

AMEND the following section in the Rancho Vistoso Planned Area Development.  
Additions shown in ALL CAPS, Deletions shown in ~~striketrough~~.

**A. Office Park Development Standards**

**1. OFFICE/RESEARCH PARK (CPI)**

**c. Property Development Standards:**

**1) Minimum Property Size: None**

- a) Building Height: No building shall exceed ~~36 feet, except on slopes between 15 and 25 percent, the height shall not exceed 44 feet~~

50 FEET, UNLESS THE  
SUBJECT PROPERTY IS WITHIN  
150' OF A PROPERTY USED OR  
INTENDED FOR RESIDENTIAL  
PURPOSES OR ON PROPERTY  
FRONTING ORACLE ROAD,  
THEN THE BUILDING HEIGHT  
SHALL BE LIMITED TO 36 FEET,  
OR 44 FEET ON SLOPES  
BETWEEN 15 AND 25 PERCENT.

- b) The hotel to be located on Pima County Assessor's parcel number 223-02-021D shall not exceed 60 feet from the finished grade to the top of parapet. (Ord. 07-39).

- c) Buildings within the Ventana Medical Systems Campus (assessor parcel numbers 219-20-8170; 219- 20818d; 219-20-8220; and 219-20-8230) shall not exceed

50 ~~48~~ feet from the finished grade of the ground floor to the top of parapet. Solar power generation panels and associated equipment are exempt from the building height limitation and may be unscreened to the extent necessary to allow for maximum efficiency and functionality. Rooftop mechanical equipment, including mechanical penthouses, may exceed the maximum building height up to ten (10) feet. Mechanical penthouses may be utilized to provide screening and protection for mechanical equipment, must be aesthetically integrated into the design of the building, and may not contain usable floor area. Exhaust appurtenances may exceed this height limitation only as necessary to achieve functionality, and must be aesthetically designed to appear as an architectural element of the overall building/campus. The functional necessity of exhaust system heights shall be demonstrated with technical documentation and be approved by the town's building safety division prior to DRB review of the architectural elevations. Additional height may be granted by the DRB.

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.

- 3) Setbacks:
  - a) Front Yard: 25 feet
  - b) Side Yard: 20 feet or common wall.
  - c) Rear Yard: 30 feet
- 4) Distance between Buildings: There shall be a minimum of 10 feet between buildings.
- 5) Landscaping Requirements: Any part of the lot not required for buildings, structures, loading and vehicular access, pedestrian walks and hard surface areas shall be landscaped according to the Rancho Vistoso or Sun City Vistoso Design Guidelines as applicable. A minimum of 15 percent of the net total area must be landscaped.
- 6) A six foot high masonry wall and 4 foot wide landscape screen shall be installed along the perimeter of the recreational vehicle storage area to be permitted in neighborhood 3 only.  
(Ord. 89-5)

The perimeter of the Ventana Medical Systems Campus may be screened with a security wall up to eight (8) feet in height to provide for the security and safety of the premises. Other appropriate and equivalent screening devices that provide an aesthetically pleasing appearance may be approved by the DRB and Town Council.

Said perimeter wall will be exempt from any Rancho Vistoso Design Guideline that may compromise the wall's primary design objective of providing site security. The wall design must be compatible with the architecture of the campus and must be approved by the DRB and Town Council.

- 7) Site Coverage: The building site coverage cannot exceed 50 percent.
- 8) Open Space Requirement: None, See 7) Site Coverage
- 9) Floor Area Ratio: None, See 7) Site Coverage and 2) Building Height