



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 29, 2023, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, 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 March 29, 2023, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE 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 6:00 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 (located inside the Council Chambers) 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 inside the Council Chambers 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.

Public Comments

Please submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

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 February 22, 2023 Meeting Minutes**
- B. Public Hearings**
 - 1. PCM2302-001:** Recommendation to the Town Council regarding revisions to Marana Town Code Title 17 (Land Development), chapter 17-4 (Zoning), section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3) to increase the maximum allowable building height for the main building in the R-180, R-144, and R-80 zones, and Section 17-4-7 (Commercial zoning districts) to provide that the required minimum site area in the Village Commercial (VC) zoning district may be less than 10 acres in certain circumstances. (Steve Cheslak)
- C. Commission Action**

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.
- D. Informational Items/Possible Action Items**
 - 1.** Discussion and possible rescheduling of the April 26, 2023 meeting to May 3, 2023.

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 Meeting

Meeting Date: 03/29/2023

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: March 29, 2023

Subject: Approval of the February 22, 2023 Meeting Minutes

Attachments

February 22, 2023 Meeting Minutes



**MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING**

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 22, 2023, at or after 6:00 P.M.

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner
Vacant, Commissioner

SUMMARY MINUTES

CALL TO ORDER

Vice Chair Hill called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Vice Chair Hill**.

ROLL CALL

Vice Chair Hill directed the Planning Commission secretary to call roll. Chairman Schnee and Commissioner McIntyre were absent. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Commissioner Bowen moved to approve the agenda as presented. **Commissioner Flint** seconded the motion. Motion passed, 4-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of January 25, 2023.

Commissioner Flint moved, and **Commissioner Bowen** seconded, the motion approving the minutes. Motion passed, 4-0.

PUBLIC HEARING

1. PCZ2212-001: Rancho Marana West Town Center Specific Plan Amendment; A request for a recommendation to the Marana Town Council for approval to amend the Rancho Marana West Town Center Specific Plan Amendment approved by Ordinance No. 2008.14, which rezoned approximately 99 acres generally located north of Barnett Road, south of Grier Road and west of Lon Adams Road, in Section 27, Township 11S, Range 11E, creating the Rancho Marana West Town Center Specific Plan, to revise certain development and architectural standards in the specific plan (Scott S. Radden)

Senior Planner Scott Radden and Michael Rosso, Architekton presented on this item, describing the location, elevations, and floor plans **Mr. Radden** stated the Rancho Marana West Town Center Specific Plan, roughly 99 acres, is located west of Lon Adams Rd., south of Grier Rd., and north of Barnett Rd. The ownerships/businesses within the Rancho Marana West Town Center consist of the Town of Marana, Marana Health Center, NWFD, USPS, and Marana Apartments.

This amendment to the Rancho Marana West Town Center Specific Plan proposes revisions to both the Development Standards and Design Standards.

Red = Remove / Underline = Add

Examples of Development Standards amendments:

- Buildings along the Main Streets shall have entrance doors that are unlocked during normal business hours.
- A minimum of one pedestrian access shall be provided for every 150 feet of building frontage along the Main Streets for connections between the parking lots and the street.
- Blocks shall have vehicular access limited to side streets. Vehicular access to blocks from side streets is encouraged.
- No freestanding pole sign or One ground monument sign is permitted for individual businesses or a development complex.
- Site lighting shall match the existing street and pedestrian lighting on Marana Main Street and Civic Center Drive.
- Delete Individual Parking Plan requirement.

Examples of Design Standards amendments:

- At least one pedestrian access shall be provided for every 150 feet of building frontage along the main streets. The access shall provide for connections between the parking lots and the street.
- The suggested style will be Spanish Renaissance Revival Vernacular.
- Pedestrian area lighting shall utilize subdued warm-white mercury or incandescent lamps.

Vice Chair Hill opened the public hearing at 6:23 PM. **Vice Chair Hill** closed the public hearing at 6:23 PM.

General discussion among the Planning Commission consisted of the following:

Commissioner Bowen thought this was a great project. He commended staff for a job well done. **Commissioner Bowen** asked the thought process was for removing the verbiage "Buildings along the Main Streets shall have entrance doors that are unlocked during normal business hours" from the Development Standards. **Mr. Radden** noted the Parks Community & Aquatics Center main building entrance is not off of Marana Main St. So for security purposes we removed the requirement to have the Marana Main Street entrance open during normal business hours and leave it to the discretion of the Town.

Development Services Director, Jason Angell noted the item tonight is a specific plan amendment that will apply, for not only this project, but for any other development that comes forward from this point forward

The Town staff is requesting a recommendation to the Town Council for approval of the Rancho Marana West Town Center Specific Plan amendment.

No further questions from The Commission.

*Motion to approve, subject to the recommended conditions by **Commissioner Bowen**, seconded by **Commissioner Flint**. Motion passed, 4-0.*

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Development Services Director, Jason Angell noted the Town is currently accepting applications, to fill the current vacancy on Planning Commission, through 5:00 pm February 24, 2023. The Council Sub-committee will review the applications and a recommendation for appointment will be made at the March 7, 2023 Town Council meeting.

FUTURE AGENDA ITEMS

ADJOURNMENT

Vice Chair Hill asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. The motion passed, 4-0. The meeting adjourned at 6:25 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 22, 2023. I further certify that a quorum was present.



Terri Byler, Planning Commission Secretary

DRAFT

Planning Commission Meeting

Meeting Date: 03/29/2023

To: Planning Commission

From: Steven Cheslak, Principal Planner

Date: March 29, 2023

Strategic Plan Focus Area:

Not Applicable

Subject: PCM2302-001: Recommendation to the Town Council regarding revisions to Marana Town Code Title 17 (Land Development), chapter 17-4 (Zoning), section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3) to increase the maximum allowable building height for the main building in the R-180, R-144, and R-80 zones, and Section 17-4-7 (Commercial zoning districts) to provide that the required minimum site area in the Village Commercial (VC) zoning district may be less than 10 acres in certain circumstances. (Steve Cheslak)

Discussion:

Request

Staff is requesting a recommendation to the Town Council for approval of amendments to Marana Town Code (MTC) Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3), Table 4 - Development standards per residential zone, and Section 17-4-7 (Commercial zoning districts) Table 6 - Development standards per commercial zone.

The proposed amendments are similar in nature to the previously adopted revisions, updating and improving the Code as necessary, and include:

- Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3), Table 4 - Development standards per residential zone, to increase the maximum allowable building height for the main building on a parcel from 30 feet to 35 feet in the R-180, R-144, and R-80 zones.
 - *The additional maximum allowable building height for the main building on a parcel from 30 feet to 35 feet allows for greater architectural variety in rural areas.*
- Section 17-4-7 (Commercial zoning districts) Table 6 - Development standards per commercial zone, to provide that the required minimum site area in the Village Commercial (VC) zoning district may be less than 10 acres in certain circumstances.
 - *Site area in the Village Commercial (VC) zone district may be less than 10 acres when property is rezoned from a legacy zone district to VC or when property is rezoned to VC in an area that is substantially comprised of commercial sites of less than 10 acres, allowing uniform general area zoning and encouraging rezoning from outdated legacy zones.*

Staff Recommendation:

Staff recommends that the Planning Commission forward the proposed amendments to Marana Town Code, Title 17 "Land Development", Chapter 17-4 "Zoning" to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend to the Town Council approval of PCM2302-001, amending Chapter 17-4 "Zoning" of the Marana Town Code.

Attachments

Draft Ordinance 2023.xxx LDC Update

Existing MTC 17-4-4 + 5 Agricultural and Residential zoning districts

Existing MTC 17-4-7 Commercial zoning districts

MARANA ORDINANCE NO. 2023.XXX

RELATING TO LAND DEVELOPMENT; REVISING MARANA TOWN CODE TITLE 17 (LAND DEVELOPMENT), CHAPTER 17-4 (ZONING), SECTION 17-4-5 (RESIDENTIAL ZONING DISTRICTS R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, AND R-3) TO INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR THE MAIN BUILDING IN THE R-180, R-144, AND R-80 ZONES, AND SECTION 17-4-7 (COMMERCIAL ZONING DISTRICTS) TO PROVIDE THAT THE REQUIRED MINIMUM SITE AREA IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT MAY BE LESS THAN 10 ACRES IN CERTAIN CIRCUMSTANCES; AND DESIGNATING AN EFFECTIVE DATE

WHEREAS A.R.S. §9-462.01 provides that the governing body of a municipality may adopt zoning regulations in order to conserve and promote the public health, safety and general welfare; and

WHEREAS the Mayor and Council of the Town of Marana have adopted Marana Town Code Title 17 (Land Development) to promote the health, safety, order, and general welfare of the present and future inhabitants of the Town; and

WHEREAS the Mayor and Council of the Town of Marana find that revising Marana Town Code Chapter 17-4 as set forth in this ordinance is in the best interests of the Town and its residents.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3) is hereby amended as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

17-4-5 Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3

[No revisions to paragraph A]

B. The following development standards apply in the R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 zones:

[No revisions to subparagraphs 1 through 6]

7. Table 4 (development standards per residential zone) establishes the site development standards of the residential zones (with the column headings deleting the "R-" portions of the zone designations, and where "B" signifies that the item is governed by minimum building code requirements only):

Table 4. Development standards per residential zone (only amendments to Table 4 are shown; the remainder of Table 4 is unchanged)

Development standard	Zone R-__											
	180	144	80	36	16	10	8	7	6	5	4	3
Maximum building height (feet) —												
Main building	<u>30</u> <u>35</u>	<u>30</u> <u>35</u>	<u>30</u> <u>35</u>	30	30	30	30	30	30	30	30	30

SECTION 2. Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-7 (Commercial zoning districts) is hereby amended as follows (with additions shown with double underlining):

17-4-7 Commercial zoning districts

[No revisions to paragraphs A through D]

E. The following development standards apply in the commercial zones:

Table 6. Development standards per commercial zone (only amendments to Table 6 are shown; the remainder of Table 6 is unchanged)

Development standard	RR	NC †	VC ‡
Site area	10 acres min.	1 acre min., 20-acre max.	10 acres <u>min.</u> [√]

[√] Site area in the VC zone district may be less than 10 acres when property is rezoned from a legacy zone district to VC or when property is rezoned to VC in an area that is substantially comprised of commercial sites of less than 10 acres.

SECTION 3. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 4. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. This ordinance shall be effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this _____ day of _____ 2023.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney

17-4-4 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. 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
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

17-4-5 Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3

A. The R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 residential zones consist primarily of single-family homes, with one dwelling and accessory buildings on an individual lot.

B. The following development standards apply in the R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 zones:

1. Minimum lot sizes for each zone are determined by the number following the dash multiplied by one thousand square feet. For example, the minimum lot size of the R-180 zoning district is 180,000 square feet.
2. Properties are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.
3. Only one primary use is permitted.
4. No accessory buildings may be located within the minimum front setback.
5. Lot widths and depths.
 - a. 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. When the ratio set forth in the preceding paragraph provides a lot width or depth less than the minimum lot widths and depths set forth in table 4 (development standards per residential zone), the minimum lot widths and depths set forth in table 4 apply.
6. Utilities. All utilities must be undergrounded.
7. Table 4 (development standards per residential zone) establishes the site development standards of the residential zones (with the column headings deleting the "R-" portions of the zone designations, and where "B" signifies that the item is governed by minimum building code requirements only):

[illegible]

Front	40	40	30	30	20	16	16	16	16	10	10	10
Front-loading garage	40	40	30	30	25	20	20	20	20	20	20	20
Side abutting a street	30	30	30	20	15	10	10	10	10	10	10	10
Side	30	30	30	15	10	5	5Δ	5Δ	5Δ	B	B	B
Rear	50	50	40	30	20	15	15	15	15	10	10	10
Rear and side— covered patio structure open on at least three sides	20	20	20	10	5	5	5Δ	5Δ	5Δ	5Δ	5Δ	5Δ
Accessory building	30	30	30	20	10	5	5Δ	5Δ	5Δ	B	B	B
Minimum building separation (in feet) between—												
Principal buildings	20	20	20	20	15	10	10	10	10	B	B	B
Principal and accessory building	10	10	10	10	10	5	5	5	5	B	B	B
Accessory buildings	10	10	10	10	10	5	5	5	5	B	B	B
Maximum building height (feet) —												
Main building	30	30	30	30	30	30	30	30	30	30	30	30
Accessory building†	30*	30*	30*	25	25	25	25	25	25	25	25	25
Maximum lot coverage (percent of total lot area) √	40	40	40	40	50	50	50	50	50	75	75	75

□ Corner lots shall be at least five feet wider than the minimum lot width of the zone to permit conformance with the required street side yard requirements and sight visibility triangles.

‡ In subdivisions containing one or more lots 16,000 square feet or smaller, the residential design guidelines allow smaller setbacks in certain situations.

Δ Side setbacks of individual lots in these zones may be reduced so long as the total separation between buildings on adjacent lots is not less than ten feet.

† Accessory building height shall be the lesser of the actual height of the main building or the accessory building height shown here. This does not apply to accessory buildings used for agricultural purposes in the R-180, R-144, and R-80 zones.

* Accessory buildings used for agricultural purposes shall be limited to 50 feet in height.

√ In subdivisions containing one or more lots 16,000 square feet or smaller, the residential design guidelines allow greater lot coverage in certain situations.

17-4-7 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. Purpose.

1. Resort and recreation zone (RR). 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.

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

3. Village commercial (VC) zone. 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.

C. Landscaping. See section 17-11-7 (landscape requirements) and the landscaping provisions of Chapter 17-8 (multi-family, commercial, and industrial design standards).

D. Design standards. See Chapter 17-8 (multi-family, commercial, and industrial design standards).

E. The following development standards apply in the commercial zones:

Table 6. Development standards per commercial zone			
Development standard	RR	NC	VC
Table 6. Development standards per commercial zone			
Development standard	RR	NC	VC
Site area	10 acres min.	1 acre min., 20-acre max.	10 acres min.
Floor area ratio (maximum)	0.25	0.5	0.5
Density (maximum)	4.36 units per acre	10 dwelling units per acre	20 dwelling units per acre
Site setbacks (minimum) [△]	Arterial or collector – 40 ft. Other roads – 25 ft. Side – 25 ft. Rear – 25 ft.	Front – 20 ft. Street side—20 ft. Side – 20 ft. Rear – 20 ft. Abutting residential zone property line – 25 ft.	Front 30 ft. (commercial) 20 ft. (residential) Street side 30 ft. (commercial) 20 ft. (residential) Side – 20 ft. Rear – 20 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	30 ft. Accessory buildings - 25 ft.	50 ft. (commercial) 40 ft. (residential) Accessory buildings – 30 ft.

Lot coverage (maximum)	40% of the total lot area	40% of the total area (commercial) 50% of the total area (residential)	55% of the total area
Landscape area requirements (minimum; site)	25 ft. front, street side, and abutting residential zones Street frontages require trees planted at no more than 40 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	N/A	N/A

±Notwithstanding anything to the contrary in this Table 6, single-family detached residential uses in the NC and VC zones must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)

*Notwithstanding anything to the contrary in this Table 6, multi-family residential uses in the NC zone must comply with the development standards for MR-2 zone as set forth in section 17-4-6(D) Table 5 (Development standards per MR zone)

△ When commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).

Ordinance 2022.022 amended Table 6 of Section 17-4-7