

AMEND the following section in the La Reserve Planned Area Development.

Additions shown in ALL CAPS, Deletions shown in ~~strike through~~.

i. Walls, fences and screening requirements - To be constructed per owners specifications as shown in Exhibits O, P and Q.

j. Required Parking - Shall be in accordance with the required parking schedule as described in Section XII of this Plan.

k. Signs - The provisions of Chapter XVI of the Plan shall apply.

E. Development Area E - Campus Park Industrial

1. Uses Permitted

A. TECHNOLOGICAL PARK
USES IN ACCORDANCE WITH
THE OVZCR T-P DISTRICT.

B ~~a~~. Primary Uses:

(1) Administrative and professional offices;

(2) Apparel (clothing and other products manufactured from textiles);

(3) Art needlework and handweaving;

(4) Manufacture of:

Cameras and other photographic equipment and supplies, Dentures and drugs,

Jewelry,

Leather products: Including shoes and machine belting (excluding tanning),

Luggage,

Musical Instruments,

Orthopedic and medical supplies (such as artificial limbs, braces, supports and stretchers),

Small paper products (such as envelopes, stationery, bags, boxes and wallpaper printing),

Plastic products: But not including the processing of the raw material,

Precision instruments (such as optical, medical and drafting), Silverware, plate and sterling,

Sporting and athletic equipment, Toys,

(5) Manufacture and assembly of electrical and electronic products;

(6) Manufacture and packaging of beverage products;

(7) Manufacture and service of data systems; Ink mixing and packaging and inked ribbons;

(8) Laboratories: Medical, dental, research, experimental and testing;

(9) Printing, newspaper publishing and binding: Including engraving and photo-engraving;

(10) Soap and detergents: Packaging only;

(11) Warehousing;

(12) Wholesale business storage;

(13) Any other manufacturing uses that are similar to those listed above.

C ~~b~~. Secondary Uses:

(1) Restaurant facilities, provided such use is accessory to an industrial facility;

(2) Child care centers;

(3) Banking or financial facilities;

(4) Recreational facilities including tennis courts, health clubs, basketball courts, and other similar amenities;

(5) An individual dwelling unit for a caretaker.

D ~~c~~. Uses on Lots 10, 11 and 12, Foothills Business Park

(1) Commercial use in accordance with the OVZCR C-1 district subject to the following conditions:

(a) The second ingress/egress point linking the Stallard cul-de-sac bulb to Oracle Road shall not be permitted, unless a traffic impact analysis, approved by ADOT and the Town Engineer; provides significant evidence of need. Access to Lots 10, 11 and 12 shall be from Hanley Blvd. or Stallard Place only.

(b) All users of Lots 10, 11 and 12 shall provide parking and primary access from the east or south sides of the buildings.

(c) Architectural detailing shall be embellished on the west sides of the buildings and loading and service area shall be oriented away from Oracle Road.

(d) All structures shall utilize a similar architectural style chosen from the architectural guidelines of the Oracle Road Scenic Corridor Overlay District. The architectural style and color palette chosen shall complement the existing structures in Foot hills Business Park.

(e) If one development crosses lot lines, the lots shall be legally combined by a recorded document and a copy of said document shall be placed on file at the Town of Oro Valley.

(f) Adequate parking, per Article 1 I-1, shall be provided for each individual use (existing parking areas may not be included), unless the Planning and Zoning Director approves shared parking, based on use and hours of operation.

(g) With the exception of Sec. 10-407D, no. 2 (setbacks) and Sec. 10-407D, no. 4a (open space), the regulations and standards of the Oracle Road Scenic Corridor Overlay District (ORSCOD) shall apply.

(h) "Convenience Uses", as defined in the OVZCR, shall not be permitted on Lots 10 through 12, Foothills Business Park. (Ord 97-24)

(2) Uses Prohibited - Uses classified as Hazardous Materials Manufacturing, Heavy Equipment Manufacturing, Perishable Goods Manufacturing, Refining and Salvaging are excluded.

(3) Performance Standards - The following performance standards shall apply to all uses within Development Area E.

a. Noise or Vibration - No noise or vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for: Three minutes or more duration in any one hour of the day between the hours of seven a.m. to seven p.m.; or

Thirty seconds or more duration in any one hour during the hours of seven p.m. and seven a.m.

b. Smoke - No emission of smoke from any source shall be permitted.

c. Odors - No emission of odorous gases or other odorous matter shall be permitted.

d. Fly Ash, Dust Fumes, Vapors, Gasses and other Forms of Air Pollution - No emission shall be permitted which can cause any damage to health, damage to animals or vegetation, or damage to or soiling of other forms of property.

e. Liquid and Solid Waste - No waste shall be discharged in the streets, drainageways or on any property except in appropriately designed disposal systems.

f. Radioactive Materials - Manufacturing activities involving the use, storage, or disposal of radioactive materials are prohibited except for those materials:

Which do not become an integral part of the manufactured product, or

which are exempt from licensing requirements by the Arizona Atomic Energy Commission or its legally established successor, or Used for medical diagnosis and therapy and for educational or industrial research and development.

For the purpose of this subsection, "research and development" means either

- (1) Theoretical analysis, exploration or experimentation, or
- (2) The extension of investigative findings and theories of a scientific or technical nature into practical application of experimental and demonstration purposes, including production and testing of models, equipment, materials, etc.

Certifications: The Zoning Administrator shall not issue a permit for any use until:

- (1) The applicant has provided the required number of plans showing any certificates that may be required by the department of transportation and flood control district, traffic engineer and health department director, certifying that said use complies with all laws and regulations under their jurisdiction; and
- (2) The Zoning Administrator has determined that the use complies with this section.

Conditions for Secondary Uses: No use permit for secondary uses shall be granted unless the following conditions are met:

The use shall be compatible with the other uses in the Development Area E and with any neighboring residential developments and in particular shall not unduly affect them due to:

- (1) Increased automobile traffic, and
- (2) Noise generated from within the site;

Evidence is provided of a need related to a primary use;

Such a use shall be intended primarily for the personal convenience of employees;

The floor area for secondary uses shall not exceed 10 percent of the total enclosed floor area on the site;

No sign or window display shall be visible from any public way; Entrance to such shall be only from the interior of the industrial site.

4. Property Development Standards

a. Minimum property size - None

b. Maximum Total Building Coverage ~~33%~~ 50%

c. Building Height - ~~35 feet on property fronting Oracle Road or 42 feet for building locations utilizing a setback equal to or greater than the setback from Oracle Road to the westernmost Garrett AiResearch building~~

36 FEET ON PROPERTY FRONTING ORACLE ROAD OR 50 FEET, EXCEPT WHEN THE PROPERTY IS WITHIN 150 FEET OF A PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES THEN THE BUILDING HEIGHT SHALL BE LIMITED TO 42 FEET.

d. There shall be not less than ten (10) feet between an accessory building and a main building or between two main buildings.

THE ABOVE DISTANCE SHALL BE MEASURED FROM THE ABUTTING EDGE OF ANY PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES TO THE CLOSEST PROPERTY LINE OR LEASE LINE OF THE TECH-PARK DEVELOPMENT. THE LIMIT OF THE PROPERTY LINE OR LEASE LINE SHALL INCLUDE ALL REQUIRED PARKING, LANDSCAPING, AND SETBACKS OF THE TECH-PARK DEVELOPMENT.

e. Landscaping Requirements - A minimum of 10% of the site area (lot) shall be permanently landscaped using planting material from the approved list. All landscaping plans will be approved per La Reserve or Foothills Business Park Conditions, Covenants and Restrictions-50-

f. Minimum Setback Requirements

(1) 50 foot minimum building setback from the outer edge of the right-of-way of ~~U.S. 89.~~ ORACLE ROAD.

(2) 25 foot building setback from any road.

(3) 40 feet building setback from any residential development.

g. Minimum Yard Requirements

(1) 25 foot Front Yard

(2) 15 foot Side Yards

(3) 20 foot Rear Yards

h. Walls, Fences and Screening - to be constructed per owners specifications as shown in Exhibits O, P and Q.

i. Required Parking - shall be in accordance with the required parking schedule as described in Section XII.

j. Signs - The provisions of Chapter XVI of the Plan shall apply.

*NOTE: Projects within the Foothills Business Park (a portion of this Development Area E) will be reviewed and approved not under the La Reserve CC&R's (as defined herein) but instead will be consistent with that declaration of establishment of the Covenants, Conditions and Restrictions for Foothills Business Park as recorded in Book 7230, pages 1309 through 1329.