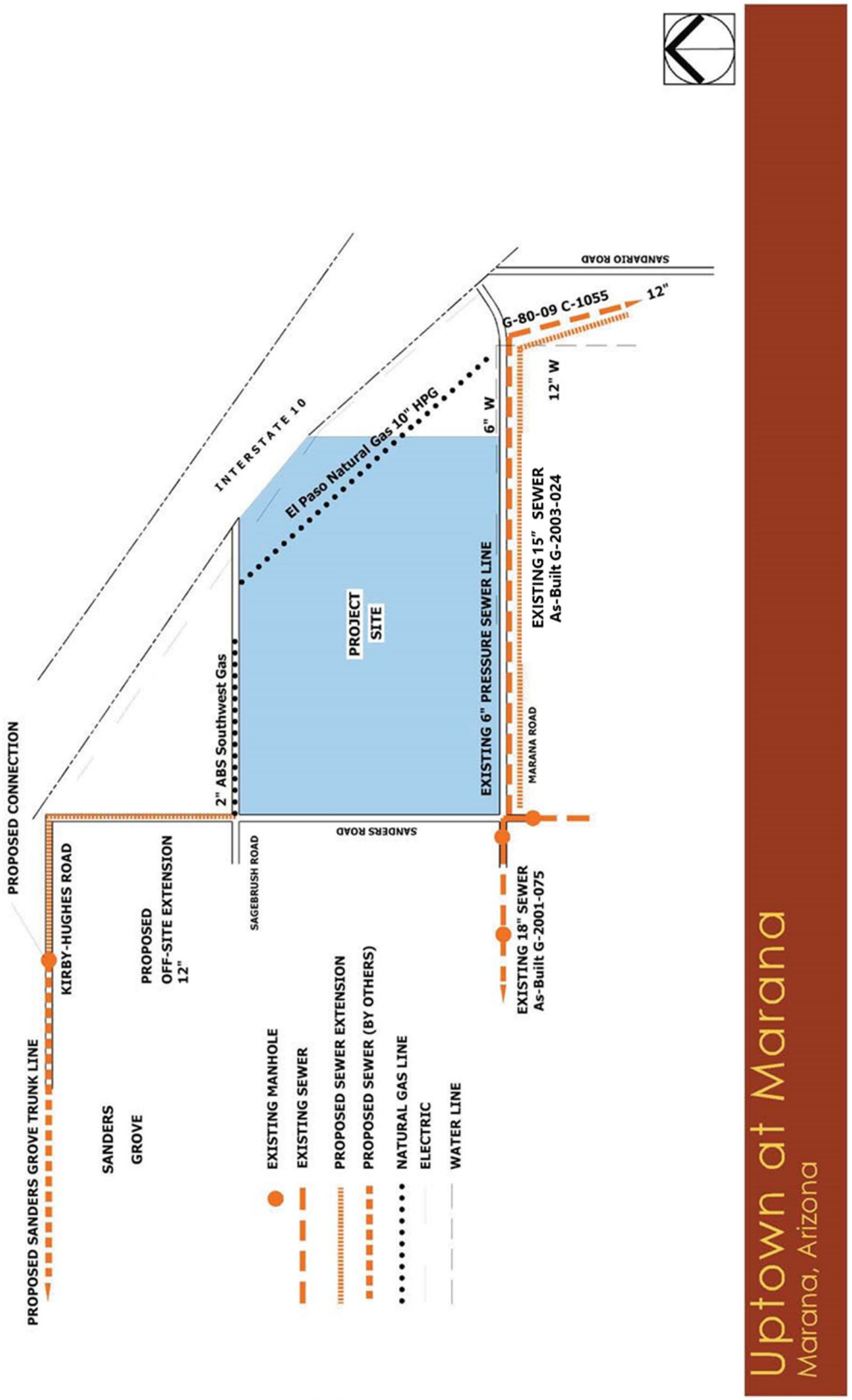
- Cable TV: Comcast Cable service is available in this area.

- Internet: Qwest indicates that DSL would be available in this area.

- Irrigation: According to Cortaro-Marana Irrigation District and the Town of Marana Planning and Zoning Department, there would need to be negotiations to retain rights to use District water for irrigation of landscaping on the Uptown at Marana Project.

- Fiber Optics: Qwest has fiber optic technology available along Marana Road.

Exhibit II.C.9.b: Existing Utilities



III. DEVELOPMENT PLAN

Uptown at Marana is located on 205 acres in northwest Marana, fronting the Interstate 10 Freeway and accessible by the Marana Road interchange. The Specific Plan combines retail space and residential enclaves into a cohesive community that will be the focal point of development in the area. This section of the Specific Plan details the goals and objectives of the plan, which are implemented through the Development and Design Standards.

The Specific Plan will provide for the location and intensity of uses, circulation system and overall Project character. This lifestyle center provides for a full range of uses that will be interconnected with pedestrian linkages and open spaces.

A. OBJECTIVES OF SPECIFIC PLAN

Through the use of the Specific Plan, the Owners are seeking to implement a mixture of land uses from commercial to residential and open space uses that will create a great living environment for existing and future residents of the Town and Pima County. The commercial portion of the Project will satisfy the retail needs of area residents through a variety of retail opportunities. The architectural elements incorporated into the commercial center will serve to augment the neighborhood feel, while also blending with the Town's existing elements.

This residential development will provide an opportunity for a variety of residential products, including traditional single-family dwelling units, and single and multi-level residential clusters that will fit with the neighborhood feel of the commercial center. These residential units will incorporate a series of architectural elements that will avoid sameness, may be centered around squares and courtyards, and be located in close proximity to the commercial center, which will encourage pedestrian modes of transportation. This residential area will maintain continuity with the architectural elements and style of the Town and the surrounding desert landscape. This residential area will also serve as a transition from the more traditional single-family residences in Sanders Grove to the commercial uses along I-10.

Uptown at Marana will also feature the potential for mixed-use space. This designation provides flexibility with uses and may be developed as residential, commercial, office space, or a combination of all three, depending on the demonstrated needs of the community and Town residents. In any case, the mixed-use parcel will maintain the unique environment of the rest of the development. This area may be more office, employment and service oriented than the retail portion of the Project and could be an additional source of jobs and sales tax revenue for the Town and its residents.

B. RELATIONSHIP TO ADOPTED PLANS

Uptown at Marana has been designed to achieve the Goals set forth in the Town's General Plan. By addressing the stated action items associated with the different elements of the General Plan, as set forth below, this Project adheres to the established policies and promotes techniques and standards that provide for a dynamic community that furthers the Town's overall vision to promote Community Values, Orderly Growth, and Economic Opportunity.

Land Use Element

Goal 1 - Create land use patterns that protect significant natural and cultural environments and provide open space.

b. Policy: Support development that provides open space and trails, preserves views and responds to the rural lifestyle.

Action: Require developers to provide open space and trails in their projects.

The Uptown Project has been designed as a walkable, urban-scale community with numerous pathways and open spaces. As part of this design, the developer has provided a centrally located community park and a series of pocket parks all connected by the Community and Parkway Paths. These paths will not only provide access within the Project; the Parkway Path extends to the arterial buffer areas provided along Sanders and Marana for future connection to the regional trail system.

Goal 2 - Provide opportunities for a diversity of development that maximizes benefits to the community.

a. Policy: Promote new development compatible with existing land uses.

Action: Establish appropriate land development designations with densities and in densities that complement existing residential areas.

Action: Develop guidelines for enhancing new development and mitigating potential impacts on existing neighborhoods.

Action: Locate commercial and industrial uses for direct access to arterial or collector roads without generating traffic into housing areas.

Action: Consider mixed use development proposals for future Master Planning Areas in Northwest Marana.

The design of Uptown at Marana provides for a mixed-use development with a series of transitions to the single-family residential uses. The commercial uses serve as an amenity for the Project's residential uses. The commercial center will provide convenient and

meaningful retail, entertainment and service uses that are located in a manner that is easily accessible and integrated into the neighborhood design.

The greater Marana area will benefit from the location of the commercial and mixed-use portions of the Project located on Marana Road. Accordingly, traffic impacts to the neighborhoods west of the Project will be minimized.

b. Policy: Provide opportunities for a variety of housing styles and economic levels.

> Action: Designate a wide range of residential development densities from low-density rural to multi-family urban.
>
> Action: Designate areas with residential densities that will allow creative, affordable housing.

The Uptown at Marana Project has been designed to appeal to families and individuals of all ages and all economic levels. Young professionals, first-time homeowners, established families and empty nesters can all find attractive home options to suit their lifestyle and economic needs. The density range for all the residential uses at Uptown is 3.0 - 12.0 du/ac and up to 20 du/ac in the mixed-use areas. The homes available provide homeownership opportunities that require little maintenance and a variety of amenities. Live/work opportunities may also be available in the mixed-use parcels, which provide for residential over retail development.

d. Policy: Provide a development pattern that minimizes public expenditures.

> Action: Encourage growth in locations where excess infrastructure capacity exists or can be easily extended.
>
> Action: Discourage leapfrog or sprawl development.

The Uptown Project is situated in an ideal location for growth, offering adequate infrastructure, established local/regional access and the immediate availability of services. The Project is directly adjacent to Interstate 10 and is accessible via the interchange with Marana Road. Marana Road runs along the southern boundary of the site and Sanders Road makes up the western boundary, both of these roads are designated as arterial roadways.

Providing public services is important for the continued development of Marana. To provide these services efficiently and adequately, service areas need to be expanded in a logical successive manner that does not strain the capacity of the service provider. Uptown complies with this logical expansion of service areas. Sewer and water services are available through existing lines, adjacent to the site. Fire services for this area are available through a mutual aid agreement by both Avra Valley Fire District and the Northwest Fire District.

Natural gas (Southwest Gas), electricity (Tucson Electric), phone (Qwest), cable (Comcast), internet (Qwest), irrigation (Cortaro-Marana), and even fiber optic (Qwest) services are all readily available to the site.

f. Policy: Encourage a compact urban form that is sensitive to environmental features and promotes transit-oriented development.

Action: Encourage mixed-use commercial and residential centers, and cluster development patterns in appropriate locations.

Uptown at Marana integrates commercial and residential into a mixed-use development, which helps promote the desired urban form that is carried throughout the neighborhood commercial parcels and the residential parcels.

Growth Area Element

Goal 1 - Establish Emerging and Future Growth Areas.

a. Policy: Encourage growth in the three areas identified by the Town as target growth areas.

Action: Ensure that infrastructure is provided concurrently with new development.

c. Policy: Recognize and promote the Town's unique economic and market opportunities.

Action: Promote growth in areas that have excess infrastructure capacity.

Uptown at Marana will provide all of the necessary infrastructure for each phase of development. Both Sanders and Marana Roads will be improved as part of this Project. The backbone of the water and sewer infrastructure is already in place in the immediate area. Connection to each system will be possible when development begins.

Goal 3 - Achieve balanced growth throughout the community

a. Policy: Maintain balance by promoting development and economic opportunities in tandem with open space preservation and recreational areas.

Action: Identify sites for neighborhood and village clusters of higher residential development surrounded by lower intensity residential uses and/or open space.

As has previously been stated, the Project has been designed to balance growth by featuring a mix of uses. The Project is also a prime location for higher intensity residential products because it is being planned in tandem with commercial and will provide a

transition to the lower intensity residential uses to the west in the Sanders Grove project.

The Project's residential parcels enjoy excellent access to open space areas and direct access to recreation areas has been integrated into the parcels. Where direct access is not planned, it is provided via the pathway system. The accessible open space areas include all the neighborhood parks and the central community park.

Environment Element

Goal 1 - Protect and conserve natural resources

a. Policy: Protect regional air quality.

Action: Encourage alternative modes of transportation to reduce vehicle miles traveled.

Uptown at Marana has been designed to promote alternative modes of transportation. The Project is extremely pedestrian-friendly with short walks between all uses and open space areas. The residential and neighborhood commercial parcels have all been designed at a human scale with street concentrated buildings, on- street parking and reduced pavement widths. The concentration of the buildings toward the streetscape promotes neighbor interaction while reducing the dominance of the automobile with regards to the design of the community.

Recreation and Open Space Element

Goal 2 - Plan and develop a Marana Trails and Pathways Plan that connects regional trails with local trails, neighborhoods, and recreational amenities.

c. Policy: Design and develop connector and local trails to provide use access to the primary and river park trail system.

Action: Require neighborhood trail development within individual residential developments.

Action: Require trail connections from residential areas to schools, parks and other community facilities.

Goal 3 - Provide a system of developed parks and recreational facilities distributed throughout the community

c. Policy: Support the development of recreational facilities in new residential areas.

Action: Require private recreation areas in all new medium or high-density residential developments containing fifty or more dwelling units.

Action: Provide for neighborhood park maintenance by homeowner association agreements.

The open space areas and path systems at Uptown have been designed to aesthetically enhance the built environment while providing recreational opportunities for residents.

Parks may be improved with various amenities including ramadas, playgrounds, open flat lawn areas and play courts. The path system will provide access from the residential areas to the commercial and open space areas. The parkway path will also provide connections to future regional trails along Sanders and Marana Roads. All park and trail areas will be owned and maintained by the homeowners' association.

C. COMPATIBILITY WITH ADJOINING LAND USES

Uptown at Marana is bordered on the west and northwest by the approximately 835-acre Sanders Grove Master Planned Community and on the east by Interstate 10. The triangle shaped piece immediately east of the Uptown at Marana Property is slated to become a retail development. Uptown at Marana is the perfect Project to unite and take advantage of these adjoining uses. Uptown at Marana will be well equipped to serve the retail needs of its own residents as well as the immediate surrounding area residents. The Uptown at Marana Project not only blends with adjoining land uses, but is really demanded by these uses, and is necessary to the continued expansion of the Town in this area.

D. LAND USE CONCEPT

The Land Use Concept for Uptown at Marana is designed to provide residents easy access to the adjacent planned commercial components of the Project. The location and context of the residential areas lend themselves to a range of diverse housing opportunities that accommodate a higher-density residential scenario that fits well with this theme. The parcels are divided between Low-Medium Density Residential and Medium-High Density Residential, thereby creating a more compact, pedestrian-oriented living environment. The series of neighborhoods will have strong connections to pocket parks, the community park, mixed-use retail areas and the core commercial area of the development. The expected types of housing may include those listed below:

1. Urban Villa *(See **Exhibit III.D.1**.)*
2. Courtyard (six-plex, eight-plex, etc.) *(See **Exhibit III.D.2**.)*
3. Rowhouse *(See **Exhibit III.D.3**.)*
4. Town house (duplex, tri-plex, four-plex, etc.) *(See **Exhibit III.D.4**.)*
5. Stacked flat (eight, twelve and sixteen-plex) *(See **Exhibit III.D.5**.)*
6. Traditional Single-Family

Exact housing types may vary based on market forces and sale conditions. As demonstrated on the home examples attached, this range of residential units is more pedestrian friendly and is conducive to the planned mixed-use urban environment. As more and more baby boomers come of age and are settling into retirement age, they are trading in the large family houses for an easier to maintain, more efficient lifestyle. These housing types provide homeowners with all the benefits of owning a traditional single-family home but provide a more casual lifestyle while maintaining individual ownership and a strong sense of community. This range of home products will appeal to the first-time home buyer, usually young married couples with young children, or single professionals looking to transition to home ownership. These homes will provide a diverse and desired housing option that fills a need in the existing local housing market.

The commercial areas in Uptown at Marana include Neighborhood/Regional Commercial and Mixed Use. The Neighborhood/Regional Commercial zone provides a wide range of retail options from small to larger format users. Uptown at Marana's proposed commercial center is envisioned to serve the shopping needs of local residents, although the Project's orientation along Interstate 10 makes it a highly desirable location for businesses seeking to take advantage of the visibility and traffic flow in this area. The Mixed-Use zone provides the flexibility to develop a combination of uses (i.e. residential, commercial, office) in response to market demands.

The above principles have been illustrated in Exhibits III.E.1-3, Conceptual Land Use Plans, which are provided for illustrative purposes to demonstrate potential development scenarios for Uptown at Marana.

The open space system is linear in nature and represents an opportunity for Project-wide connectivity. Uptown at Marana will include active and passive recreation opportunities, including ramadas, playground equipment, gardens, open flat lawn areas for informal, organized games (soccer, softball, etc.), play courts and path system linking the open space to the community trail system.

Integrated throughout the neighborhood will also be a series of small pocket parks which vary in size from neighborhood to neighborhood. The exact size, location and configuration of all open space amenities shall be determined at plat and site plan approval.

The compact nature of the residential portions of Uptown at Marana lends itself to a walkable community that emphasizes recreational opportunities. The community trail system and the parkway trail connections will allow all residents to easily and conveniently move about the entire community without having to utilize the automobile. The Community Trail will link the open space areas and will circulate through the residential sections of the Project.

Exhibit III.D.1: Production/Density Study – Urban Villa



Exhibit III.D.2: Production/Density Study – Courtyard



Exhibit III.D.3: Production/Density Study – Rowhouse

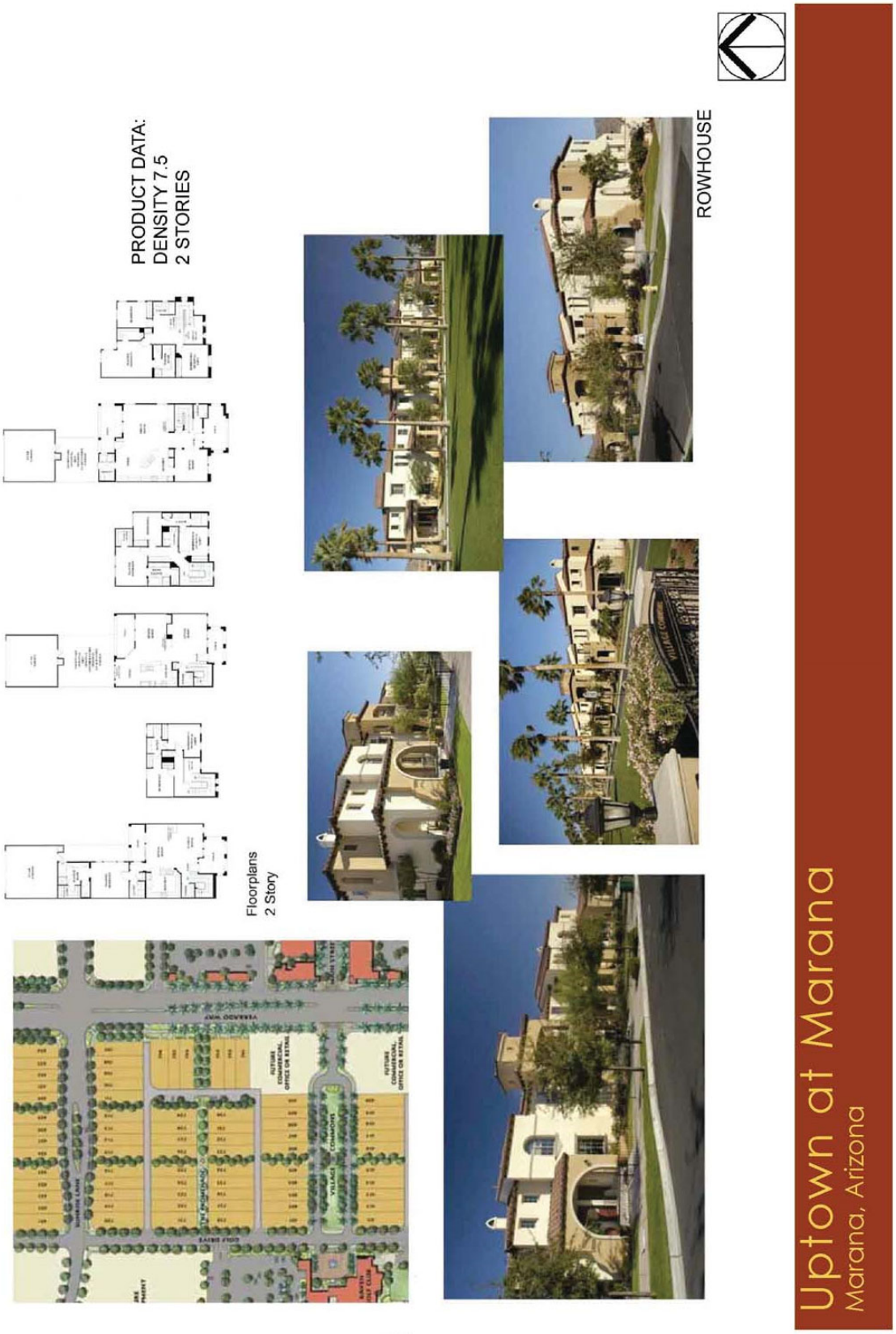


Exhibit III.D.4: Production/Density Study – Town House

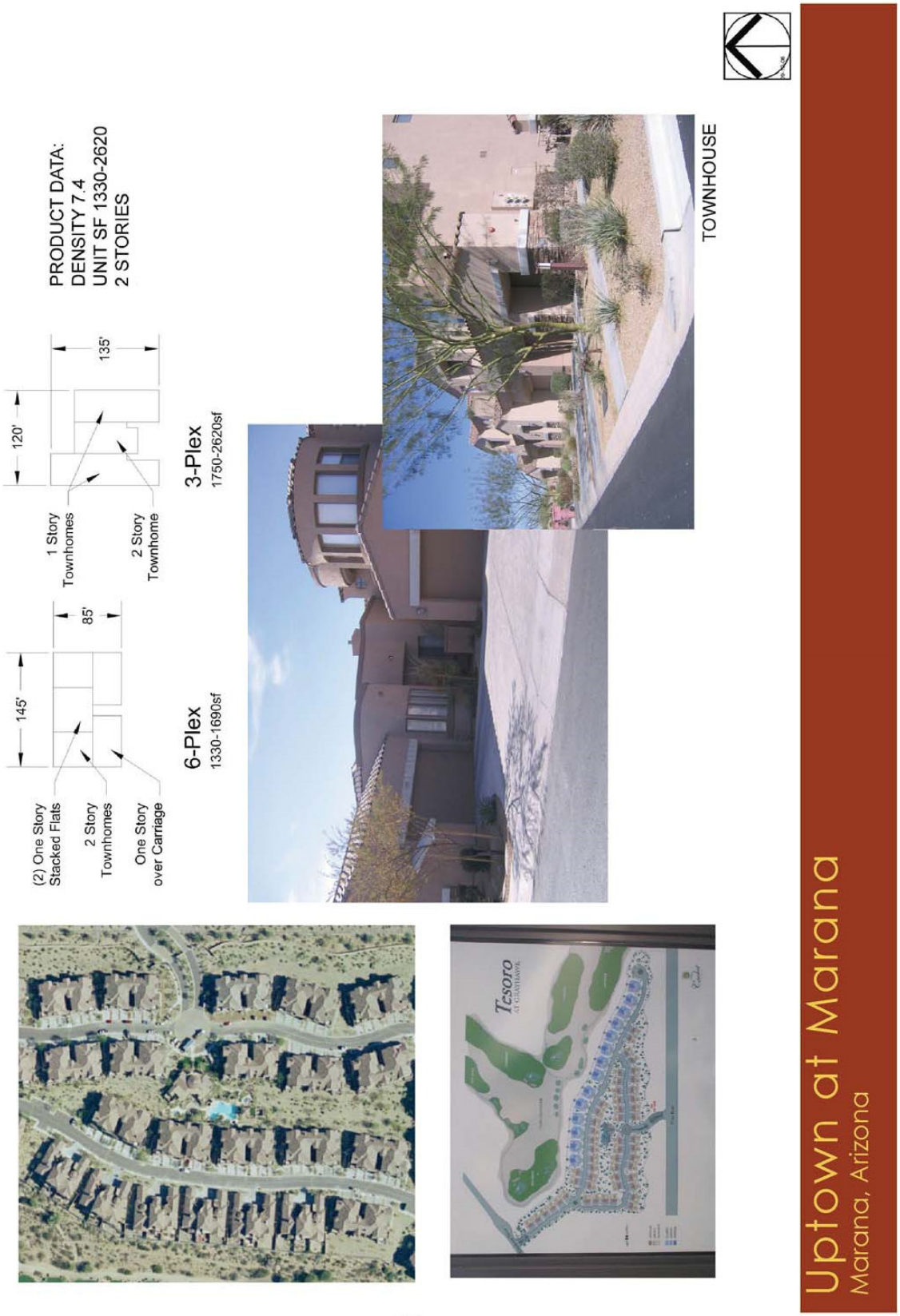
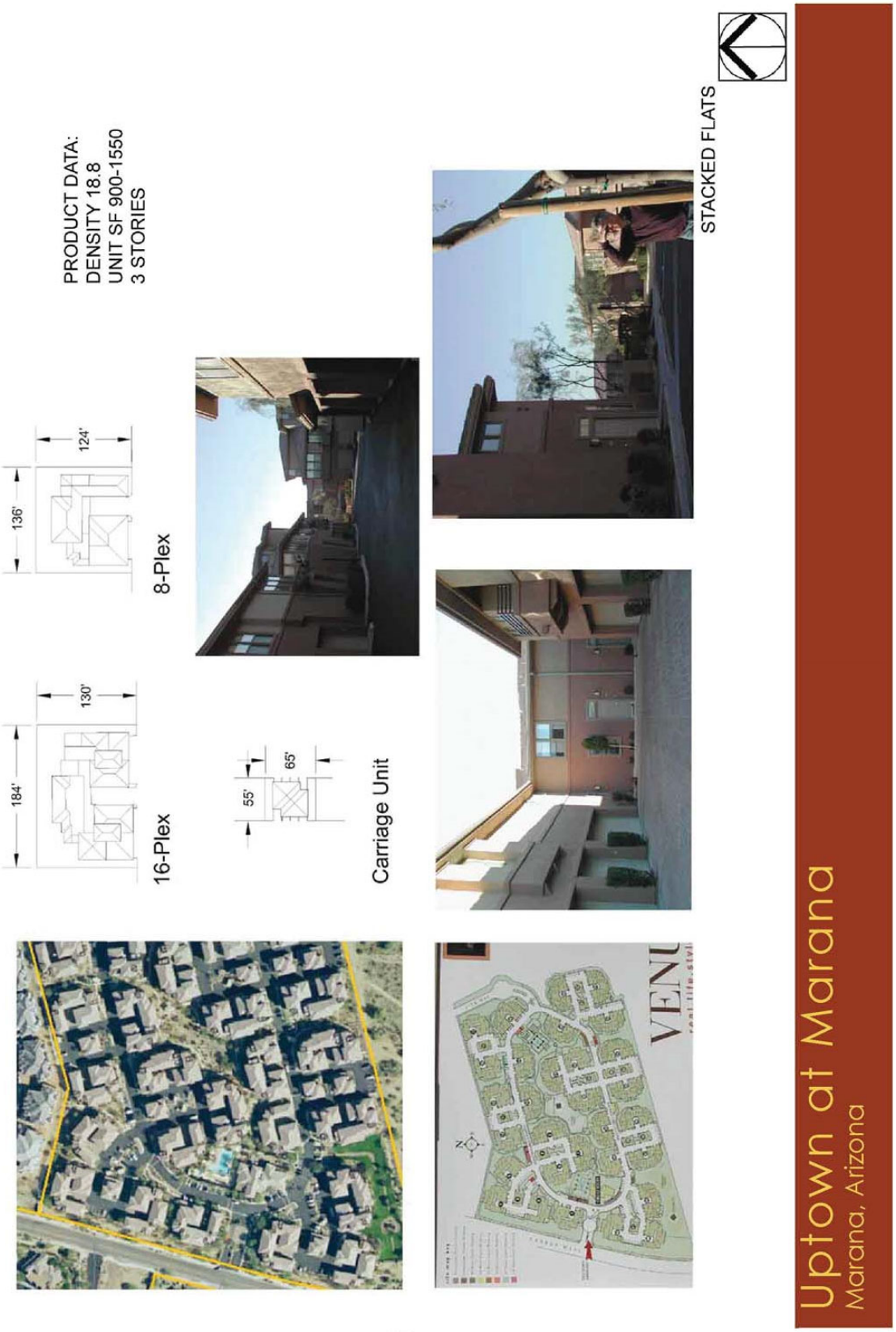
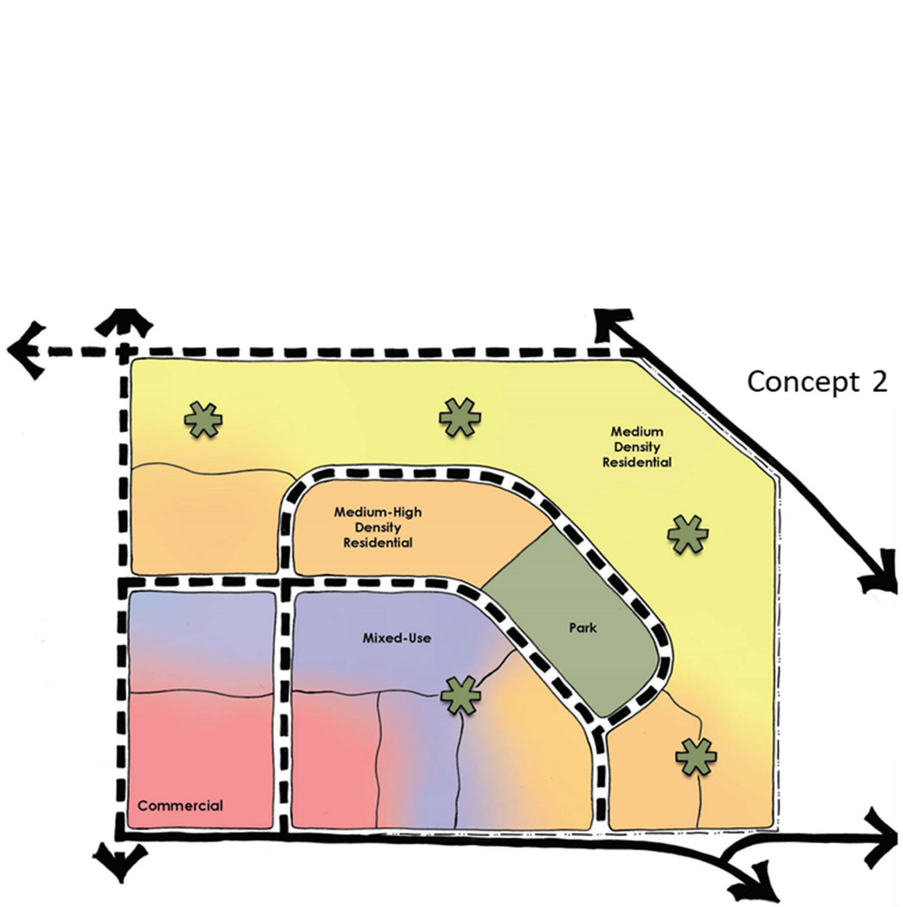


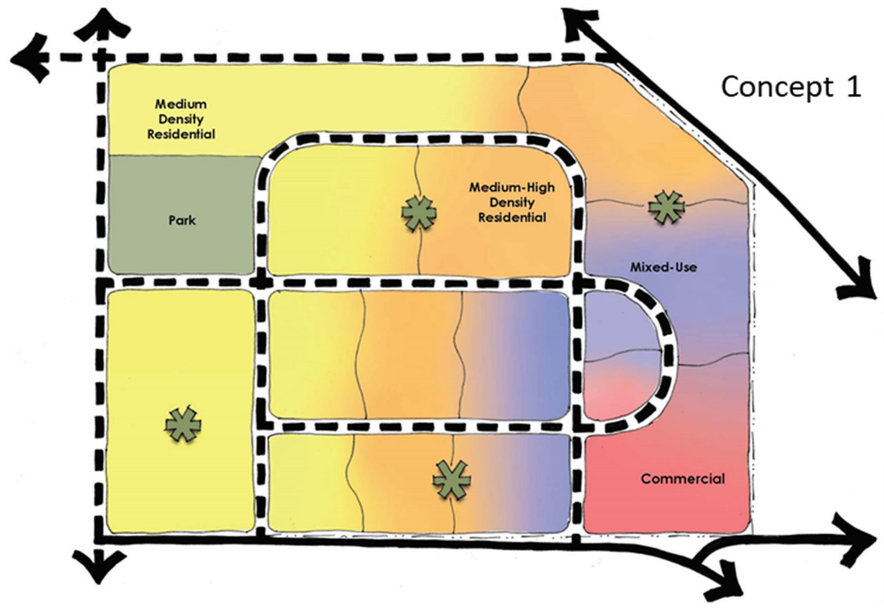
Exhibit III.D.5: Production/Density Study – Stacked Flat

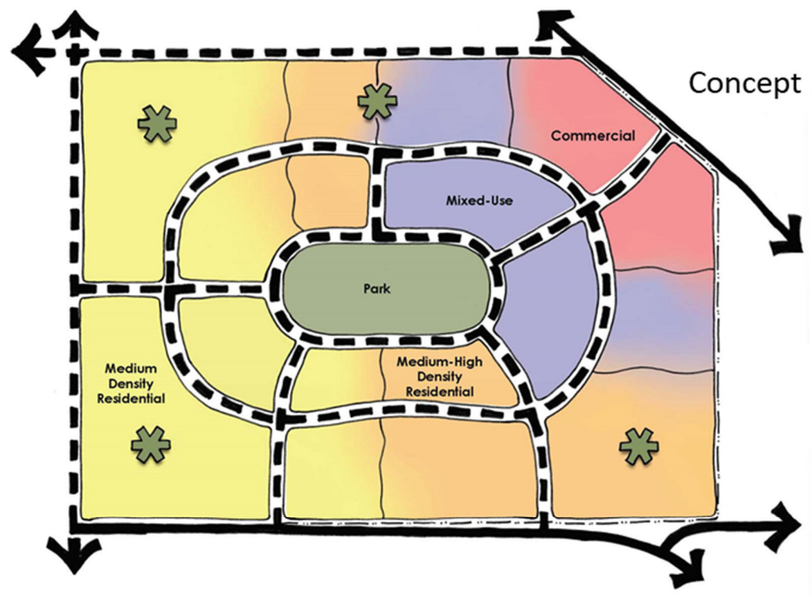


E. CONCEPTUAL LAND USE PLAN

The Uptown at Marana Project incorporates a balanced variety of land uses that are intended to blend seamlessly into one unique community. As is clear from the Conceptual Land Use Plans provided as illustrative examples of the different ways in which the Project may develop (***Exhibits III.E***), there is a natural flow between the commercial center and residential development. A minimum of 15 acres of the Project area will be developed with commercial uses. The mixed-use space will serve as a transition area and may be utilized for residential, office and/or commercial development. The development presents a balanced community, incorporating retail space but maintaining a neighborhood feel through the provision of recreation amenities, consistent architectural guidelines and encouraging a variety of housing types and supporting neighborhood services. The circulation elements, both pedestrian and vehicular, are integrated to maximize the community's accessibility, while mindful for preserving the aesthetic and visual setting.







Land Use
- Commercial
- Mixed Use
- Medium-High Density
- Medium Density
- Park
- Pocket Park

North

PSOMAS

F. CIRCULATION

Uptown at Marana is served by a network of internal collectors, local streets and alleyways. All major streets in the Project are intended to be public. Streets in future blocks may be private; this will be determined at the time of platting. A circulation plan detailing Uptown at Marana's internal circulation system is included as ***Exhibit III.F.1 Circulation Concept Plan***. All streets shall be per the Town of Marana standard street sections unless other street sections are approved at the time of development.

Private alleyways provide access to the garage side of a unit, which fronts a Collector or Local Street. Parking on an alleyway is prohibited; however, parking bays may be provided within a Neighborhood to accommodate guest parking requirements. Alleyways are detailed on ***Exhibit III.F.2: Alleyway Cross Section***.

This circulation system is designed to promote the Project's pedestrian friendly environment. The principles and elements in ITE's Context Sensitive Solutions manual were used in the design of the circulation system of this Project. Sidewalks are provided on both sides of each roadway, except alleyways in order to facilitate continuity of the pedestrian experience.

Public streets shall be constructed in accordance with the Town's adopted standards except as otherwise specified in this Specific Plan. As displayed on ***Exhibit III.F.1: Circulation Concept Plan***, the major access point for the Specific Plan will be on Marana Road, west of its planned intersection with Tangerine Farms Road. It will serve both the commercial and residential areas of the Project. One additional access point is proposed along Marana Road, and another residential entrance is off Sanders Road. It is anticipated that Sagebrush Road will be abandoned and accordingly, no road improvements are proposed. A 25-foot landscape buffer will be constructed along the portions of the Project adjacent to Sanders and Marana Roads, and a 15-foot landscape buffer will be provided around the remaining perimeter.

The Master Developer will be responsible for constructing the on-site and off-site improvements as determined by the Town of Marana based on the data found in the TIA.

The compact nature of the residential portions of Uptown at Marana lends itself to a walkable community that emphasizes recreational opportunities. The community pathway system and the parkway trail connections will allow all residents to easily and conveniently move about the entire community without having to utilize the automobile. The sidewalks, trails, parks and open space system proposed for Uptown at Marana play an important role in achieving the goals and objectives of the Project. The trail system will be integrated with the sidewalks and may be in addition to, or in lieu of, dependent on final design.

Exhibit III.F.1: Circulation Concept Plan

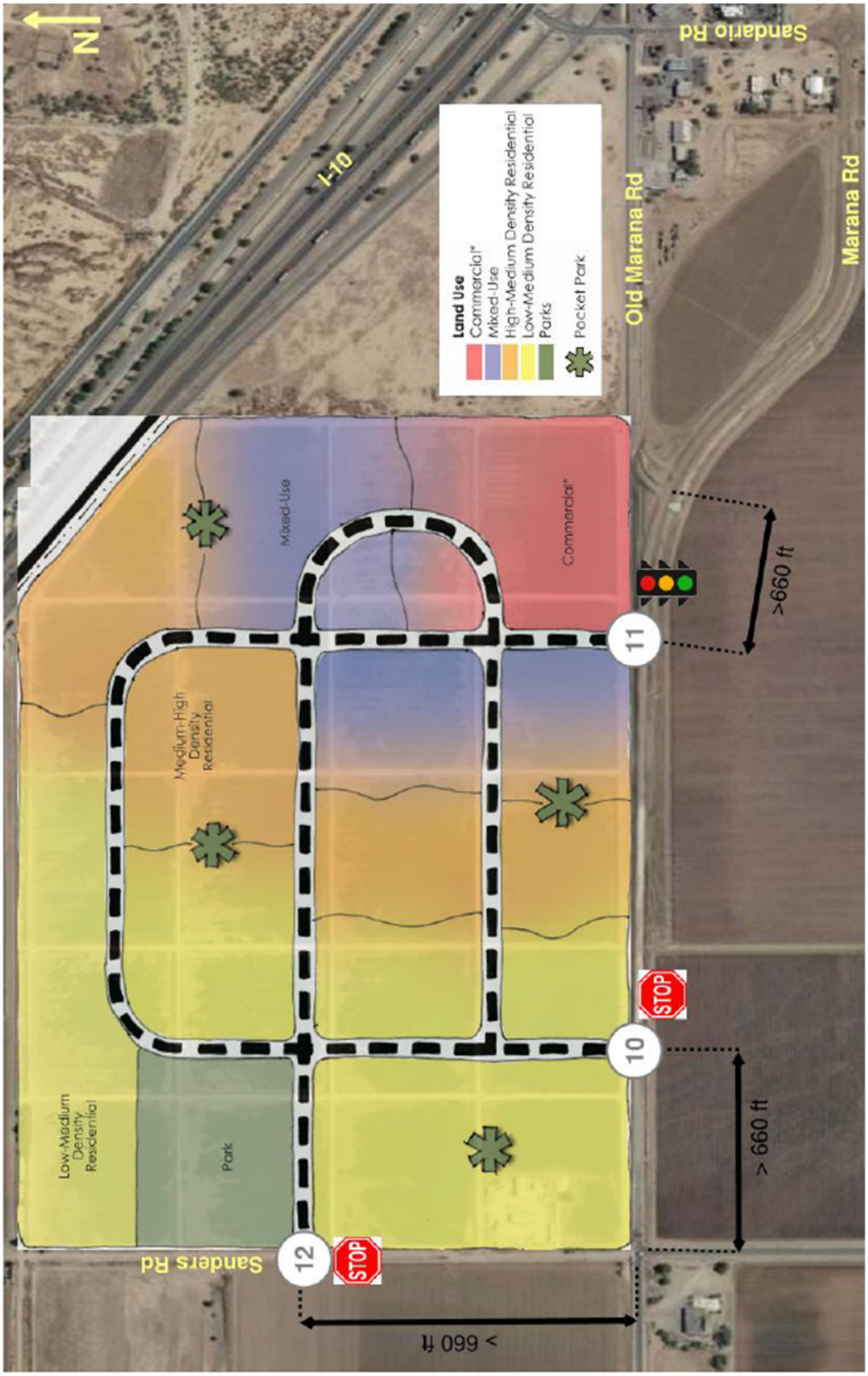
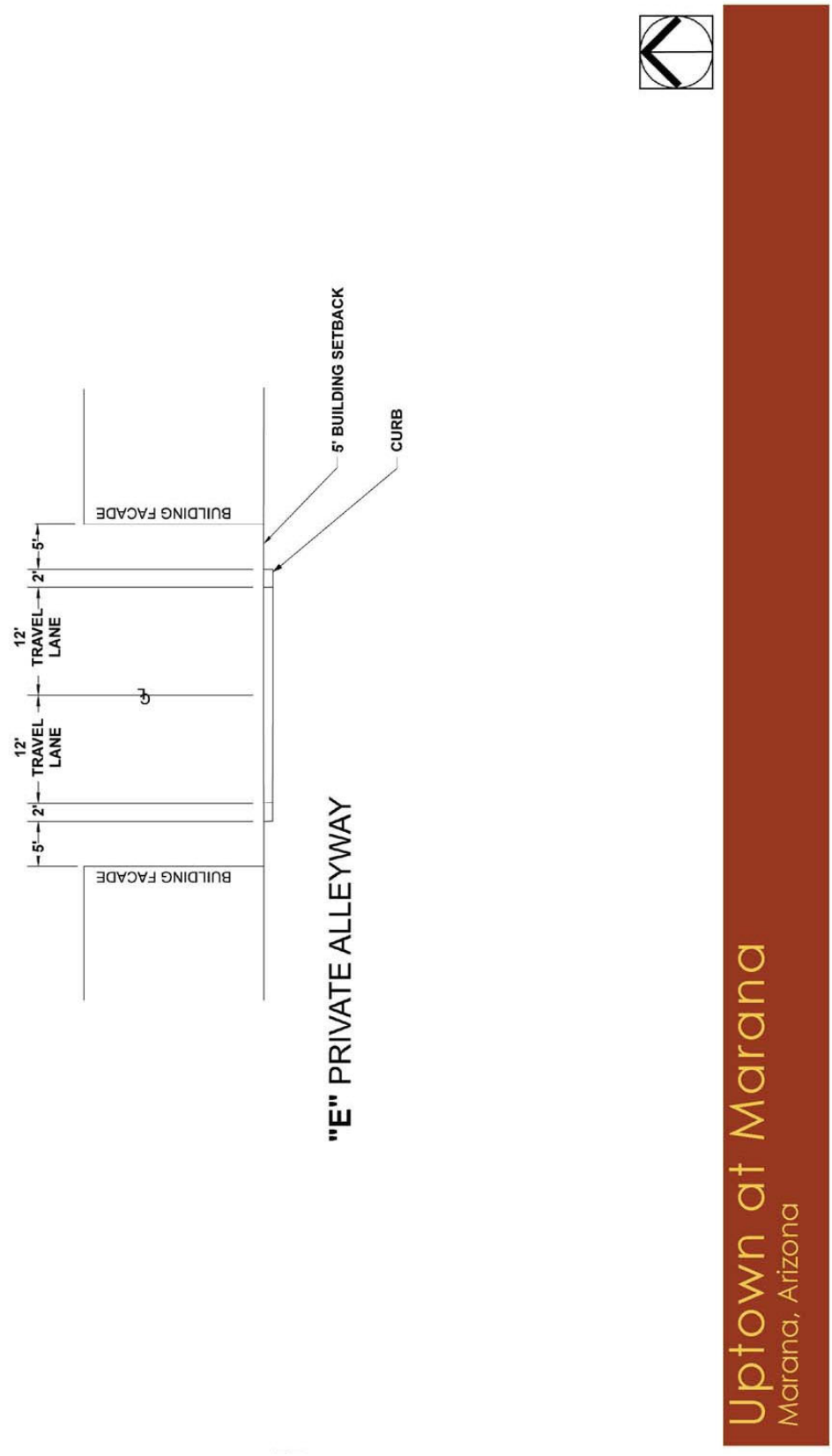


Exhibit III.F.2: Alleyway Cross-Section



G. GRADING CONCEPT

Because the Project site has been completely leveled for agricultural uses, the development will require mass grading and engineered fill. Prior to final design, a geotechnical evaluation will be performed with recommendations for earthwork operations and designed fill. It is anticipated that there will be on-site retention, using the soil from constructed basins to raise the site above the regulated floodplain where necessary.

H. WATER RESOURCES

The Uptown at Marana development will not impact existing site drainage patterns. The proposed plan will collect the upstream runoff and direct it toward the downstream Project boundary to be released, together with the mitigated on-site discharge, in a sheet-flow fashion very similar to the existing condition.

I. POST-DEVELOPMENT HYDROLOGY

Side-inlet channels will be used to collect the approaching sheet-flow. Interior collection will be by scuppers distributing runoff directly into channels and detention/retention basins. Downstream re- lease will be accomplished with weir release along the Project boundary, allowing the discharge to return to sheet-flow in a way very similar to existing conditions - potential erosion problems will be handled with rock rip-rap or similar erosion control facilities to reduce velocities to below existing conditions.

Off-site runoff will be collected along the south and east Project boundaries within open-space areas, and then conveyed through the site to the northwest Project corner. This storm water will be detained as necessary and then released from the proposed Project site in much the same manner as in the existing condition. The final design for the drainage scheme to handle both off and on-site storm water runoff will be addressed in the master drainage plan and will adhere to current Town of Marana development standards and applicable basin management plans. A master drainage plan will be prepared during the platting process.

There are currently no plans for encroachment, or modification of the existing drainage patterns.

A drainage map showing the direction of Hydrological drainage is found as ***Exhibit III.I: Post-Development Hydrology Map***.

Exhibit III.I: Post-Development Hydrology Map



J. ENVIRONMENTAL RESOURCES

The Uptown at Marana Specific Plan is designed as an integrated residential, retail and commercial community. Due to its previous use as an agricultural field, the site has been completely graded. There are no significant environmental resources on the Project. A Phase I environmental report was completed by ACT Environmental, Inc. in February 2005. No hazardous material was found on-site. On February 7, 2007 an update to the environmental report was completed. *(See Appendix - Page 112)*

K. LANDSCAPE CONCEPT

The intent of the landscape treatments in and around the Uptown at Marana Project is to provide an environment that balances appropriate levels of desert landscaping with smaller pockets of more intense treatments that include lawn areas in open space parks, etc. The landscape design shall be in accordance with the Town of Marana's Native Plant requirements. The design shall complement the architectural and site planning intent by incorporating shade, highlights, screening and or accents where appropriate. Because the development is planned to encourage pedestrian connectivity, the landscape treatment in and around the residential areas will be a critical component for the development.

L. OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT

Functional parks, trails and open space shall be incorporated into the overall design fabric of the Project and will accomplish the objectives of the Town of Marana Open Space, Recreation and Trails System Master Plan by providing linkages to the adjacent shopping amenities and encouraging pedestrian traffic. Parks shall be organized and located to maximize proximity to the largest number of homes within the neighborhood and to maximize accessibility and visibility from the front of surrounding residences. Required open space shall not be located on irregular shaped lotting remnants.

The residential component for Uptown at Marana shall include a central community park. The size of the park will be calculated based on Town standards current at time of development. The following active and passive program elements are options within the park:

- Ramadas
- Playground with formal equipment
- Gardens
- Open flat lawn areas for informal organized games (soccer, softball, etc.)
- Play courts
- Path system

In addition to the proposed central community park, a series of small pocket parks are proposed within the fabric of residential zones. These pocket parks are intended for passive open space and may include a small shade structure and sitting area, small play structure with shade element, small water fountain features, open lawn area, planting zones and a path system. These parks will incorporate other amenities and activities.

M. INFRASTRUCTURE, PUBLIC SERVICES AND UTILITIES

The development of the Uptown at Marana Project will require the following infrastructure, services and utilities. The infrastructure will be constructed in conjunction with each development phase of the Project.

1. Sewer

   The results of a preliminary analysis of nearby trunk/interceptor sanitary sewer lines to this site have identified that approximately half of the site could be drained southerly into existing mains within Marana Road. The remainder of the Project site's sanitary flow could be drained in the natural, northwesterly direction and carried off site into the Hardin Road Trunkline. The analysis has determined that all service to this site can be accomplished by gravity flow mains. Therefore, no sewage pumping stations or pressurized lines are anticipated for this Project.

   There is an existing 15-inch sewer line (G-2003-024) installed within the Marana Road right-of-way adjacent to the Property. A new Town of Marana 1.5-mgd wastewater plant will serve the Project site.

2. Schools

   As set forth in the prior section, the Project site is located within the Marana Unified School District. The applicant has been in contact with the school district and the

district has confirmed that no school site is required for this development. The applicant or designee will donate a voluntary per dwelling unit fee that will be calculated based on the type of homes as the district requests different amounts for single-family and multi-family homes.

3. Fire/Emergency VehicleService

   The Uptown at Marana Project is within the Avra Valley Fire District and the Northwest Fire District and will be served by both pursuant to the Mutual Aid Agreement between the districts.

4. Water Service

   The Town of Marana Municipal Water Department will provide water service to this Project site. The Marana Water Department has an assured water supply per the Arizona Department of Water Resources and will provide water subject to the completion of a water service agreement.

5. Private Utilities
   - Gas: Southwest Gas Corporation will serve the Project.
   - Telephone: Qwest Communications will provide service.
   - Cable/Internet: Comcast Cable will provide service.

6. CMID - Irrigation Water

   An irrigation canal which is currently under the control of CMID runs along the southern boundary of the Project along Marana Road. In order for the canal to continue to pass water through the Project, all existing ditches will be piped or abandoned by separate agreement with CMID in accordance with their standards. Rights to use District water for landscape irrigation on the Uptown at Marana site will be negotiated if necessary.

IV. DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

A. PURPOSE AND INTENT

These regulations provide the standards for the successful implementation of the Uptown at Marana Specific Plan. The Development Standards and Design Standards establish the intensity and character of development, uniquely tailored to this Project design and home type. The regulations provide flexibility to accommodate market conditions and encourage creativity, while also achieving compatibility with the surrounding uses. These standards provide criteria for builders, planners, architects, landscape architects and civil engineers under the direction of the developer. They further provide a basis for the Town in evaluating Project submittals.

B. GENERAL PROVISIONS

1. Town of Marana Land Development Code

   If an issue arises that is not addressed by this Specific Plan; the applicable portions of the Town of Marana Land Development Code ("LDC") shall apply. The Town's Residential and Commercial Standards current at time of construction shall apply to all development with the Project.

2. Building Codes and Additional Uses

   a. Building Code

      All future development within the Specific Plan shall comply with all applicable codes current at time of construction.

   b. Additional Uses

      Whenever a use has not been specifically listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Town Development Services Director to determine if the use is: (a) consistent with the intent of the zone, and (b) compatible with other listed permitted uses. If the Director determines that the use meets both of the foregoing conditions, the use will be allowed. Any person aggrieved by the determination may appeal that decision to the Board of Adjustment.

C. DEVELOPMENT STANDARDS

The following standards shall apply to all new development within the Uptown at Marana Specific Plan. For the purposes of this section, *"non-residential"* shall apply to all land uses that are not residential or residential-related.

1. Low-Medium Density Residential

To accommodate detached single-family dwelling units. The target density range for Low-Medium Density Residential parcels is 3.1 - 6.0 units per acre.

a. Principally Permitted Uses

- Single-family detached dwelling units
- Common Area Open Spaces and recreation facilities.
- Public Education Facilities
- Religious facilities.
- Wireless communication facilities as permitted by the Marana Land Development Code.

b. Permitted Accessory Uses

- Detached accessory structures, such as guest houses, tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.
- Swimming pools, spas, and related structures
- Garage, carport or enclosed storage
- Sport courts, unlighted
- Fences and walls
- Home occupations, subject to review and approval by the homeowner's association and the Town of Marana
- Community recreation uses, including sport courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision
- Community identification, entry monuments, community design elements, and other enhancements, common to a homeowner's association, and designed for a specific subdivision and
- Model homes, within an approved subdivision.

c. Permitted Temporary Uses

Temporary offices or construction trailers, appurtenant signs, storage incidental to a construction Project and construction trailers, but only for the duration of such Project, not to exceed 24 months. Additional extensions of time may be requested by application to Town of Marana. Temporary model homes or temporary model home complex with parking.

d. Development Standards Single-Family Detached

Promotes single-family cluster products, alley-loaded conventional products, and green court products. All single-family detached products utilizing an alley must provide direct access to a public ROW. All single-family detached products utilizing a private drive must provide access to a public ROW within 200 feet via common open space.

Minimum Lot Size	40x80 (3200 SF)
Alley/Drive Rear Setback	5 feet
Side Yard Setback	5 feet
Front Yard Setback	15 feet from Collector/Local ROW
	5 feet from 20-ft wide common open space
Perimeter Setback*	20 feet Arterial
	15 feet Uptown at Marana boundary
	0 feet parcel boundary
Max. Building Height	25 feet
**Perimeter Setback shall be landscaped open space held in common.*	

2. Medium-High Density Residential

To accommodate attached and detached single-family dwelling units, as well as traditional multi-family dwelling units used for development in urban zones; the target density range for Medium-High Density Residential parcels is 6.1-12.0 units per acre.

a. Principally Permitted Uses

- Single-family attached and detached dwelling units.
- Common Area Open Spaces and recreation facilities.
- Public Education Facilities.
- Religious facilities.
- Day Care Facilities
- Wireless communication facilities as permitted by the Marana Land Development Code.

b. Permitted Accessory Uses

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

- Sport courts, unlighted
- Fences and walls
- Home occupations, subject to review and approval by the homeowner's association and the Town of Marana
- Community recreation uses, including sport courts, swimming pools, spas, recreation buildings, patio shelters and other community facilities common to a homeowner's association, for a specific subdivision
- Community identification, entry monuments, community design elements, and other enhancements, common to a homeowner's association, and designed for a specific subdivision and
- Model homes, within an approved subdivision.

c. Permitted Temporary Uses

Temporary offices or construction trailers, appurtenant signs, storage incidental to a construction Project and construction trailers, but only for the duration of such Project, not to exceed 24 months. Additional extensions of time may be requested by application to Town of Marana.

- Temporary model homes or temporary model home complex with parking.

d. Development Standards Single-Family Attached

Promotes single-family townhomes, rowhomes and urban villa products. Rowhomes must provide adjacent access to a public ROW. Townhomes and urban villas must provide access to a public ROW within 200 feet via common open space. Single-family attached buildings are limited to 7 units. End cap units must provide a minimum of 5 feet in additional unit width.

Minimum Lot Size	25x65 (1625 SF)
Alley/Drive Rear Setback	5 feet
Side Yard Setback	0 feet/5 feet (minimum building separation of 10 feet side to side)
Front Yard Setback	15 feet from Collector/Local ROW
	5 feet from 20-ft wide common open space
Perimeter Setback*	20 feet Arterial
	15 feet Uptown at Marana boundary
	0 feet parcel boundary
**Perimeter Setback shall be landscaped open space held in common.*	

e. Development Standards Single-Family Detached

See Low-Medium Density Residential (IV.C.1.d.).

f. Development Standards Multi-Family

Promotes multi-family townhomes, urban villas, and stacked flat products. All multi-family products are served by private drives. Parking bays are permitted within a multi-family neighborhood to meet Town parking requirements.

Alley/Drive Rear Setback	5 feet garage access side
	10 feet no garage access
Parking Lot Setback	10 feet
Building Separation	20 feet side to side
	30 feet front to front
	25 feet front to side
Perimeter Setback*	20 feet, except setbacks shall increase one foot for each foot of height in excess of 20 feet
	15 feet Collector/Local ROW
	0 feet parcel boundary
**Perimeter Setback shall be landscaped open space held in common.*	

The parcel area required per unit decreases with the increase in the number of dwelling units as follows:

- 5-8 residential units: 2,250 sq. ft. per dwelling unit
- 9 or more residential units: 1,500 sq. ft. per dwelling unit
- Minimum lot area: 6,000 square feet
- Minimum lot width: 60 feet
- Maximum structure height: 4 stories or 50 feet
- Maximum percent of lot coverage: 65%

3. Neighborhood/Regional Commercial

A minimum of 15 acres of commercial uses will be provided.

a. Principally Permitted Uses.

- Professional offices
- General offices
- Medical offices
- Veterinary clinic
- Financial services
- Public services
- Apparel stores
- Appliance stores
- Arts and crafts supply stores

- Banks and financial institutions
- Barber and beauty shops
- Bicycle shops
- Book stores
- Clothing cleaning
- Convenience store without gas
- Drug stores
- Electronic stores
- Flower shops
- Food stores
- Furniture stores
- Hardware stores
- Hotels and motels
- Laundromats
- Office supplies, equipment and sales
- Package liquor stores
- Pet shops (completely enclosed)
- Pubs
- Restaurants
- Stationary stores
- Taverns
- Theaters, not including drive-ins
- Public and Private Schools, including art, language, music and dance schools
- Shoe repair shops
- Sporting goods stores
- Supermarkets
- Wireless communication facilities as permitted by the Marana Land Development Code.
- Religious Facilities
- 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
- Day Care Facilities
- Regional Malls
- Department stores
- Distribution Centers/Warehousing
- Showrooms
- Single-family attached and detached dwelling units
- Multi-family
- Comparable uses as determined by the Development Services Director

b. Temporary Uses

The following temporary uses are permitted in the neighborhood commercial zone as permitted by the Development Services Director, for a specified period of time, and subject to such conditions as may be necessary:

- Seasonal and holiday sales lots
- 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 Year's Day.

c. Conditional Uses

- Drive thru and/or outdoor teller facilities in conjunction with restaurants, banks and/or financial institutions
- Automobile service stations, with or without car wash or service bays
- Convenience store with gas, with or without car wash
- Hospitals and Emergency Facilities

d. Residential Development Standards

See Medium-High Density Residential (see IV.C.2.)

e. Non-Residential Development Standards

Front Yard Setback	20 feet, except 10 feet where building fronts on the street designated as Section "B"
Rear Yard Setback	20 feet
Side Yard Setback	0 feet for attached buildings, 20 feet for single users
Setbacks from Arterials (Marana & Sanders Roads, Interstate 10)	50 feet
Maximum Building Height	40 feet
Maximum Building Area (single user)	70,000 square feet

4. Mixed-Use

a. Principally Permitted Uses

- All uses permitted in Neighborhood/Regional Commercial
- Parks and Open Space

- 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

b. Permitted Accessory Uses

- Fences and walls
- Carports and garages
- Swimming Pools and recreation buildings which are part of the multi-family development
- Tennis courts, provided they have no lighting
- Other similar recreation facilities as may be determined by the Development Services Director

c. Non-Residential Development Standards

See Neighborhood/Regional Commercial (see IV.C.3.e).

d. Residential Development Standards

- No more than 50% of the total acreage of any mixed-use parcel shall be Multi-Family Residential.

  See Medium-High Density Residential (IV.C.2.).

5. Attached Product Private Amenities

All development with attached home products, including, but not limited to, apartments, condominiums and rowhouses, shall provide on-site private recreation areas and/or other amenities. These private amenities shall be provided in addition to public recreation area/park standards per Section C.11.c, in accordance with the following standards:

- Recreation areas shall provide a minimum of 75 square feet per person for those expected to reside in the development.
- Occupancy rates per home are estimated at:
  - 1.25 people for a 1-bedroom unit or studio;
  - 1.75 people for a 2-bedroom unit; and
  - 3.0 people for a 3-bedroom unit or larger.
- Projects with 30 bedrooms or less are exempt from this requirement.
- Individual recreation areas shall be a minimum of 2,000 square feet.
- Recreation areas shall be landscaped and provided with sufficient natural or

manmade screening or buffer to minimize any negative impacts on adjacent residences.

- Each development shall satisfy its recreation area requirements by installing the types of recreation facilities that are most likely suited to and used by the age bracket of persons likely to reside in that development.
- Except for developments that are expected to contain adults almost exclusively, a children's play area should be provided as a mandatory recreation space in the Project.
- The Development Services Director may approve alternatives to recreation areas when other types of amenities, such as a clubhouse, gym or movie theater, are proposed.

6. Circulation Standards

The circulation for Uptown at Marana is designed to encourage pedestrian circulation while handling the traffic from the commercial development through a series of public streets. The main access points to the Project are located off of Marana and Sanders Roads, as demonstrated in ***Exhibit III.F.1: Circulation Concept Plan***. All major streets within the Uptown at Marana Project are intended to be public. Streets in future blocks may be private and will be determined at the time of platting. Street sections shall be constructed in accordance with Town standards current at the time of development. Any street sections may be expanded at the intersection with the adjacent arterial streets to accommodate the turn lanes required in the TIA submitted in conjunction with this application.

7. Streetscape and Landscape Standards

All landscaping and streetscape treatments within Uptown at Marana will be provided in accordance with Town standards current at time of construction.

8. Recreation and Open Space Standards

The sidewalks, trails, parks and open space system proposed for Uptown at Marana play an important role in achieving the goals and objectives of the Project. The ultimate locations for parks and trails will be determined based on several factors, including the location of drainage facilities. Retention areas will, to the extent possible, be usable and accessible. The open space system is linear in nature and represents an opportunity for Project-wide connectivity. The trail system will be integrated with the sidewalks and may be in addition to or in lieu of, dependent on final design. In addition, the trails system will provide an opportunity to link downtown Marana and Uptown at Marana

The Park areas identified on the Concept Plans will include active and passive recreation opportunities, including ramadas, playground equipment, gardens, open flat lawn areas for informal, organized games (soccer, softball, etc.), play courts and path system linking the open space to the community trail system. Integrated throughout the community

will also be a series of small pocket parcels which vary in size from neighborhood to neighborhood. The exact size, location and configuration of all open space amenities shall be determined at plat and site plan approval.

The compact nature of the residential portions of Uptown at Marana lends itself to a walkable community that emphasizes recreational opportunities. The community trail system and the parkway trail connections will allow all residents to easily and conveniently move about the entire community without having to utilize the automobile. It is intended that pedestrian users will circulate through the community via Community Trails and Parkway Trails. These pathways are for pedestrian use only and are not intended for bicycle use. Bicycles will be provided for along the interior collector system. Multi-modal trails will be excluded from the Project's trail program as they detract from the compact nature of this urban setting and increase pedestrian/cyclist conflict.

a. Community Trail Standards

The Community Trail will link the open space areas and will circulate through the residential sections of the Project. These trails will be owned and maintained by the Uptown at Marana Homeowners' Association and shall be designed in accordance with Town standards current at time of development.

b. Parkway Trail/Sidewalk Standards

The Parkway Trails will facilitate movement of pedestrians throughout the residential and commercial portions of the Project. These trails shall be designed in accordance with Town standards current at time of development.

c. Park Standards

Active open space areas will be located throughout the residential portions of the Project. Recreation areas will be provided in compliance with Town standards current at time of development.

9. Signage

Signage will be provided in compliance with Town standards current at time of development.

V. IMPLEMENTATION AND ADMINISTRATION

A. PURPOSE AND INTENT

The purpose of this section of the Specific Plan is to provide for administration and amendment procedures. It is also important to clarify the roles of the reviewing entities, to establish a seamless review process. As established in the Development Standards and Design Standards section, the DRC will be created by the Master Developer to ensure that the architectural character and landscaping standards are maintained throughout the Project. An Uptown at Marana Property Owners' Association and Homeowners' Association will be formed and will be responsible for all common area maintenance issues for areas not dedicated to the Town of Marana. Additionally, the association will enforce the Master CC&Rs. Sub-associations may also be formed to enforce the CC&Rs specific to the different residential subdivisions.

Implementation of this development will be subject to the design and review process outlined in Section V.D.

B. PROPOSED CHANGES TO ZONING ORDINANCES

The Development Regulations section of this Specific Plan addresses only those areas that differ from the Town of Marana Land Development Code. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Town of Marana Land Development Code that are applicable for the most similar issue, condition or situation shall be used by the Development Services Director to resolve the unclear issue, condition or situation.

C. PHASING PLAN

Development within Uptown at Marana will be phased in a manner that ensures an adequate level of infrastructure is built to accommodate the development of each phase. Market considerations will ultimately dictate the Project's phasing.

D. DEVELOPMENT REVIEW PROCEDURES

A Design Review Committee (DRC) will be formed by the Master Developer to review development proposals within the Uptown at Marana Project. This review procedure will ensure that the high standards defined in this document are maintained. These standards are conceptual in nature, providing flexibility to the DRC to make changes in the overall interest of the Uptown at Marana Project. All plats and development proposals shall follow Town of Marana review and approval procedures

1. DRC Duties and Membership
   The DRC will review and approve development plans for conformance with the Uptown at Marana Specific Plan before the development plans are approved by the Town or any construction begins. The DRC will refine these standards, establish review procedures and administer the design review process for Uptown at Marana. Specifically, the DRC will review design issues relating to site design, architectural elevations, entry statements, screen and buffer design, landscape plans, utility design/construction and sign design within the Uptown at Marana Project to ensure compliance with this Specific Plan. It is strongly encouraged that the DRC approval be obtained prior to development plan submittal to the Town. The DRC committee shall consist of no fewer than seven members, and those members must include the following participants: The Chairman or designated member of the Planning and Zoning Commission, the Development Services Director or authorized designee, and a member of the community at large. The other members should include three Master Developer representatives and a landscape architect.

2. Design Review Procedures
   Establishment of review procedures will be based on the following standards and apply only to the Master Developer and DRC and are independent of the Town's Project review procedures:

   a. Require a pre-design meeting with the builder, owner or architect to offer direction in preparing preliminary plans.
   b. Review of preliminary plan submittal to determine general conformance with these Design Standards.
   c. Review fees, if any, may be established by the DRC.
   d. Following preliminary approval, a review of the final submittal which should contain information detailed enough to allow the DRC to determine compliance with these standards.
   e. The DRC reserves the right to inspect all work in progress and give notice of non-compliance.
   f. The right of final approval for all complete construction to assure consistency with these standards.

3. Preliminary Submittal
   The preliminary plan submittal must include all of the following:

   a. Development plan at appropriate scale showing the location of buildings, building envelope, the relationship of all buildings or other major structures, driveway, loading and parking areas, and a grading plan, including existing and proposed topography.
   b. Roof plan and floor plans (at no less than 1/8" = 1'0").
   c. Landscaping plans at the same scale as the Site Plan.
   d. Exterior elevations (all) with both existing and proposed grade lines shown at the same scale.
   e. Indication of all exterior materials and colors.
   f. Any other drawings, materials or samples requested by the DRC.
   g. To assist in evaluation of the preliminary plans, the DRC may request preliminary staking of the locations of the corners of the buildings.

4. Final Submittal and Review
   After preliminary approval is obtained from the DRC, the DRC may require the following documents to be submitted for final approval. Final approval and permitting from the Town of Marana will be required prior to any site or building construction:

   a. Development plan showing the location of the building, building envelope, the relationship of all buildings or other major structures, driveway, loading and parking areas, a grading plan, including existing and proposed topography. An indication of where storage of materials and debris will be confined will also be included.
   b. Roof plans and floor plans (at no less than 1/8" = 1'0".)
   c. Samples of all exterior materials and/or colors.
   d. Exterior elevations.
   e. Complete landscape plan, at the same scale as the development plan, showing areas to be irrigated, proposed plants and sizes, driveway locations, drainage and retention, decorative features, etc., if not shown elsewhere on architectural plans.
   f. Engineering certification of foundations and the securing of a building permit is the responsibility of the owner and/or builder. Construction documents (working drawings and specifications) are to be in accordance with the final design and plans approved by the DRC. Clearing, grading or construction should not commence until all of the above requirements are satisfied.
   g. If a response from the DRC is not received within 45 days, the plans are automatically approved on the 46th day following submittal.
   h. Final approval and permitting from the Town of Marana will be required prior to any site or building construction.

5. Subsequent Changes
   Additional construction, landscaping or other improvements and/or any changes after completion of an approved structure must be submitted to the DRC and the Town for approval prior to making such changes and/or additions.

6. Re-submittal of Plans
   In the event of any disapproval by the DRC of either a preliminary or a final submission, a re-submission of the plans should follow the same procedure as the original submittal.

   A development plan shall be required for all development within the Specific Plan area requiring a building permit.

7. Exemptions
   The following is a list of activities that are exempt from the Development Plan Review process. This list is not all-inclusive. The Development Services Director may exempt other special activities not covered by this example listing.

   a. All interior changes, alterations, construction
   b. Repainting with existing color
   c. Reglazing, new mullions
   d. Re-landscaping of existing structure
   e. Re-roofing with similar roofing materials
   f. Minor exterior repairs
   g. Demolition Exterior mechanical (hearing, air conditions, water heater, etc.

E. SPECIFIC PLAN REVISIONS AND AMENDMENTS

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Development Services Director, subject to appeal to the Planning Commission and Town Council. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission and Town Council.

The following revisions to the Specific Plan are minor:

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations orstandards.
2. Changes to the community infrastructure, such as roads, drainage, water, and sewer systems which do not have the effect of increasing the development capacity in the Specific Plan area, nor change the concepts of the Plan.
3. Changes to the development plan boundaries due to platting. Minor adjustments to development plan areas, drainage areas and other technical refinements to the Specific Plan due to adjustments in the final road alignments.
4. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

F. SPECIFIC PLAN REPORT

The owner or agent for the adopted Specific Plan shall annually, within thirty (30) days of the anniversary of the Specific Plan approval, submit a written report to the Town of Marana in accordance with requirements of the Town of Marana Land Development Code.

APPENDIX

LEGAL DESCRIPTION

The following is a total parcel description for the Uptown at Marana property:

THAT PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, BEING A BRASS CAP IN HAND HOLE; THENCE NORTH 00° 30' 58" WEST, ALONG THE WEST LINE OF SAID SECTION 21, TOWARD THE NORTHWEST CORNER OF SAID SECTION 21, BEING A HALF INCH REBAR, A DISTANCE OF 30.00 FEET; THENCE NORTH 39° 21' 04" EAST, PARALLEL WITH AND 30.00 FEET NORTH OF THE EAST-WEST MID-SECTION OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00° 30' 53" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SANDERS ROAD AS SET FORTH IN DOCKET 368, PAGE 7, RECORDS OF PIMA COUNTY, ARIZONA, BEING PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST LINE OF SECTION 21, A DISTANCE OF 2606.23 FEET TO THE NORTH LINE OF SAID SECTION 21; THENCE NORTH 39° 19' 33" EAST, ALONG SAID NORTH LINE OF SECTION 21, A DISTANCE OF 2612.43 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89° 22' 51" EAST, ALONG SAID NORTH LINE OF SECTION 21, A DISTANCE OF 165.02 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 10 (ALSO KNOWN AS THE CASA GRANDE TUCSON HIGHWAY), AS CONVEYED TO THE STATE OF ARIZONA BY DEED RECORDED IN DOCKET 1934, PAGE 496, RECORDS OF PIMA COUNTY, ARIZONA AND AS SHOWN ON THOSE CERTAIN A.D.O.T. PLANS DATED SEPTEMBER, 6, 1960, PROJECT NO. 1-10-4 (26) 231; THENCE SOUTH 50° 29' 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, 759.92 FEET; THENCE SOUTH 46° 57' 59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 299.73 FEET; THENCE SOUTH 000 25' 40" EAST, PARALLEL WITH AND 1680.00 FEET WEST OF THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 1910.15 FEET; THENCE SOUTH 89° 21' 04" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF MARANA ROAD AS SET FORTH BY PIMA COUNTY ESTABLISHMENT NO. 114, BEING PARALLEL WITH AND 30.00 FEET NORTH OF SAID EAST-WEST MIDSECTION LINE OF SECTION 21, A DISTANCE OF 3573.59 FEET TO THE POINT OF BEGINNING.

(THE PARCEL DESCRIBED ABOVE CONTAINS 207.75 ACRES, MORE OR LESS)

THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT
2221 WEST GREENWAY ROAD, PHOENIX, AZ 85023-4399
(602) 942-3000 • AZGFD.GOV

GOVERNOR
JANET NAPOLITANO
COMMISSIONERS
CHAIRMAN, W. HAYS GILSTRAP, PHOENIX
JOE MELTON, YUMA
MICHAEL M. GOLIGHTLY, FLAGSTAFF
WILLIAM H. MCLEAN, GOLD CANYON
BOB HERNBRODE, TUCSON
DIRECTOR
DUANE L. SHROUFE
DEPUTY DIRECTOR
STEVE K. FERRELL

December 28, 2005

Ms. Olivia M. Munzer
SWCA
2120 N. Central Ave.
Suite 130
Phoenix, AZ 85004

Re: Special Status Species Information for **Township 11 South, Range 11 East, Section 21; Proposed Residential Development.**

Dear Ms. Munzer:

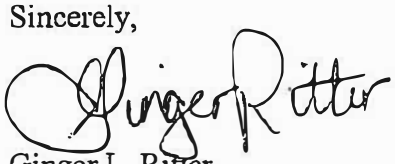
The Arizona Game and Fish Department (Department) has reviewed your request, dated December 19, 2005, regarding special status species information associated with the above-referenced project area. The Department's Heritage Data Management System (HDMS) has been accessed and current records show that the special status species listed on the attachment have been documented as occurring in the project vicinity (3-mile buffer). In addition, this project occurs in the vicinity of Proposed Critical Habitat for cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*).

The Department's HDMS data are not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity.

Making available this information does not substitute for the Department's review of project proposals, and should not decrease our opportunities to review and evaluate new project proposals and sites. The Department is also concerned about other resource values, such as other wildlife, including game species, and wildlife-related recreation. The Department would appreciate the opportunity to provide an evaluation of impacts to wildlife or wildlife habitats associated with project activities occurring in the subject area, when specific details become available.

If you have any questions regarding this letter, please contact me at (602) 789-3606. General status information, county and watershed distribution lists and abstracts for some special status species are also available on our web site at http://www.azgfd.gov/hdms.

Sincerely,



Ginger L. Ritter
Project Evaluation Program Specialist

SSS:glr

Attachment

cc: Rebecca Davidson, Project Evaluation Program Supervisor
Joan Scott, Habitat Program Manager, Region V

AGFD # 12-20-05(06)

Arizona State Museum
P.O. Box 210026
Tucson, AZ 85721-0026
(520) 621-6302
FAX: (520) 621-2976

THE UNIVERSITY OF
ARIZONA
TUCSON ARIZONA

September 22, 2005

Ms. Linda Strader
Landscape Architect
Arcadis, Inc.
3777 East Broadway Boulevard.
Tucson, Arizona 85716

Re: Archaeological records check for parcels #217-25-0050, -0060, and -0070, located in the NW ¼ and a portion of the W ½ NE of Sec 21, T11S R11E G&SRBL&M, in Marana.

Dear Ms. Strader:

On September 22, 2005, the Arizona State Museum (ASM) received a request for an archaeological records check for the above-referenced property. I have consulted our records with the following results. The property was surveyed for archaeological and historical resources by Old Pueblo Archaeology Center (OPAC) before being sold by the University of Arizona/Arizona Board of Regents. I have reviewed the report entitled *Cultural Resources Survey of 205.83 Acres of the University of Arizona Marana Farm Property at Sanders Road and Trico-Marana Road, Marana, Arizona,*" (OPAC Letter Report No. 20042005.008, March 21, 2005). Several Isolated Occurrences (IOs) of prehistoric and historic artifacts were recorded, but none meeting ASM's criteria for an archaeological site. Dr. Dart recommended that no further archaeological work was necessary before the property was sold. As I have been told that the property has been sold, I am assuming that the Arizona State Historic Preservation Office (SHPO) concurred with Dr. Dart's recommendations. ASM therefore concurs that no further archaeological work is necessary for this property. If, however, any human remains or funerary items are discovered during construction, or at any time, all work must stop in the area of the remains and Mr. John Madsen, Repatriation Coordinator, must be contacted immediately at (520) 621-4795, pursuant to A.R.S. §41-865.

If you have questions or need further assistance please contact me.

Sincerely,

Su Benaron
Assistant Permits Administrator
Phone/fax 520-621-2096
sbenaron@email.arizona.edu

MARANA

TOWN OF MARANA

WATER DEPARTMENT

August 22, 2006

Ms. Linda Strader RLA
Arcadis G&M Inc.
3777 E Broadway
Tucson, Az. 85716

Re: Riverbend

Dear Ms. Strader:

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona, Department of Water Resources, as having an assured water supply. This does not mean that water service is currently available to the proposed development.

The development lies within the boundary of the Town of Marana water service area. Therefore, water supply is assured.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to submit a water service agreement identifying water use, fire flow requirements and all major on-site and off-site water facilities.

The developer at his own expense shall construct a water distribution system to serve the development and transfer title of the system to the Town of Marana, in consideration the Town of Marana shall operate, maintain and service the system.

The comments made herein are valid for a period of one year only. If you have any questions, please call our office at 382-2570.

Sincerely,

C. Brad DeSpain
Utilities Director

5100 W. Ina Rd Tucson, Arizona 85743-9746 ■ Phone: (520) 382-2570 ■ Fax: (520) 382-2590

February 8, 2007

Marana 205 Holdings, LLC
Owners, c/o Cindy Paddock
6720 N. Scottsdale Rd., Ste. 250
Scottsdale, AZ 85253

Re: Letter of Findings, Update to Phase I ESA, Former Marana Agricultural Center, Marana, Arizona
AEI # 2719

Dear Sirs:

ACT Environmental Incorporated (AEI) completed an inspection of the above-referenced site on February 8, 2007 and has reviewed the findings presented in our Phase I report dated February 4, 2005.

No new environmental conditions were observed. The only noticed changes to the property include: 1) land usage has changed (i.e. crops are no longer being grown) and 2) containers containing pesticides and petroleum products have been removed from the fenced compound. Neither of these changes would negatively impact the findings of the report.

It is AEI's opinion that "*Phase I Environmental Site Assessment, Marana Agricultural Center, Marana, Arizona*" dated February 4, 2005, accurately represents the current environmental condition of the site, with the exception of the two changes noted above.

Thank you for the opportunity to be of service to Marana 205 Holdings on this project. If you have any questions or comments regarding this correspondence, please feel free to contact me at 520-791-9029 or 520-609-1999.

Sincerely,

Kevin S. Martin, PE

650 W. Linda Vista Blvd.
Oro Valley, AZ 85704

Ph: (520) 982-9256
Fax: (520) 797-3153

dmaengineering@comcast.net

July 11, 2007

Marana Development Services Center
11555 W. Civic Center Drive
Marana, AZ 85653

Attn: Mr. Fernando Prol
Traffic Engineering Manager
RE: Uptown at Marana – Design Exception Report
Case: ENG – 0707-005

Dear Mr. Prol:

In keeping with Chapter 13 of the Town's "Subdivision Street Standards Manual" (Manual, March 2004), I have prepared this Design Exception Report (DER) for consideration. This DER specifically refers to proposed street cross-sections identified as Exhibit III.I within the referenced "Uptown at Marana" Specific Plan and attached hereto.

1. In that multi-lane streets are not provided for within the Manual, the proposed street cross-sections are intended to augment Appendix A of the Manual. The capacity of Details 3 and 4 is deemed inadequate to convey predicted traffic volumes within Uptown at Marana. Additionally, Details 3 and 4 do not provide for bicycle facilities and/or physical separation between opposing through traffic.

   Specifically, Exhibit III.I – Street Cross-Section A is intended to replace Detail 3 of the Manual while Street Cross-Sections B1 and B2 are intended to replace Detail 4.

2. The principal reference cited is "Context Sensitive Solutions in Designing Urban thoroughfares for Walkable Communities" (ITE). The following was excerpted from the Uptown Specific Plan:

   "This circulation system is designed to promote the project's pedestrian friendly environment. The principals and elements in ITE's Context Sensitive Solutions manual were used in the design of the circulation system of this project. Street cross sections are kept to a minimum width allowing ease and safety of pedestrian crossing at designated locations. Sidewalks are provided on both sides of each roadway, except Alleyways in order to facilitate continuity of the pedestrian experience."

   Details 3 and 4 provide minimal sidewalk width while Uptown proposes to increase sidewalk widths by up to 50-percent. Furthermore, wide travel lanes (18-ft and 17-ft for Details 3 and 4, respectively) are discouraged in walkable communities and may

encourage higher travel speeds ("Traffic Calming" by Cynthia L. Hoyle, American Planning Association, Planning Advisory Service Report Number 456).

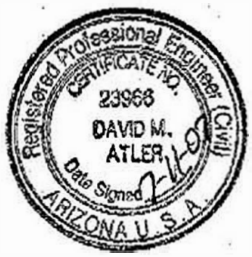
3. It is our understanding that Northwest Fire has reviewed and approved the referenced Specific Plan, which includes the proposed cross-sections. An additional approval letter is being sought.

4. It is not proposed at this time to modify utility locations as indicated in the Manual.

Please feel free to call me at 982-9256 should you have questions or comments, or if additional supporting information is required.

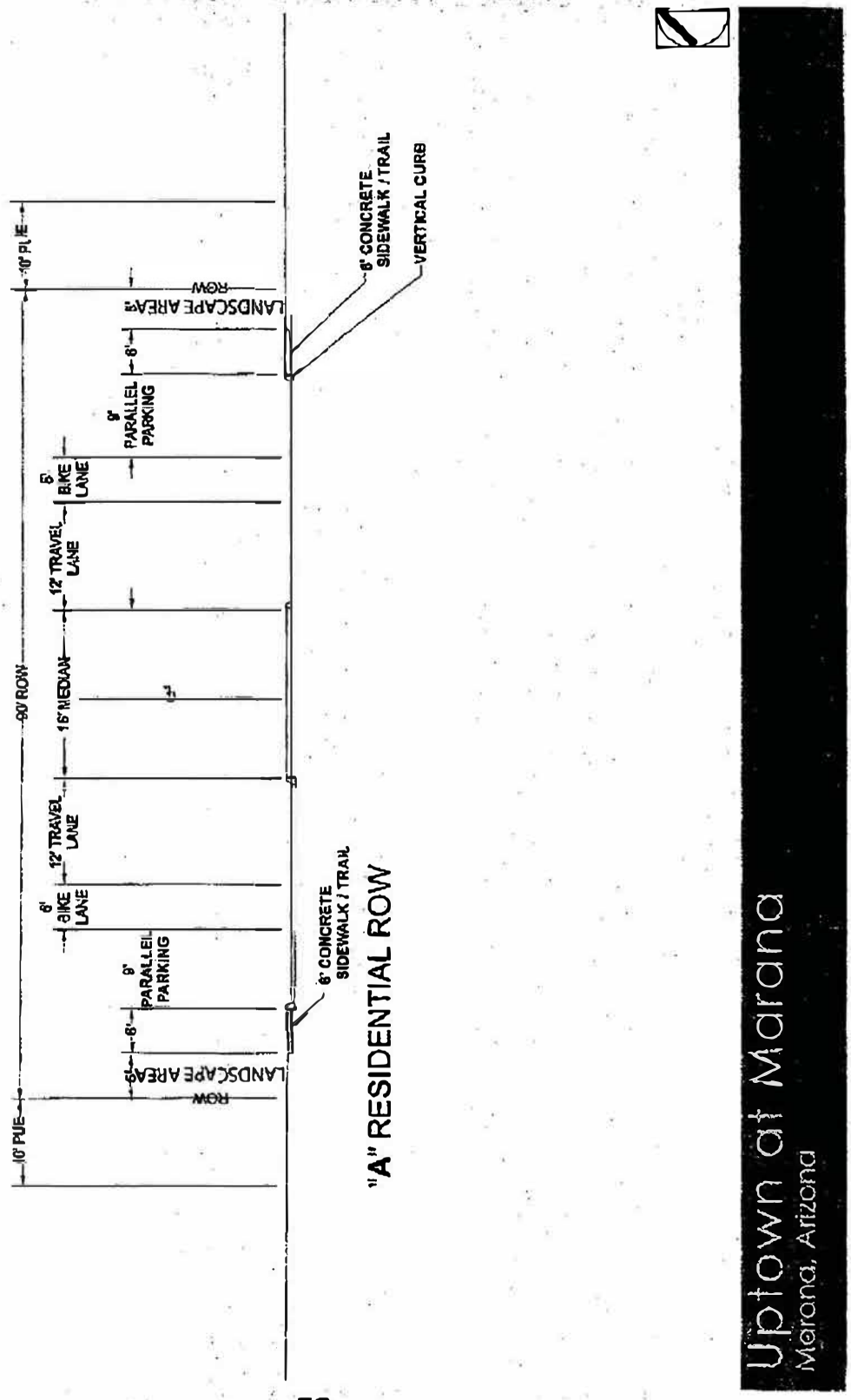
Respectfully Submitted,





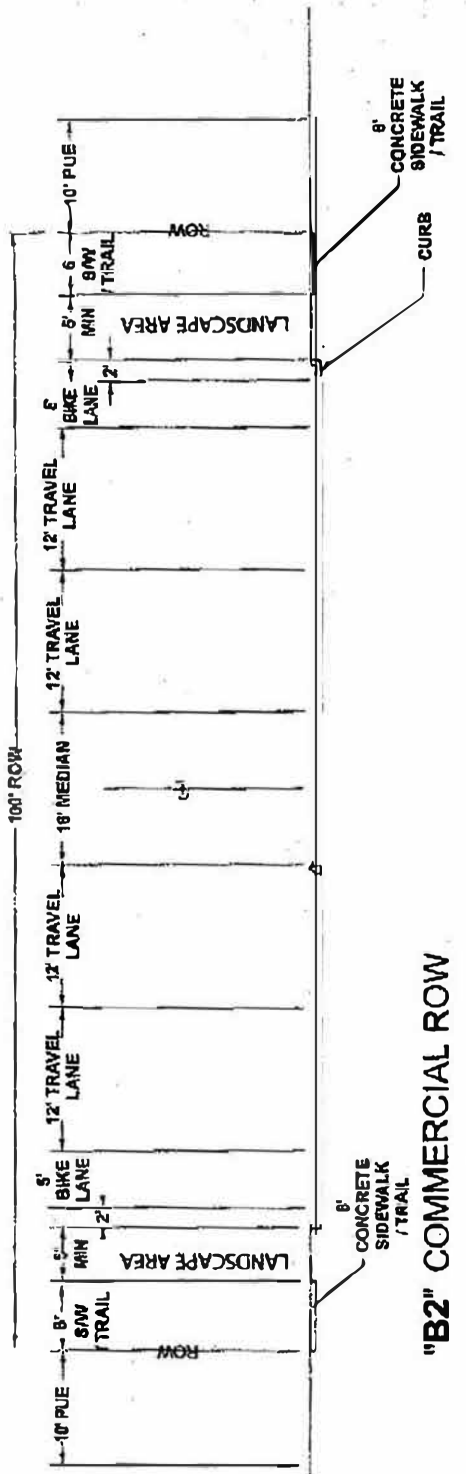
David M. Atler, P.E.
Principal

Exhibit III.I - Street Cross Sections -



Uptown at Marana
Marana, Arizona

Exhibit III.I - Street Cross Sections - B



"B2" COMMERCIAL ROW

Uptown at Marana
Marana, Arizona

Exhibit III.1 - Street Cross Sections - B

"B1" COMMERCIAL ROW

Uptown at Marana
Marana, Arizona

LAW OFFICES OF
Lazarus, Silvyn & Bangs, P.C.
A PROFESSIONAL CORPORATION

May 24, 2019

Brian Varney, Senior Planner
Planning Department
Town of Marana
11555 W. Civic Center Dr., Bldg. A2
Marana, AZ 85653

Re: Uptown at Marana Specific Plan Amendment ("Plan Amendment")

Dear Brian:

Rio Claro, Inc. and 515 Marana, LLC (the "Owner") own approximately 205 acres (the "Property") located on Marana Road, west of Interstate 10, in the Town of Marana (the "Town"). In 2006, the Uptown at Marana Specific Plan (the "Plan"), which includes the entire Property, was adopted by the Town. At that time, the booming real estate market demanded more diverse and higher density housing types, which in turn would support large-scale commercial uses in this area where the Property would sit at the high-profile nexus of Marana Road and Tangerine Farms Road, just west of Interstate 10. Shortly after the Plan's adoption, the economic downturn drastically changed the real estate market, and even since its rebound, the market has not supported such high residential densities or high-intensity commercial centers like those originally contemplated in the Plan. Other Specific Plans adopted 12-15 years ago by the Town, such as Sanders Grove and Barrio de Marana, have also remained undeveloped.

In 2013, the Town proposed the realignment of Marana Road, which further impacted the viability of the 2006 Plan. Originally, Marana Road would intersect with Tangerine Farms Road adjacent to the Property's southern boundary where a significant amount of regional commercial uses were planned. The Town's realignment shifted the Marana/Tangerine Farms intersection 900 feet south onto a neighboring property, thereby making a large-scale commercial shopping center infeasible on the Property.

Today, the Owner is proposing changes to the Plan to reflect current market conditions. Overall, the goal of this Plan Amendment is to continue with the vision of creating a master-planned community with ample open space and connectivity, design criteria and appropriate circulation. The Plan Amendment also acknowledges that more robust regional commercial will be located elsewhere, and this property will primarily provide the residential density to support that regional commercial and potential neighborhood commercial on-site. The following is a summary of the proposed Plan Amendment:

- **Site Analysis**. There have been no significant changes to the physical Property or its immediate surroundings since the Plan was adopted. Therefore, no updates or changes to the Site Analysis are required.

- **Development Plan**.
    - The Land Use Concept has been revised to reflect the new vision for the Plan, which acknowledges the Property likely will not be developed at high urban densities, nor will it be the location for a large regional commercial center.
    - The Plan now supports well-designed residential uses throughout the Plan area and a smaller acreage designated for commercial uses. Allowing more of the Plan area to be developed with residential uses will support an increased residential population on the Property. More rooftops—at a density the market can sustain—will support future commercial uses at the new Marana/Tangerine Farms intersection and Marana Town Center.
    - The Regional Commercial and Neighborhood Commercial designations have been combined into a single Neighborhood/Regional Commercial zone. A minimum of 15 acres of commercial development within the Plan is required, although the opportunity to develop more than 15 acres still exists. *(NOTE: The Land Use Data table and acreages on the Land Use Concept and Tentative Development Plan have been updated.)*
    - The Circulation Plan has been updated to reflect the new Traffic Impact Analysis ("TIA") prepared by Psomas with Town staff direction and provided with this submittal. The TIA lays out a new program for offsite improvements and access to the Property based on the realignment of the Marana/Tangerine Farms intersection. *(NOTE: The Circulation Plan map has been updated.)*

- **Development Standards and Design Guidelines**.
    - Low-Medium Density Residential:
        - Only permits detached products.
        - Upper end of the density range has been lowered to 6 residences per acre ("RAC") from 8 RAC.
        - Deleted the requirement for alley access.
    - Medium-High Density Residential:
        - Both attached and detached products permitted. (Previously only permitted attached products.)
        - Moved Day Care Center from Temporary to Principally Permitted Uses.
        - Detached products default to Low-Medium Density Residential standards.

        - Deleted requirement for alley access for all residential uses.
    - Neighborhood/Regional Commercial:
        - Merged uses from both Neighborhood Commercial and Regional Commercial designations.
        - Permits residential uses (both single-family and multi-family).
        - Added Distribution Centers/Warehousing and Showrooms to list of Permitted Uses.
        - Hospital/Emergency Facilities are Conditional Uses.
        - Standards for residential development defaults to Medium-High Density Residential.
        - Deleted Regional Commercial designation in its entirety.
    - Mixed Use:
        - Permits all uses in Neighborhood/Regional Commercial, including residential uses.
        - Kept standard limiting multi-family residential to no more than 50% of the total acreage of any Mixed-Use parcel, which is how it is differentiated from Neighborhood/Regional Commercial.
    - Residential Design Standards: Pursuant to staff request, added private amenities requirement for attached product. (No other changes made to residential design standards.)
    - Non-Residential Design Standards: No changes made.
    - Architectural Standards for Regional Commercial have been deleted.

- **Implementation and Administration**.
    - Deleted text with anticipated dates for phasing.
    - Deleted procedures, requirements, etc. that indicate/refer to Town Land Development Code requirements (automatically default).

- **Traffic Study**. A new TIA has been prepared with direction from Town staff and is included for review as part of this Plan Amendment.

Both clean and redlined versions of the Plan Amendment are included with this submittal. The redlined version does not include any exhibits, and the clean version only includes those exhibits that have been revised as part of this application. Electronic copies of both the clean and redlined documents are provided on a CD. If you have any questions about the submittal or the information provided above, do not hesitate to reach out to Keri Silvyn or me: (520) 207-4464 or rlarge@lsblandlaw.com. We look forward to working with you throughout the Plan Amendment process.

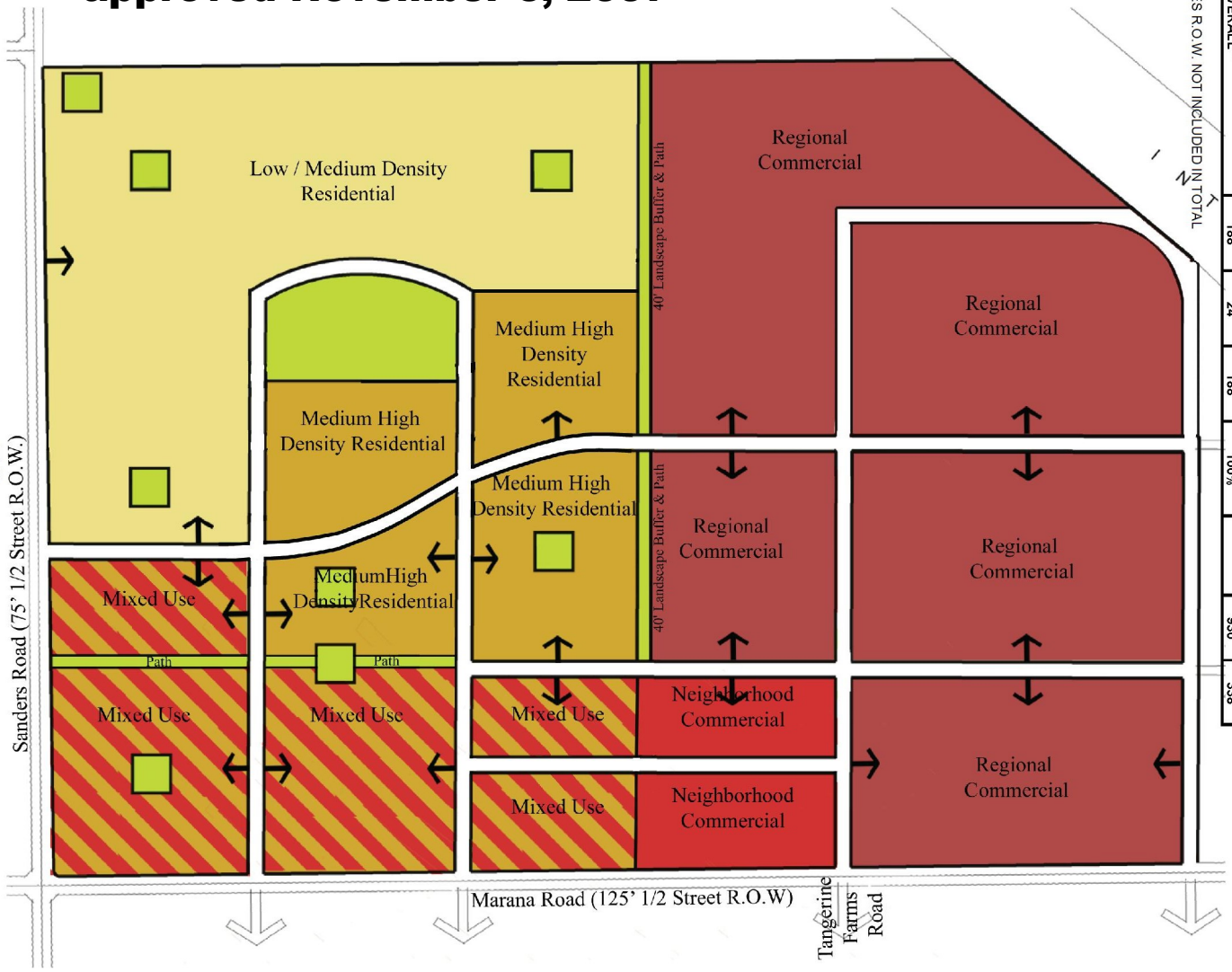
Sincerely,

Robin M. Large
Land Use Planner

cc: Jonathan Bjork
Will White
Keri Silvyn

Exhibit III.G - Conceptual Land Use Plan

Existing Conceptual Land Use Plan approved November 6, 2007



LAND USE DATA

LAND USE	GROSS ACREAGE	13% OPEN SPACE	NET ACREAGE	% OF NET OVERALL LAND USE	DU/AC (RANGE)	UNITS HIGH	UNITS LOW
LOW - MEDIUM DENSITY RESIDENTIAL	41	5	35	19%	3.1 - 8.0	328	127
MEDIUM - HIGH DENSITY RESIDENTIAL	26	3	23	12%	8.1-12.0	312	211
MIXED-USE	29	4	25	13%	12.1-20	290	0
NEIGHBORHOOD COMMERCIAL	8	1	7	4%	N/A	N/A	N/A
REGIONAL COMMERCIAL	80	10	70	37%	N/A	N/A	N/A
OPEN SPACE	0	N/A	24	13%	N/A	N/A	N/A
COMMUNITY PARK	4	N/A	4	2%	N/A	N/A	N/A
TOTAL OVERALL *	188	24	188	100%		930	338

LAND USE:

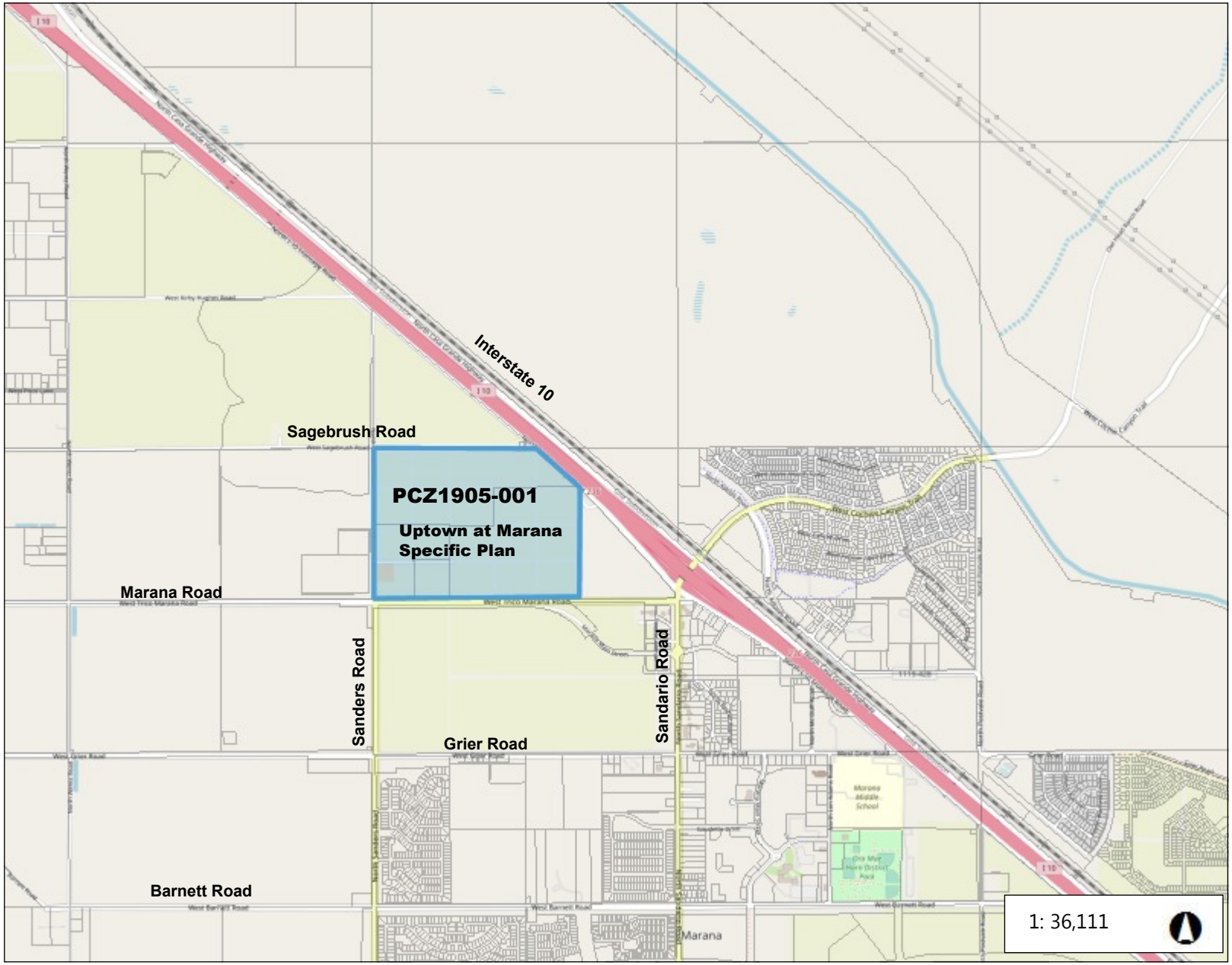
Regional Commercial	80 Ac
Neighborhood Commercial	8 Ac
Mixed Use	29 Ac
Medium High Density Residential	26 Ac
Low / Medium Density Residential	40 Ac
Open Space	7 Ac
ROW	18 Ac
TOTAL	205 Ac

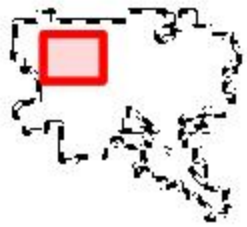
LEGEND

- Regional Commercial
- Neighborhood Commercial
- Mixed Use
- Medium High Density Resid
- Low / Medium Density Resi
- Open Space

Town of Marana Planning

Uptown at Marana Specific Plan Amendment





Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)

Notes

PCZ1905-001: Uptown at Marana Specific Plan Amendment

1.1 0 0.57 1.1 Miles

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Uptown at Marana Specific Plan Amendment	
Description of Project: (see attached letter with description of request)	Number of Lots: N/A
Parcel No.(s): 217-25-005A, -006A, -007A & -007B	Gross Area (Acres): 205
Project Address: 14050 & 14070 N. Sanders Rd.	
Ref. Project No.: PCZ-06099	

CONTACT INFORMATION

Owner: (see attached list)	Contact Name: Jonathan Bjork		
Address: 1819 E. Southern Ave., Ste. B10	City: Mesa	State: AZ	Zip: 85204
Email: jbjork@cardonoffice.com	Phone No.: (480) 505-9500		
Applicant: Lazarus, Silvyn & Bangs, P.C.	Contact Name: Robin Large		
Address: 5983 E. Grant Rd., Ste. 290	City: Tucson	State: AZ	Zip: 85712
Email: rlarge@LSBLandLaw.com	Phone No.: (520) 207-4464		
Consultant/Engineer: Psomas	Contact Name: Alejandro Angel		
Address: 333 E. Wetmore Rd.	City: Tucson	State: AZ	Zip: 85705
Email: aangel@psomas.com	Phone No.: (520) 690-7865		

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Robin Large	tmlarge	5/24/2019
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PC21905-001 **Date Received** 5/28/19

☐ Annexation	☐ Rezone	☐ Specific Plan	☐ General Plan Amendment
☐ Preliminary Plat	☐ Final Plat	☐ Significant Land Use Change	☐ Minor Land Division
☐ Variance	☐ Development Plan	☐ Development Plan Package	☐ Dedications / Easements
☐ Lic. Agreement	☐ Landscape Plan	☐ Conditional Use Permit	☐ Report (Type): _____
☐ SWPP	☐ Native Plant Plan	☐ Native Plant Exception	☐ Other: _____

☐ Improvement Plan (Type): _____

Uptown at Marana Specific Plan Amendment
Parcel Summary

	APN	Area (Acres)	Address and/or Legal Description	Owner
1	217-25-005A	88.17	PTN NE4 LYG S OF HWY & SELY PTN NW4 92.60 AC CMID 92.60 AC SEC 21-11-11	RIO CLARO INC 25.045% & 515 MARANA LLC 50% & BOA SORTE LTD PRTNSHP 8.551% & KLW INVESTMENTS LLLP .061% ET AL
2	217-25-006A	81.18	NLY PTN NW4 & TRI PTN NW4 NE4 77.61 AC CMID 77.61 AC SEC 21-11-11	RIO CLARO INC 25.045% & 515 MARANA LLC 50% & BOA SORTE LTD PRTNSHP 8.551% & KLW INVESTMENTS LLLP .061% ET AL
3	217-25-007A	9.58	14050 N SANDERS RD PTN SE4 SW4 NW4 9.91 AC CMID 9.91 AC SEC 21-11-11	RIO CLARO INC 25.045% & 515 MARANA LLC 50% & BOA SORTE LTD PRTNSHP 8.551% & KLW INVESTMENTS LLLP .061% ET AL
4	217-25-007B	29.64	14070 N SANDERS RD PTN SW4 NW4 29.18 AC CMID 29.18 AC SEC 21-11-11	RIO CLARO INC 25.045% & 515 MARANA LLC 50% & BOA SORTE LTD PRTNSHP 8.551% & KLW INVESTMENTS LLLP .061% ET AL

Total Specific Plan Area: 208.6 acres

Planning Commission Regular Meeting

Meeting Date: 12/18/2019

To: Planning Commission

From: Brian Varney, Senior Planner

Date: December 18, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV1909-005: Final Plat for Cortaro Ranch Phase II Lots 4 through 6**; A request for recommendation to the Marana Town Council for approval of a final plat for a 3-lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Discussion:

Request
On February 27, 2019, the Planning Commission recommended to the Marana Town Council approval of the Final Plat for Cortaro Ranch Phase II Lots 1 through 6 and Common Areas 'A' and 'B'. The plat was subsequently approved by the Town Council on April 2, 2019. Cortaro Ranch Phase II was created to accommodate and facilitate commercial development in the area west of the existing IHOP restaurant and Carondelet medical facility and south of the existing residential development.

Beck Consulting Engineers, representing the property owners, is currently requesting a recommendation to the Town Council for approval of a Final Plat for Cortaro Ranch Phase II, Lots 4 through 6. This plat proposes to resubdivide Lots 4, 5, and 6 of the existing plat adjusting the size of these lots to accommodate the needs of future tenants committed to developing in the commercial center. The proposed plat does not add or delete lots, but simply relocates existing lot lines.

Pursuant to a condition of Marana Ordinance 95.30, the rezoning ordinance for Cortaro Ranch, all development plans and plats within Cortaro Ranch require a recommendation for approval by the Planning Commission and approval by the Town Council.

Zoning
Cortaro Ranch II is zoned Village Commercial (VC).

Land Use
The plat comprises approximately 9.39 acres and proposes three commercial lots measuring 1.46 acres, 2.44 acres, and 5.49 acres. All development within the subdivision will be subject to development plan approval and compliance with the Town's commercial design standards. The development standards applicable to Village Commercial (VC) zoning including a maximum building height of 50 feet will apply.

Access and Traffic Circulation
Access to the subdivision will be provided directly from Cortaro Farms Road, Cerius Stravenue, and by the future Joplin Lane.

Infrastructure and Utilities
The subdivision will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and Southwest Gas. Fire service will be provided by Northwest Fire District.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Land Development Code and the Marana General Plan. The final plat is in substantial conformance with all required development regulations, and staff recommends forwarding a recommendation for approval to the Marana Town Council.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PRV1909-005, Final Plat for Cortaro Ranch Phase II Lots 4 through 6.

Attachments

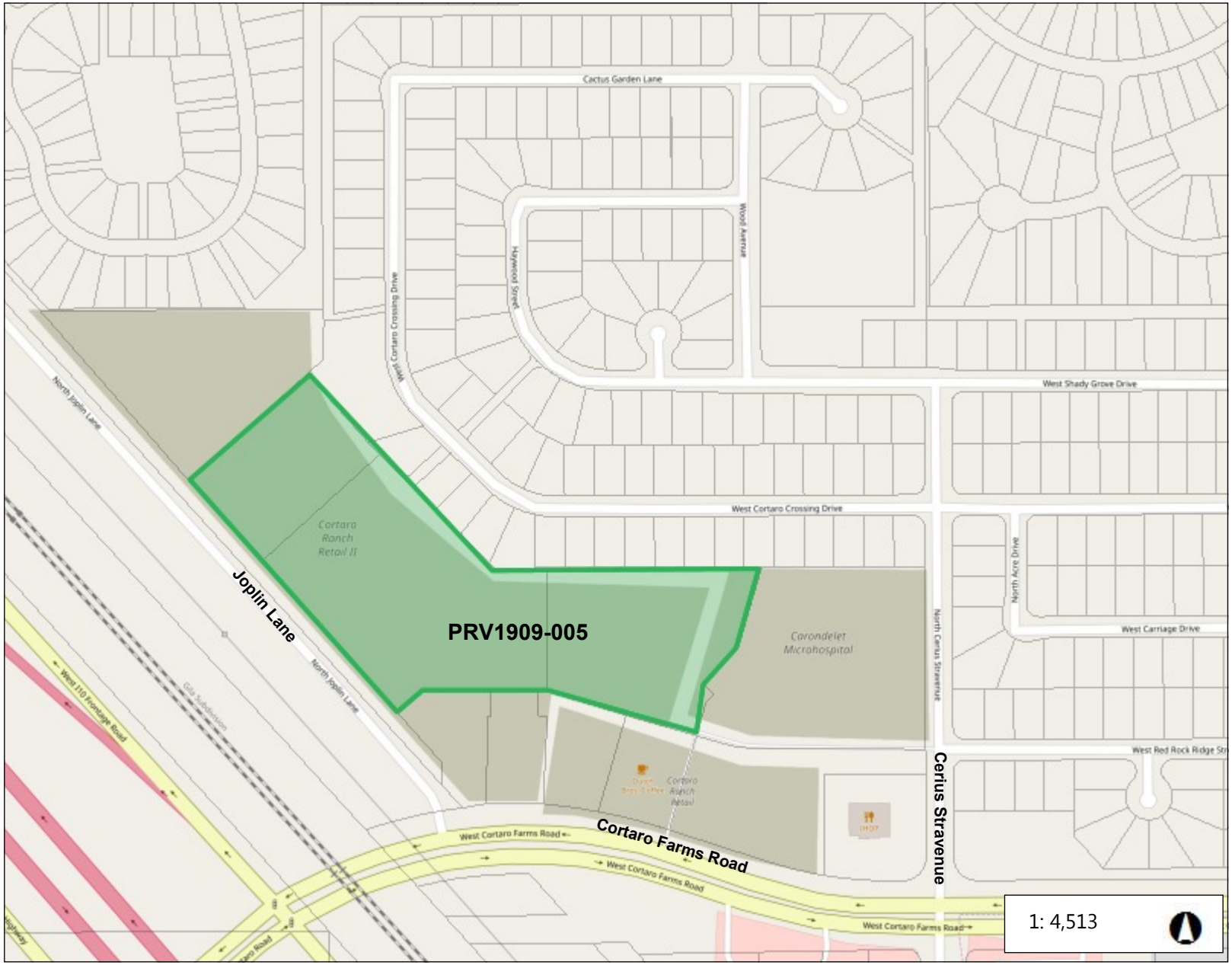
PRV1909-005 CRPH2 FP Map

PRV1909-005 CRPH2 FP

PRV1909-005 CRPH2 FP App

Town of Marana Planning

PRV1909-005





Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)

Notes

0.1 0 0.07 0.1 Miles

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

GENERAL NOTES

1. GROSS AREA IS 9.39 ACRES OR 409,208 SQ. FT.
2. THE EXISTING ZONING FOR THIS PROJECT IS "VC" (VILLAGE COMMERCIAL) PER MARANA ORDINANCE NO. 95.30 AND MARANA ORDINANCE 2019.006.
3. THE TOTAL NUMBER OF LOTS IS 3.
4. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
5. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
6. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
7. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
8. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
9. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
10. TOTAL MILES OF NEW PUBLIC OR PRIVATE STREETS IS 0.25.
11. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
12. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
13. BASIS OF BEARINGS IS BASED ON THE EAST-WEST MIDSECTION LINE OF SECTION 26, SAID BEARING BEING N 89°18'13" E.
14. BASIS OF ELEVATIONS. NAVD88 2154.36 PER NGS DATASHEET PID CZ0534.
15. PRIOR TO RECEIVING A GRADING PERMIT, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FEE WILL BE SUBMITTED TO THE TOWN FOR REVIEW.
16. AN ARCHAEOLOGICAL MONITOR WILL BE PRESENT DURING GROUND-DISTURBING ACTIVITIES, PER THE CULTURAL REPORT "RESULTS OF ARCHAEOLOGICAL DATA RECOVERY INVESTIGATIONS AT THE PORTION OF AZ AA: 12:285 (ASM) WITHIN THE OLSSON PARCEL, IN MARANA, PIMA COUNTY, ARIZONA," BY TIERRA RIGHT OF WAY, DATED JANUARY 15, 2016.
17. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WILL BE PROVIDED TO THE TOWN DATED NOT MORE THAN 180 DAYS PRIOR TO THE RECORDING OF THIS PLAT.
18. THIS PLAT IS SUBJECT TO MARANA ORDINANCE 95.30 AND THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.
19. THE SUBDIVISION IS SUBJECT TO THE FOLLOWING SETBACKS:
    TYPICAL STREET: 30 FEET
    SIDE AND REAR: 20 FEET
    SPECIAL BUFFER ADJACENT TO RESIDENTIAL: 40 FEET
20. MAXIMUM BUILDING HEIGHT:
    50 FEET FOR PRINCIPAL BUILDINGS
    30 FEET FOR ACCESSORY BUILDINGS

APPROVAL

BY _____ P.E. _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

BY _____ _____
MARANA DEVELOPMENT SERVICES DIRECTOR DATE

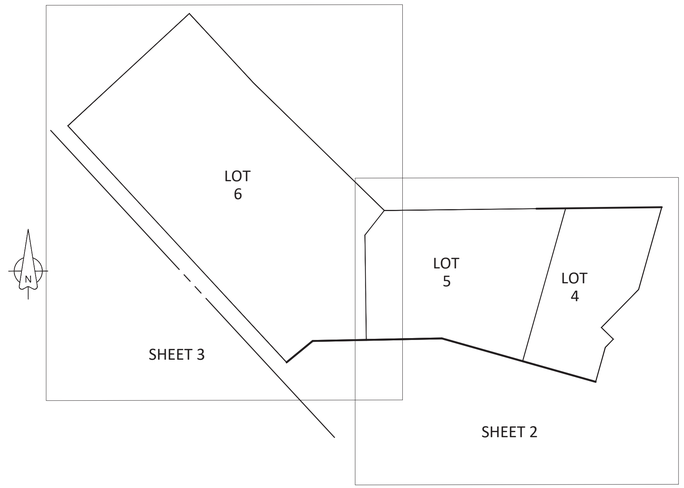
BY _____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

TOWN CLERK CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE

_____ DAY OF _____, 20 _____.

BY _____ _____
CLERK OF THE TOWN OF MARANA DATE



INDEX MAP
1" = 150'

OWNER:

CORTARO COMMERCIAL JV, L.L.C.
901 WABASH AVE STE 300
TERRE HAUTE, IN 47807

OWNER:

CORTARO RANCH COMMUNITY ASSOCIATION, INC.
1870 W PRINCE RD STE 47
TUCSON, AZ 85705

FLOOD ZONE DESIGNATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT PROPOSED LOTS 1 THRU 4 AND A PORTION OF LOT 5 LIES WITHIN ZONE X (SHADED) FLOOD ZONE.

A PORTION OF PROPOSED LOT 5 AND LOT 6 LIES WITH ZONE AO, AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

A PORTION OF LOT 6 LIES WITH ZONE AH, AREAS SUBJECT TO 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

I HEREBY CERTIFY THAT THE GEOMETRIC DESIGN AND DELINEATIONS OF THE REGULATORY FLOODPLAIN LIMITS, AS SHOWN, WERE PREPARED UNDER MY SUPERVISION.

JUSTIN R. EVINGER, P.E.
PROFESSIONAL ENGINEER
ARIZONA REGISTRATION NUMBER 47704

Registered Professional Engineer (Civil) CERTIFICATE NO. 47704 JUSTIN R. EVINGER Date Signed 11-21-19 ARIZONA, U.S.A. Expires 03/31/2020

ASSURANCE

TO ASSURE COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS, CASH HAS BEEN DEPOSITED WITH THE TOWN OF MARANA PURSUANT TO ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8), MARANA TOWN CODE SECTION 17-5-5, AND PARAGRAPH 8 OF THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.

BY _____ _____
TOWN OF MARANA DATE

RECORDING DATA

STATE OF ARIZONA)
)SS
COUNTY OF PIMA)

FEE _____
SEQUENCE NO. _____

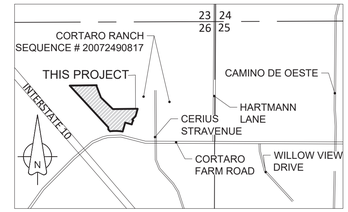
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BECK CONSULTING ENGINEERS, INC., ON THIS ____ DAY OF _____,20___, AT _____ IN SEQUENCE NO. _____ THEREOF.

_____ _____
F. ANN RODRIGUEZ DATE
PIMA COUNTY RECORDER BY DEPUTY

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

RYAN L. FIDLER, R.L.S. 44007 11/21/19
DATE



LOCATION PLAN

3" = 1 MILE
BEING A PORTION OF SECTION 26, T12S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

BY _____ _____
MARANA WATER DIRECTOR DATE

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

CORTARO COMMERCIAL JV, LLC.

BY: _____ _____
PAUL M THRIFT, MANAGER DATE

STATE OF INDIANA)
) SS
COUNTY OF VIGO)

ON THIS _____DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED PAUL M. THRIFT WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CORTARO COMMERCIAL JV, LLC, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE L.L.C.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CORTARO RANCH COMMUNITY ASSOCIATION

BY: _____ _____
DATE

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

ON THIS _____DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, MANUEL EUGENIO, WHO ACKNOWLEDGED HIMSELF TO BE THE BOARD PRESIDENT OF CORTARO RANCH COMMUNITY ASSOCIATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE L.L.C.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44007 RYAN L. FIDLER Date Signed 11/21/19 ARIZONA U.S.A.

FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 4 THROUGH 6

BEING A RESUBDIVISION OF LOTS 4 THROUGH 6 OF CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B", AS RECORDED IN SEQUENCE NUMBER 2019-1020080, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1244 N. STADIUM DR. • TEMPE AZ. 85281
WWW.RLFCONSULTING.COM • 480-445-0169

#PRV1909-005

REF.:#PCZ1812-001
DPR1810-001
PRV1811-001

SHEET 1 OF 3

JOB NO.: 09003088

SEQUENCE NUMBER _____

SEQUENCE NUMBER _____

"EXCLUDED"
CORTARO RANCH LOTS
1-297 AND C.A. "A"
BOOK 51, PAGE 6, PCR
ZONING: R-8

MATCH LINE SEE SHEET 3

158 157 156 155 154 153 152 151 150

N89° 19' 22"E 581.74'

380.33'

201.41'

DOCKET 10870, PAGE 301 PCR
DOCKET 10887, PAGE 348 PCR
20' PUE

N39° 15' 13"E
65.33'

20' PUE
DOCKET 10870, PAGE 301 PCR
DOCKET 10887, PAGE 348 PCR

179.51'
S15° 45' 11"W

LOT 6
239,276 SQ. FT. OR
5.49 AC.

EXISTING
WATER EASEMENT
SEQ# 2019-1020080 PCR

LOT 5
106,503 SQ. FT. OR
2.44 AC.

LOT 4
63,429 SQ. FT. OR
1.46 AC.

N0° 41' 47"W
220.08'

332.64'
S15° 45' 11"W

ACCESS EASEMENT
SEQ. NO. 2018-0950140, P.C.R.
TO BE ABANDONED BY SEPERATE INSTRUMENT

111.23'
S44° 24' 38"W

EXISTING
PUBLIC UTILITY MAINTENANCE AND
ACCESS EASEMENT
SEQ# 2019-1020080 PCR

33' RIGHT-OF-WAY
SEQ# 2019-1020080 PCR

S45° 35' 22"E
35.00'

"EXCLUDED"
CORTARO RANCH RESUB
SEQ. NO. 2018-0950140, PCR
ZONING: VC

112.42'

158.55'

N88° 51' 47"E 270.97'

175.78'

S74° 14' 49"E 334.88'

S44° 24' 38"W
23.88'

WATER EASEMENT
SEQ. NO. 2018-0950140, P.C.R.

FOUND BRASS CAP FLUSH
NORTHEAST CORNER, SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST

75.05'
S15° 45' 11"W

159.10'

"EXCLUDED"
LOT 1
SEQ. NO. 2019-1020080 PCR
ZONING: VC

"EXCLUDED"
LOT 2
SEQ. NO. 2019-1020080 PCR
ZONING: VC

"EXCLUDED"
LOT 3
SEQ. NO. 2019-1020080 PCR
ZONING: VC

EXISTING 30' PUBLIC
UTILITY EASMENT
& PUBLIC SEWER EASEMENT
DOCKET 10887, PAGE 348 PCR

JOPLIN LANE
SEQ. NO. 2019-1020080 P.C.R.
(PUBLIC)

N15° 45' 11"E
217.59'

"EXCLUDED"
CORTARO RANCH RESUB
SEQ. NO. 2018-0950140, PCR
ZONING: VC

ACCESS EASEMENT
TO BE ABANDONED BY SEPARATE INSTRUMENT

1319.62'
N0° 37' 34"W

PROPOSED TUCSON
ELECTRIC POWER R/W
DEDICATED BY
DOC# 2019-1200818

EXISTING SEWER EASEMENT
DOCKET 11833, PAGE 1464 PCR

8' ELECTRICAL EASEMENT
DOCKET 11340, PAGE 1101 PCR

FOUND BRASS CAP IN HAND HOLE

N0° 41' 47"W
439.35'

75' R/W
BOOK 51, PAGE 6 P.C.R.

390.82'
S0° 41' 47"E

ACCESS EASEMENT
TO BE ABANDONED BY SEPARATE INSTRUMENT

SIGN EASEMENT
DOCKET 11340, PAGE 1101 P.C.R.

CORTARO FARMS ROAD
DOCKET 11340, PAGE 1101 P.C.R.
(PUBLIC)

1289.47'
N0° 37' 19"W

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

30.00'
N0° 26' 28"W

158.92'

647.34'

N89° 18' 13"E 2618.93'

1812.67'

FOUND SCRIBED "X"
CENTER OF SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST
"POINT OF COMMENCEMENT"

FOUND BRASS CAP FLUSH
EAST QUARTER CORNER, SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L.
FIDLER
DATE 11/12/19
ARIZONA, U.S.A.

LEGEND

P.C.R.	PIMA COUNTY RECORDER		FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT		FOUND BRASS CAP FLUSH
D/W	DRIVEWAY		FOUND SCRIBED X
FZ	FLOOD ZONE LINE		SET REBAR WITH CAP RLS#44007
	BREAKLINE		SET PK NAIL WITH WASHER RLS#44007
			SECTION LINE
			BOUNDARY LINE
			ADJACENT BOUNDARY LINE
			INGRESS/EGRESS EASEMENT LINE
			WATER EASEMENT LINE
			SEWER EASEMENT LINE
			TIE LINE

FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 4 THROUGH 6

BEING A RESUBDIVISION OF LOTS 4 THROUGH 6 OF CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B", AS RECORDED IN SEQUENCE NUMBER 2019-1020080, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
2141 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-0402

#PRV1909-005

REF.:#PCZ1812-001
DP81810-001
PRV1811-001

SHEET 2 OF 3

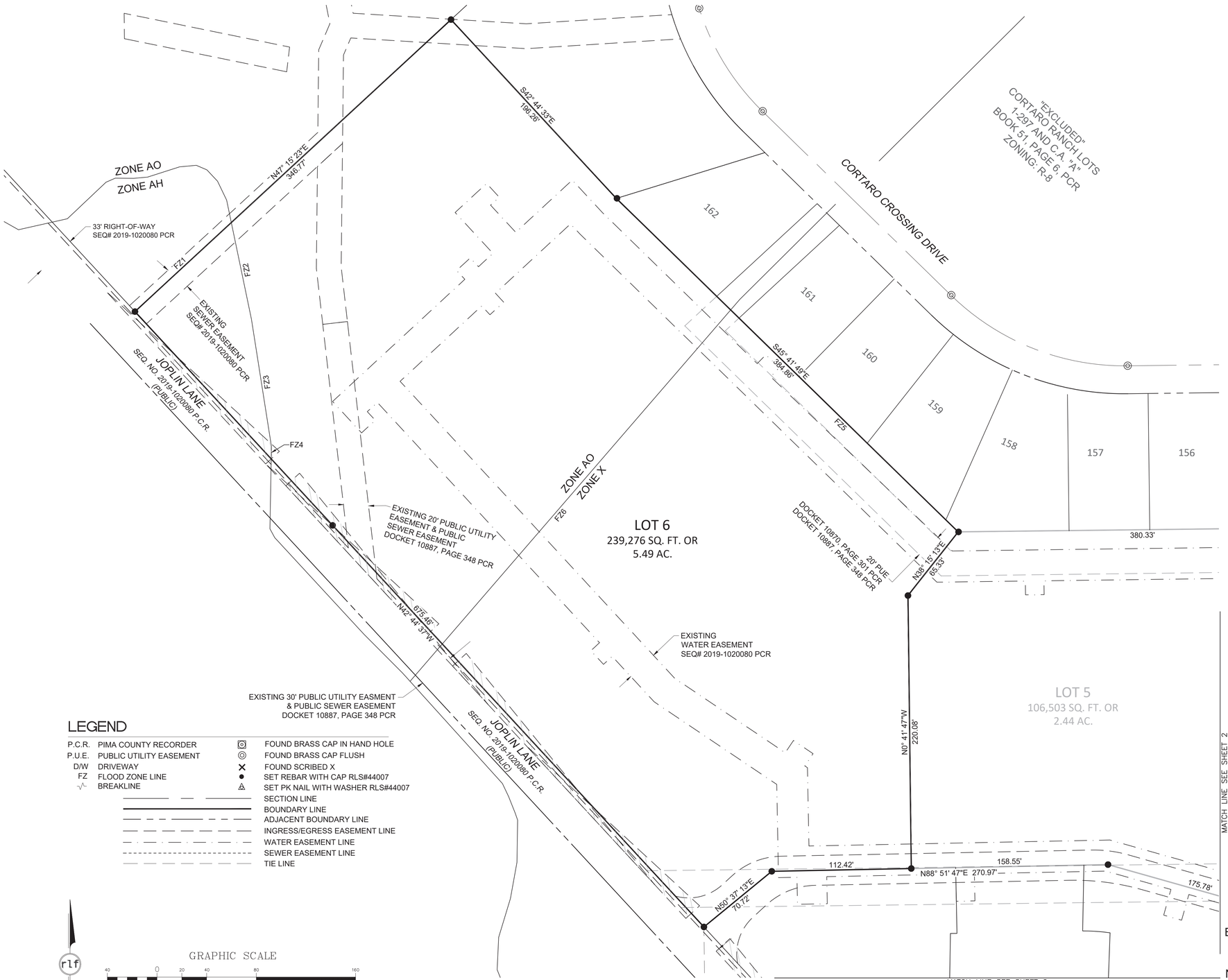
JOB NO.: 09003088

SEQUENCE NUMBER

SEQUENCE NUMBER _____

SEQUENCE NUMBER

LINE TABLE		
LINE	LENGTH	BEARING
FZ1	105.70	N47° 15' 23"E
FZ2	79.61	S11° 45' 49"E
FZ3	103.70	S8° 55' 53"E
FZ4	10.14	S1° 02' 03"W
FZ5	256.13	N45° 41' 47"W
FZ6	355.66	S40° 47' 40"W



LEGEND

P.C.R.	PIMA COUNTY RECORDER	◎	FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT	◎	FOUND BRASS CAP FLUSH
D/W	DRIVEWAY	×	FOUND SCRIBED X
FZ	FLOOD ZONE LINE	●	SET REBAR WITH CAP RLS#44007
-√-	BREAKLINE	◬	SET PK NAIL WITH WASHER RLS#44007
			SECTION LINE
			BOUNDARY LINE
			ADJACENT BOUNDARY LINE
			INGRESS/EGRESS EASEMENT LINE
			WATER EASEMENT LINE
			SEWER EASEMENT LINE
			TIE LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 4 THROUGH 6

BEING A RESUBDIVISION OF LOTS 4 THROUGH 6 OF CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B", AS RECORDED IN SEQUENCE NUMBER 2019-1020080, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L. FIDLER
ARIZONA, U.S.A.

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2141 N. STADIUM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-2662

#PRV1909-005

REF.:#PCZ1812-001
DPR1810-003
PRV1811-001

SHEET 3 OF 3

JOB NO.: 09003088

SEQUENCE NUMBER _____

MARANA AZ

Development Services / planning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Final Plat Cortaro Ranch Phase II Lots 4 through 6	
Description of Project: re-plat of Lots 4, 5 and 6	Number of Lots: 3
Parcel No.(s): Lot 4, Lot 5 and Lot 6 per Sequence No. 2019-1020080 P.C.R.	Gross Area (Acres): 9.39
Project Address: NWC of Cerius Stra and Cortaro Farms Road	
Ref. Project No.: 154004	

CONTACT INFORMATION

Owner: Cortaro Commercial JV LLC	Contact Name: Andrew Call		
Address: 901 Wabash Avenue, Ste. 300	City: Terre Haute	State: IN	Zip: 47807
Email: acall@thompsonthrift.com	Phone No.: (602) 313-8633		
Applicant: Beck Consulting Engineers, Inc.	Contact Name: Justin Evinger		
Address: 2942 N. 24th Street, Ste. 114	City: Phoenix	State: AZ	Zip: 85016
Email: justin.evinger@beckcon.com	Phone No.: (602) 810-2975		
Consultant/Engineer: same as applicant	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Justin Evinger	Justin Evinger Digitally signed by Justin Evinger Date: 2019.09.18 11:34:33 -07'00'	9/18/2019
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PRV 1909-005 **Date Received** 9/23/19

☐ Annexation	☐ Rezone	☐ Specific Plan	☐ General Plan Amendment
☐ Preliminary Plat	☒ Final Plat	☐ Significant Land Use Change	☐ Minor Land Division
☐ Variance	☐ Development Plan	☐ Development Plan Package	☐ Dedications / Easements
☐ Lic. Agreement	☐ Landscape Plan	☐ Conditional Use Permit	☐ Report (Type): _____
☐ SWPP	☐ Native Plant Plan	☐ Native Plant Exception	☐ Other: _____

☐ Improvement Plan (Type): _____

Planning Commission Regular Meeting

Meeting Date: 12/18/2019

To: Planning Commission

From: Steven Cheslak, Principal Planner

Date: December 18, 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: A 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 Planning Commission 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 Planning Commission 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:

Commission's pleasure

Suggested Motion:

Commission's pleasure.

Attachments

Presentation
LDC Title 5 Zoning
Draft Zoning Code

MARANA AZ

Land Development Code Update - Zoning

Steve Cheslak, Principal Planner

December 18, 2019

I. Existing Zoning Code

II. Proposed Zoning Code

III. Proposed Rezoning Initiative for Alphabet Zoning

Presentation Overview

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. *Property Development Standards*

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.

MARANA AZ

Existing Zoning Code Example

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
- 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. Use Matrix
- 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 17-10 Signs
  - Chapter 17-9 Parking
- Timeline for new Zoning Code adoption
  - November 12, 2019: Town Council study session
  - *December 18, 2019: Planning Commission update discussion*
  - 90 day public and stakeholder feedback
  - March, 2020: Planning Commission public hearing
  - April, 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
- 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

MARANA AZ

Proposed Rezoning Initiative

ORDINANCE NO. 93.05

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:

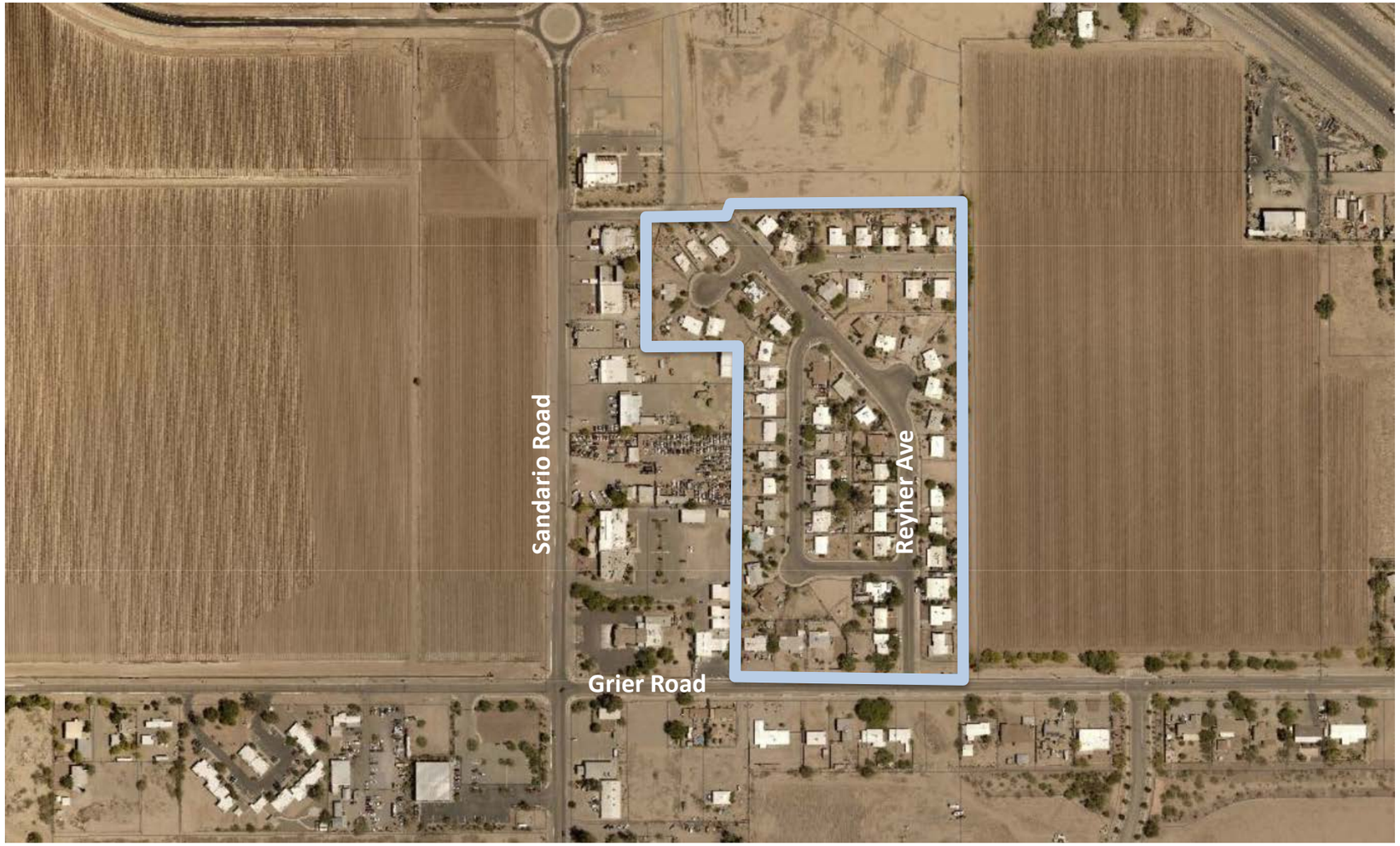
Town Attorney

Mayor Ora Harn

Translational Zoning Example – Residential

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



Translational Zoning Example - Commercial

Commercial Property

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



Tentative 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

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

SECTION NUMBER AND TITLE	*REASONS FOR DELETION*
05.05.03 Animal-Keeping Structures and Fencing	*This section simply cross-references the development standards of Section 08.04 of the current LDC.*
05.05.03 Animal-Keeping Structures and Fencing	*This provision simply cross-references the requirements of LDC section 08.04 (now found at 17-6-8)*
05.05.04 Drainage of Surface Waters	*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.*
05.05.04 Drainage of Surface Waters	*This is an almost verbatim restatement of LDC subsection 08.03.03, now found at 17-6-2.C*
05.05.05 Pollution Prohibited	*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*
05.05.06 Off-Street Parking	*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.*

SECTION NUMBER AND TITLE	*REASONS FOR DELETION*
05.05.06 Off-Street Parking	*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*
05.05.07 Motor Vehicle Access	*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.*
05.05.07 Motor Vehicle Access	*This generic requirement for all structures to have access to a street is covered in Town Code Title 7 (Building)*

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 pans 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 pro-vided 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 hose, 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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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.

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 tow 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.

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 a 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 of 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. Pharmaceutics
        (1) Cosmetics
        (2) Drugs

(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. Pharmaceutics
     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 upholstering
     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. WHOLESALING 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.

The separately published Marana land development code may be found on the Town's website here.

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").

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)
		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 Shall not create more parking demand or vehicular or pedestrian traffic than a typical residential use No more than one vehicle shall be used in conjunction with the home occupation Shall not cause any sustained, unpleasant, or unusual noises or vibrations; noxious fumes or odors; or other nuisances in the immediate neighborhood Shall serve no more than five clients per day and two at any time 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 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 Does not include specific uses regulated by other provisions of this title
Agricultural		
General	All	Lot area and fenced area for one type of animal shall not also be counted for any other type of animal Minimum fenced area is included in minimum lot area
Apiary	AG RA ER	Colonies shall be maintained in movable-frame hives Hives shall be erected using a hive stand which separates the hive's bottom boards from directly contacting the ground Colonies shall be maintained to reasonably prevent undue swarming or aggressive behavior Four colonies shall be permitted for every 10,000 square feet of parcel area 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
Aviary	AG RA ER LI HI	No more than 40 birds permitted on any property within a residential district or adjacent to a residential district Must be set back a minimum of 60 feet from any property line and 20 feet from any residential structure or aviary Length or width shall not exceed 50 linear feet except in the RU zone Shall not exceed the maximum building height of the applicable zoning district Shall not exceed 2,000 square feet

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)**
		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 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 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
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

	Blended use zone (BU) intensity			Downtown overlay (DO)	
Use	**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					
	Blended use zone (BU) intensity			Downtown overlay (DO)	
Use	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, microbrewery	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					
	Blended use zone (BU) intensity			Downtown overlay (DO)	
Use	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.

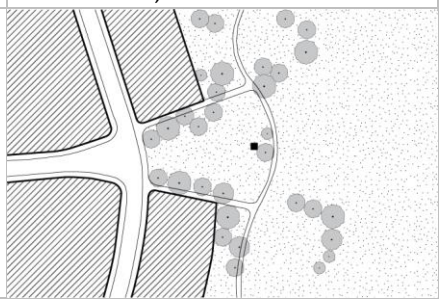
Table 6. Civic space types	
1. Park	
Area	Three acres, minimum
Standard: A space independent of surrounding buildings. Landscape must consist of paths and trails, fields, and open shelters, all naturalistically disposed.	

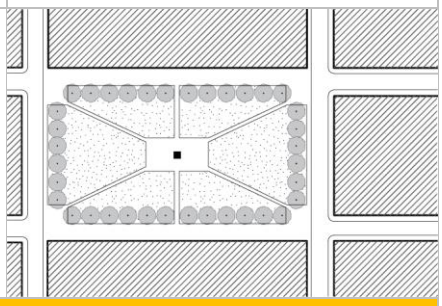
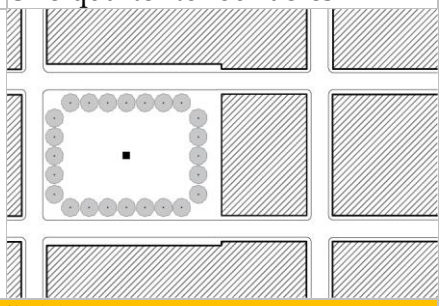
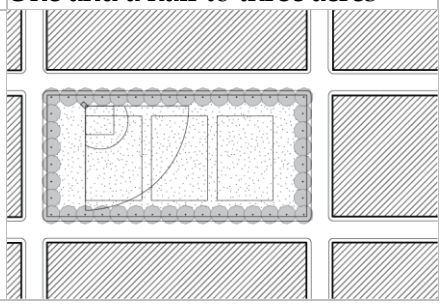
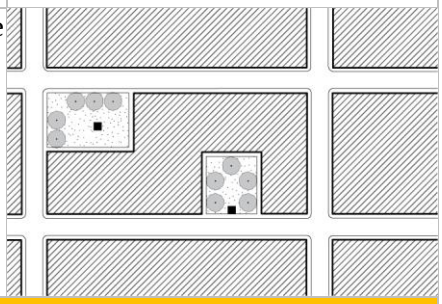
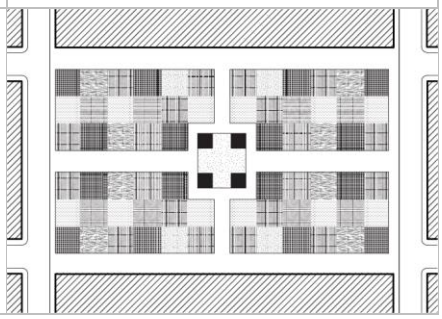
Table 6. Civic space types	
2. Green	
Area	One to five acres
Standard: An open space spatially bounded by landscaping rather than buildings. Character consists of landscaping and trees, naturalistically disposed.	
3. Square	
Area	One-half to five acres
Standard: An open space spatially bounded by buildings. 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.

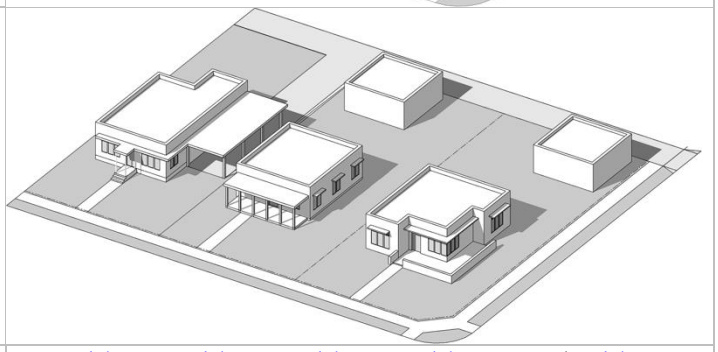
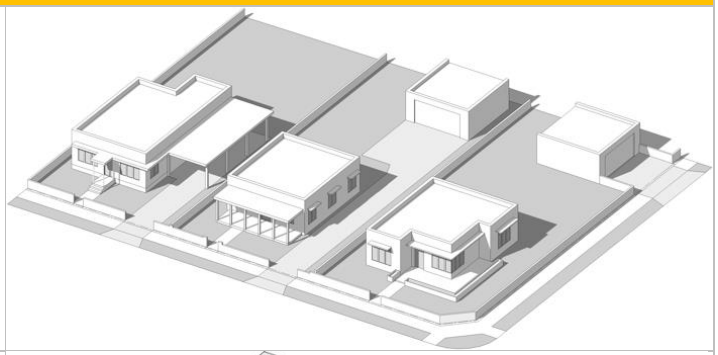
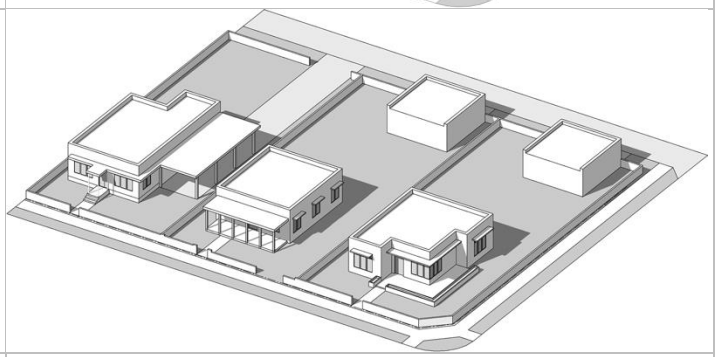
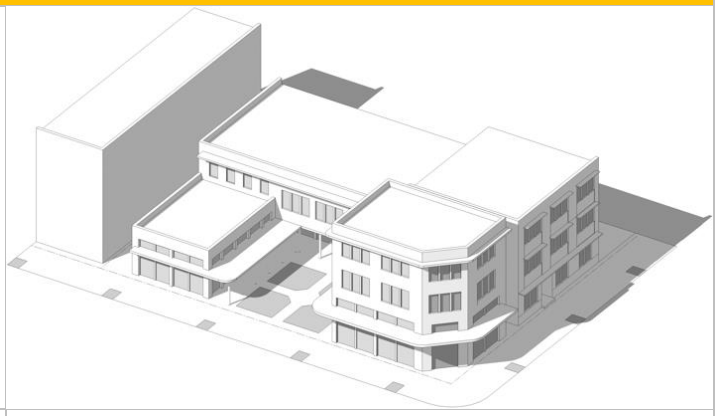
Table 7. Yard types	
1. Common	
Illustration (BU low intensity)	
Illustration (BU medium intensity; DN)	
Planting	See table 12, table 13, table 14, table 15, and table 16; trees should shade the sidewalk
Surface	70% minimum must be landscaped; paving is limited to sidewalks and driveways
Walkways	One 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.

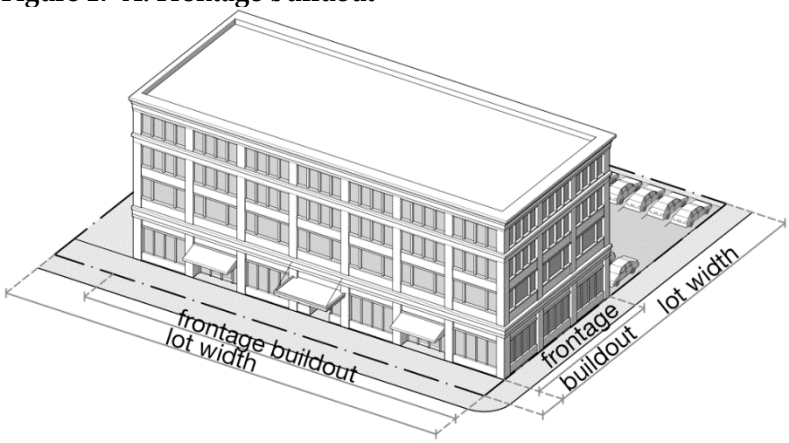
v. A streetscreen shall be no less than 42 inches and no more than six feet in height.

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

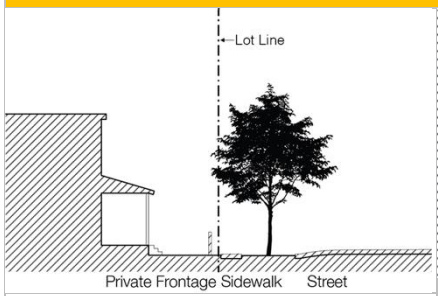
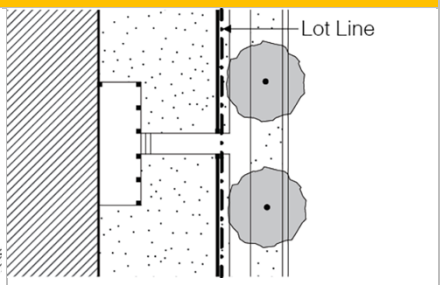
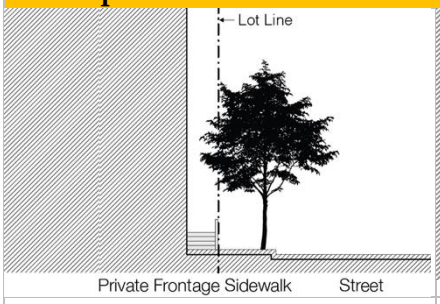
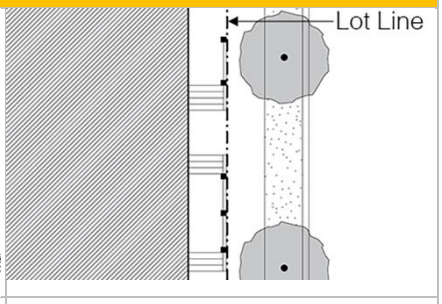
1. Porch	
	
Requirement	Minimum depth of six feet

Table 8. Facade types

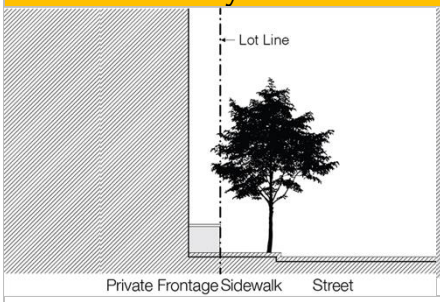
2. Stoop

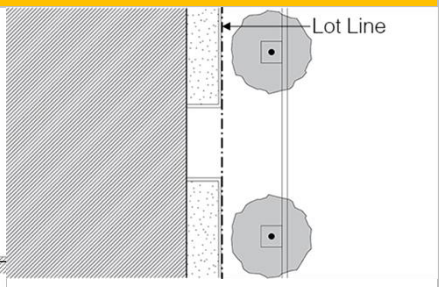




Requirement	Minimum of one foot above highest adjacent sidewalk grade

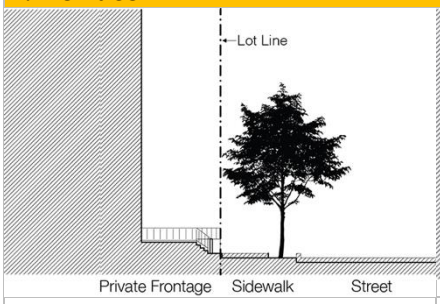
3. Common entry

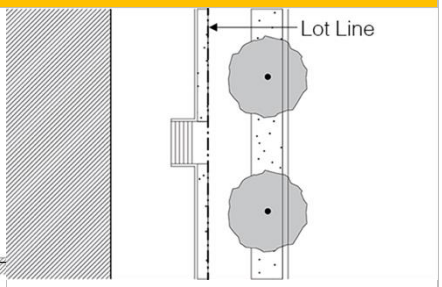




Awnings and canopies should encroach into the right-of-way

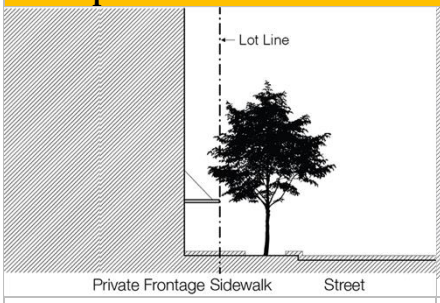
4. Terrace

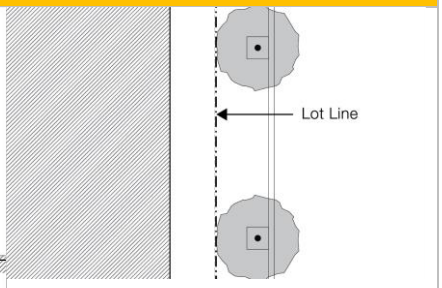




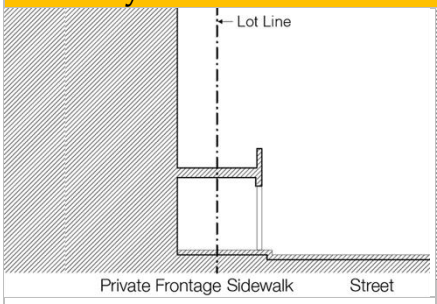
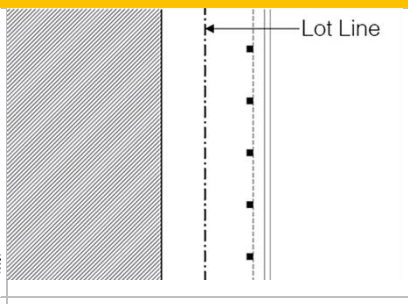
Requirement	Minimum eight inches above highest adjacent sidewalk grade

5. Shopfront





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

Table 8. Facade types	
6. Gallery	
	
Requirements	• 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).

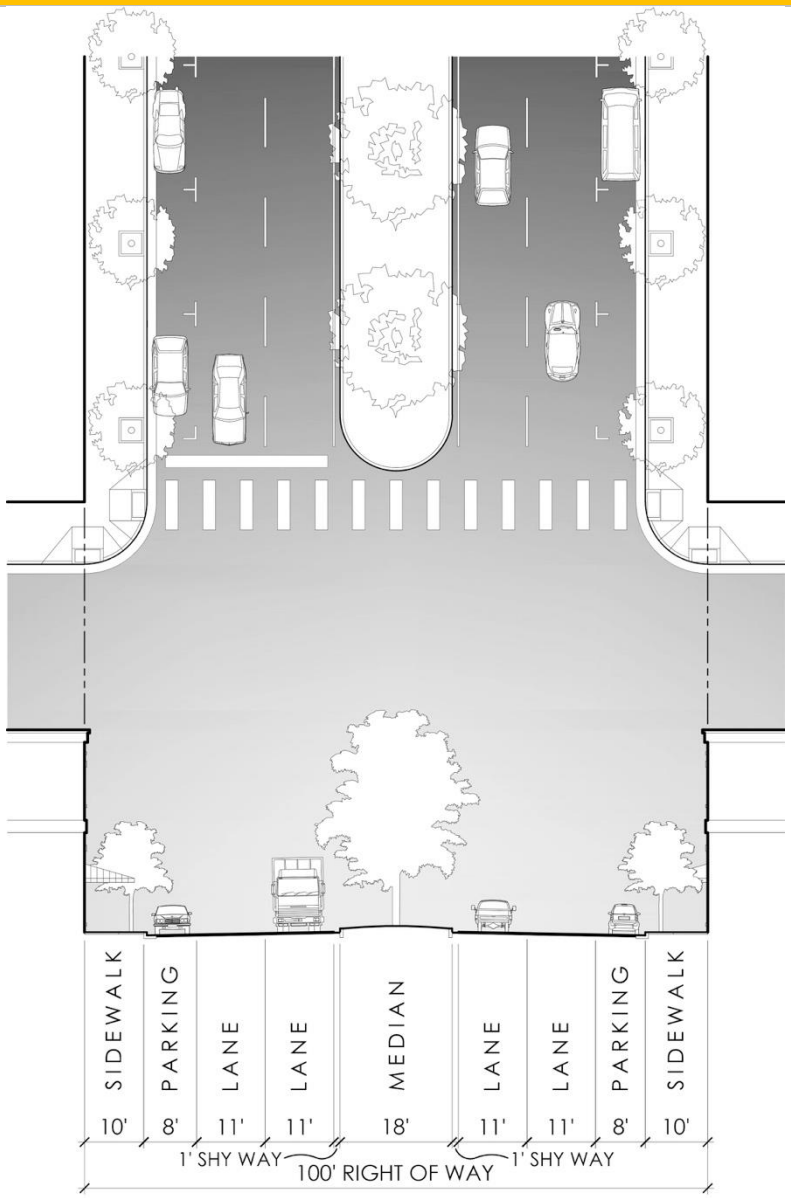
3. Streets classified as local roadways shall use the street cross section (table 10, cross section 2, 3, or 4).

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

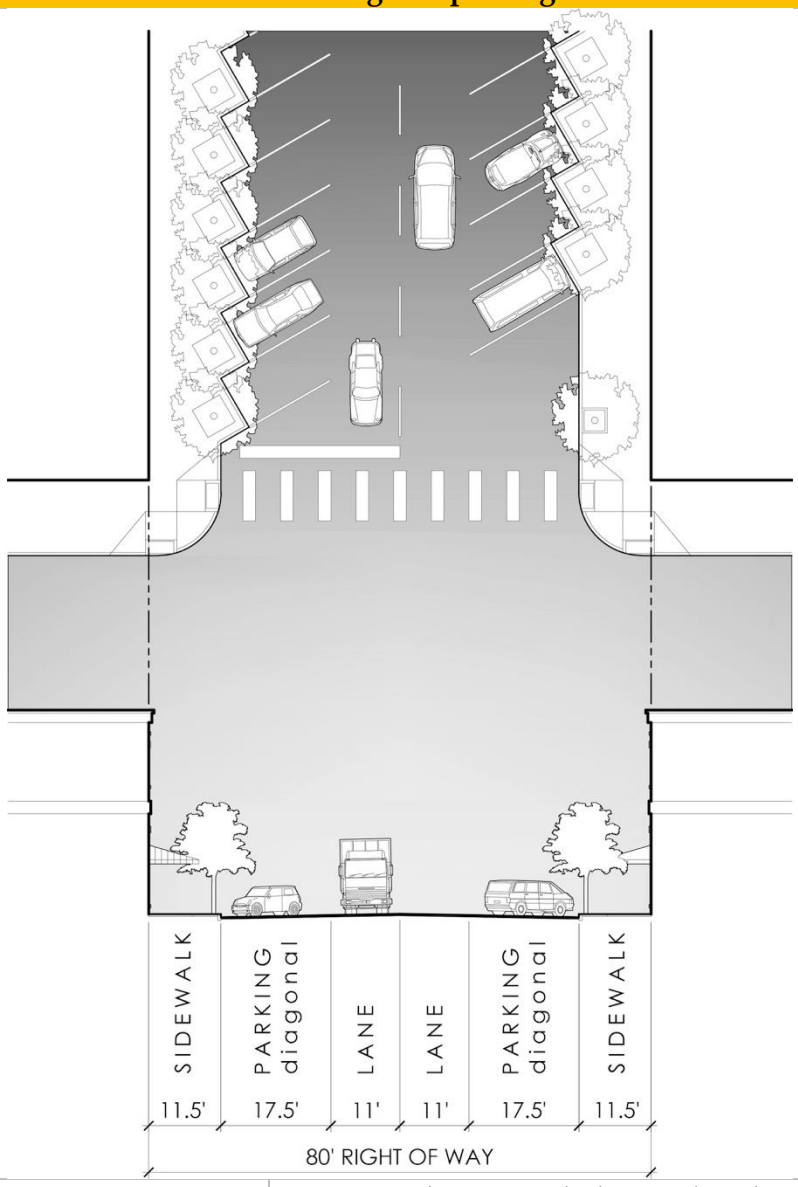
1. Avenue



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

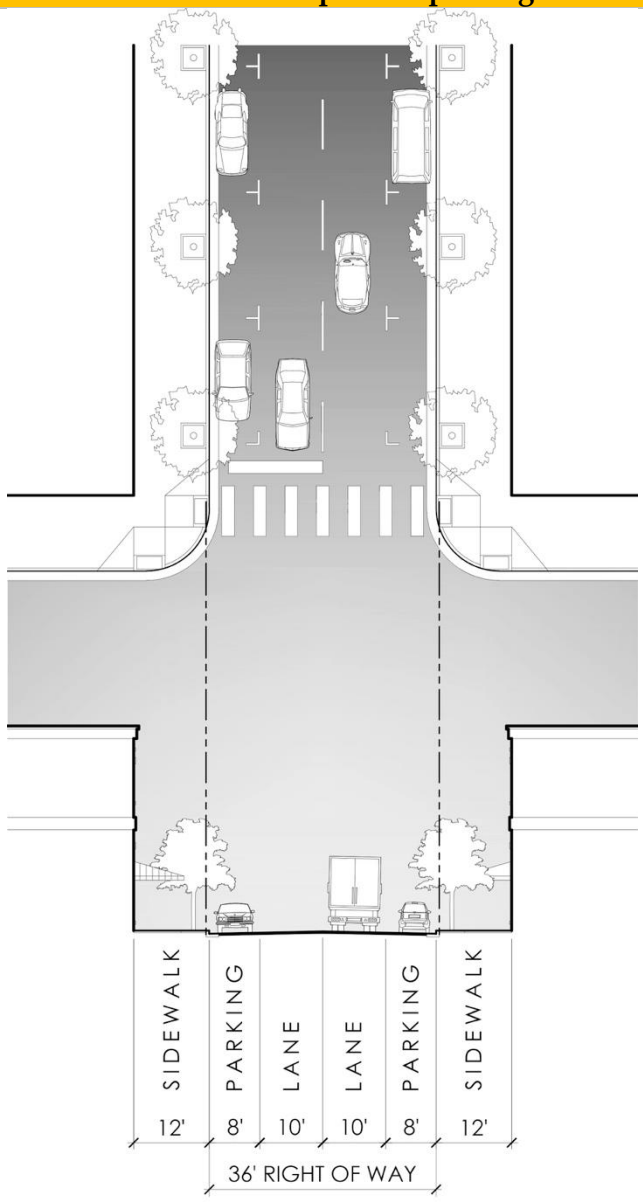
2. Commercial street with diagonal parking



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

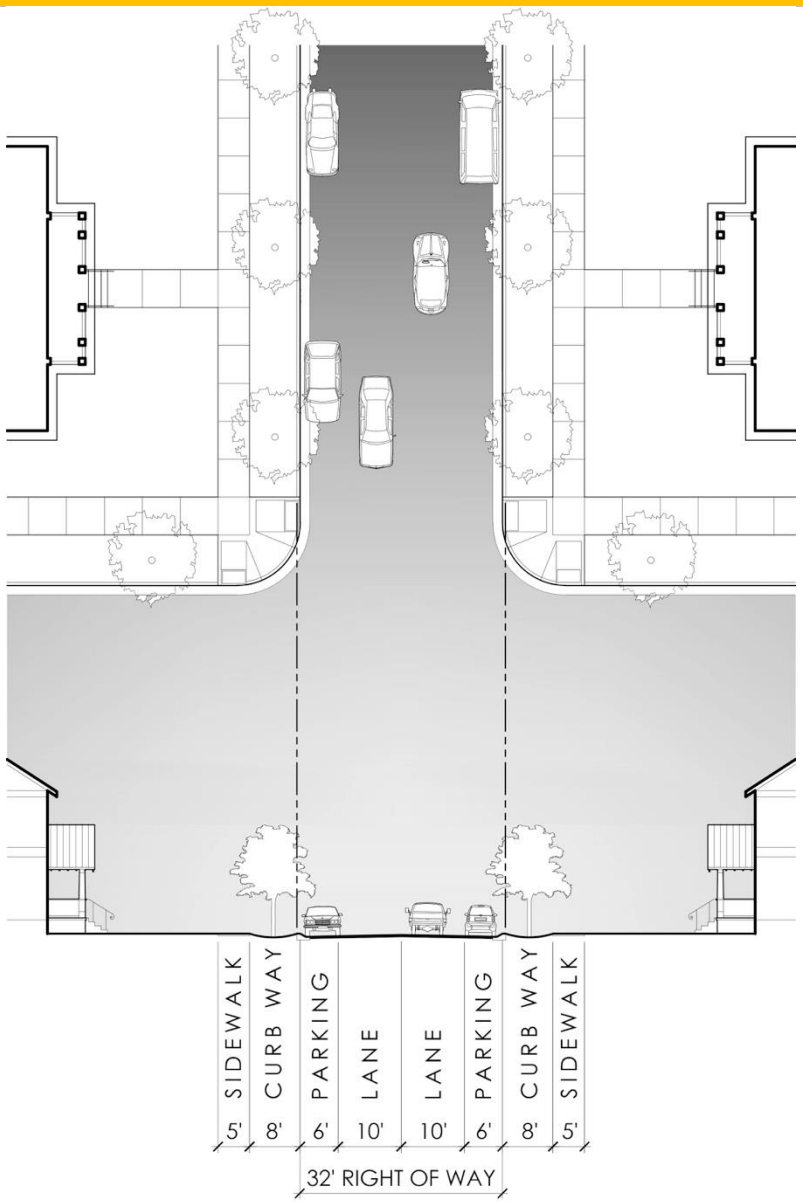
3. Commercial local street with parallel parking



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

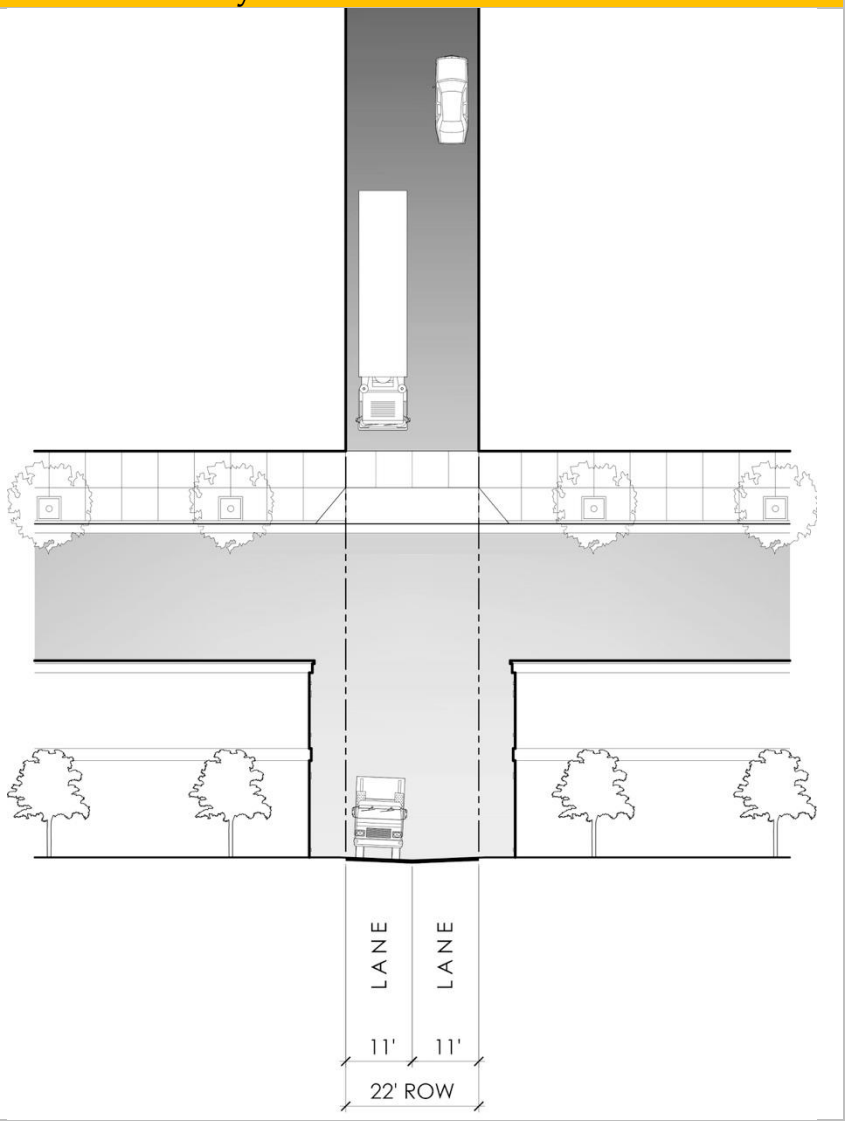
4. Street



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

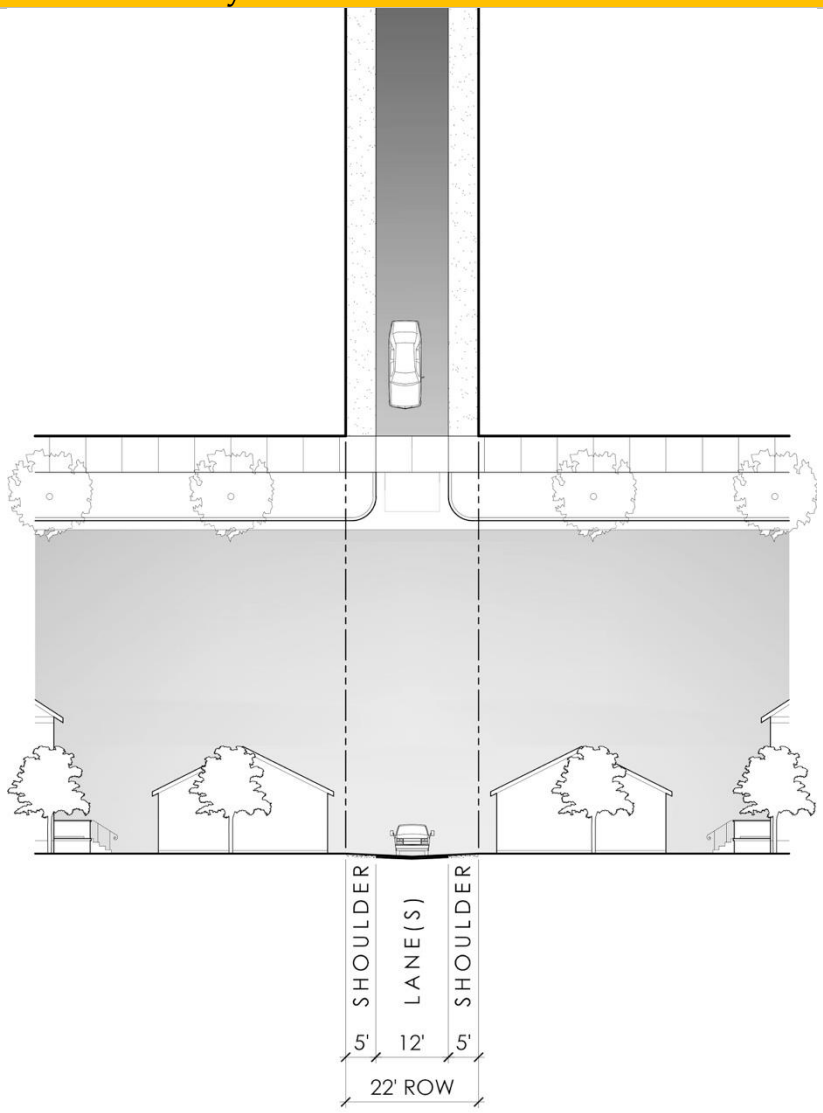
5. Commercial alley



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

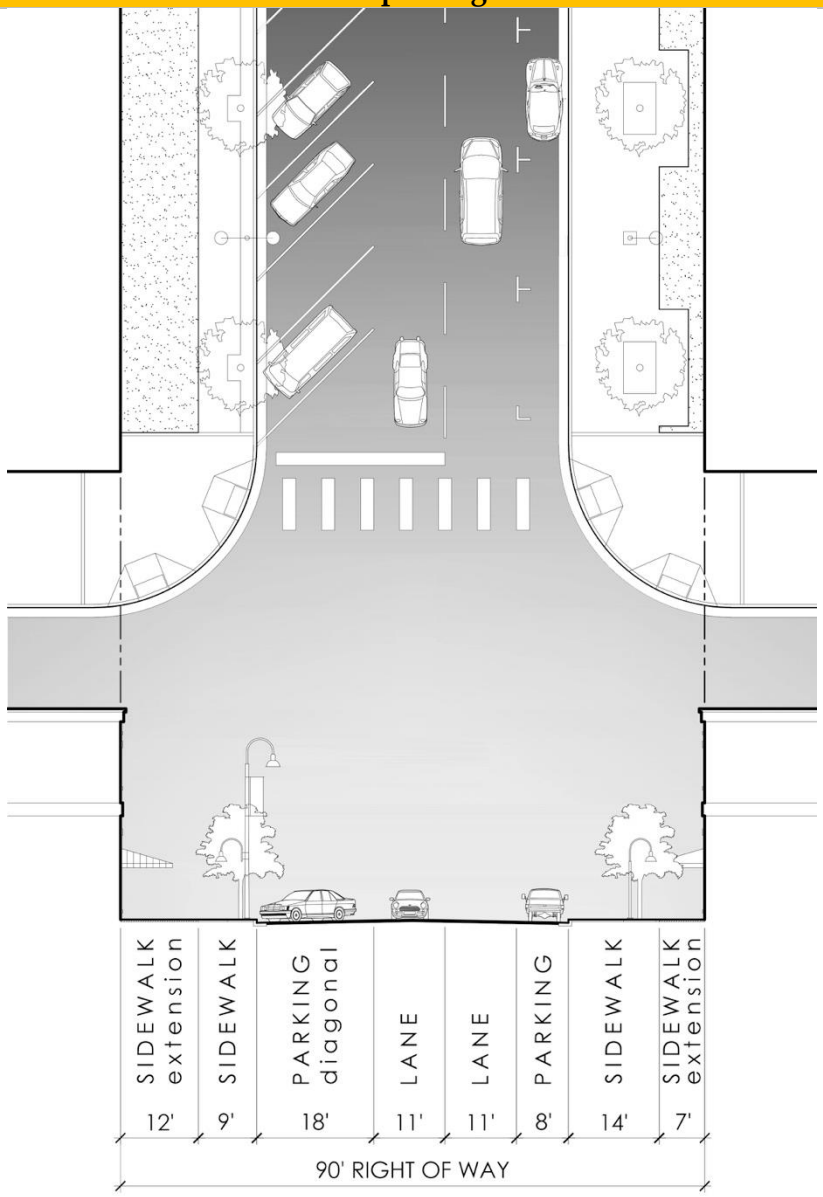
6. Residential alley



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

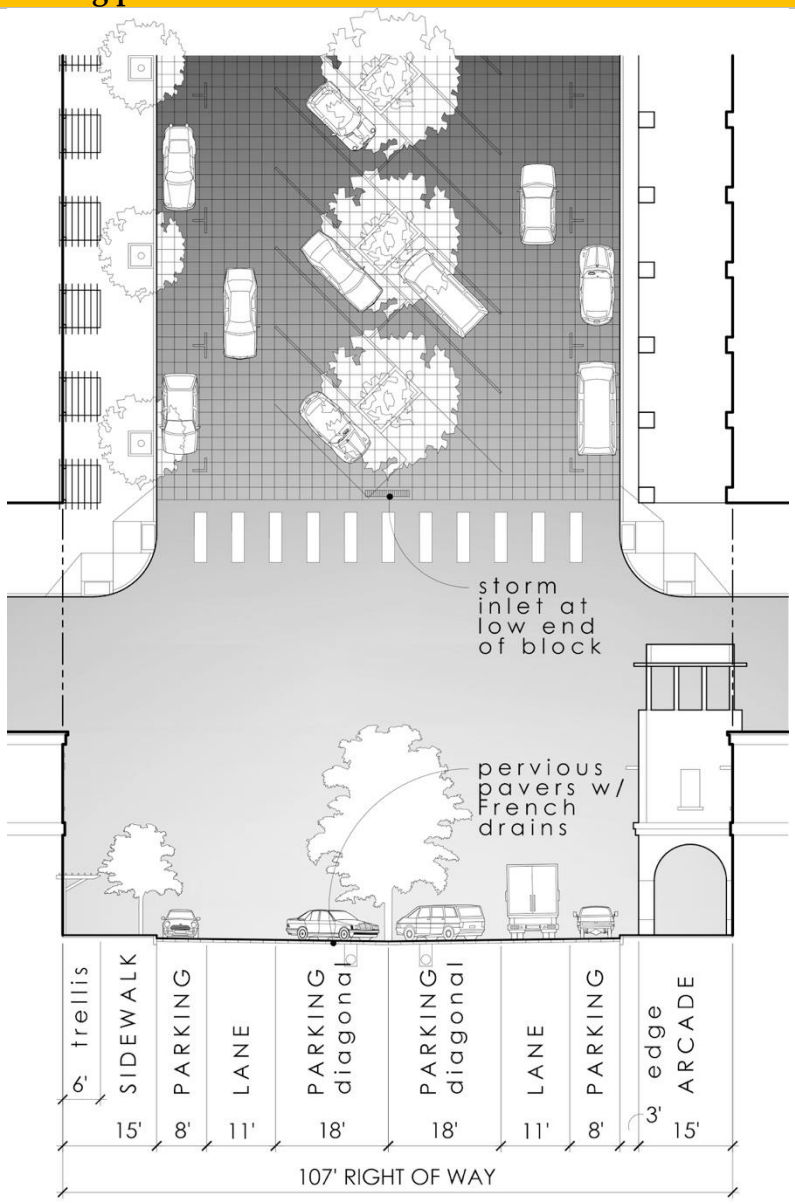
7. Commercial street—mixed parking



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

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.