

AMEND the following in Section 23, Section 25, Section 27, Chapter 31 and Addendum H of the Zoning Code.
Additions shown in ALL CAPS, Deletions shown in strikethrough

Section 23.1 Districts and Boundaries Thereof

B. Purpose of Districts

18. T-P Technological Park District

~~This district provides for administrative, research and specialized manufacturing activities at a low intensity. THIS DISTRICT IS INTENDED TO PROVIDE HIGH QUALITY EMPLOYMENT OPPORTUNITIES, SUCH AS RESEARCH AND DEVELOPMENT, BIOTECHNOLOGY, AND OTHER SIMILAR INDUSTRIES. Uses include a mix of light industrial, professional office, office/showroom, office/warehouse, ASSEMBLY AND DISTRIBUTION, ancillary retail services and related uses. THESE USES GENERALLY OCCUR IN A BUSINESS PARK-TYPE ENVIRONMENT WITH CLUSTERED BUILDINGS AND INWARD FOCUSED ACTIVITY. All uses shall be of a non-nuisance type and minimal scale having low silhouette, a variety of separate building masses and landscaped areas. This district is to provide employment near residential areas and the development standards are intended to be compatible to adjacent residential AREAS. uses and provide a park-like setting for employment.~~

TABLE 23-1: PERMITTED USES																						
		Single-Family									Multi-Family				Commercial			Other				
USE CATEGORY	SPECIFIC USE TYPE	R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	NOTES	
ACCESSORY USES																						
Accessory Uses	Accessory Buildings and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	23.6 25.2.A	
AGRICULTURAL USES																						
Agriculture	Commercial Stables	C	C	C																	25.1.B.4	
	Farms and Ranches	C	P	C	C	C	C	C	C												25.1.B.10	
	Marketing of Products Raised on the Premises		P																		25.1.B.18	
	Medical Marijuana Dispensary Off-site Cultivation Location, Designated Caregiver Cultivation Location, Designated Qualifying Patient Cultivation Location															P	P				25.1.B.19	
	Plant Nursery															C	C	P				
COMMERCIAL USES																						
Food and Beverage	Bars															P	P	P		A		25.1.B.3
	Distillery																			E P		
	Entertainment at Bars or Restaurants															C	C				25.1.B.9	
	Food Processing, Artisanal																P	P				

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	Microbrewery															A	A P		A P		25.1.B.20
	Mobile Food Units, Including Food Trucks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.B.21
	Restaurant											A			P	P	P		A		23.8.F
	Restaurant With Drive-in/Drive-thru														C	C	C				25.1.B.6 25.1.B.25
Manufacturing & Processing	FOOD PROCESSING, ARTISANAL															P	P		P		
	Food Processing, Large Scale																		C		25.1.B.13
	Manufacturing Services, Heavy																		C		
	Manufacturing Services, Light																P		P		25.1.B.17
	WAREHOUSING, HEAVY																		C		
	WAREHOUSING, LIGHT																		A		
Office & Professional	Communication Studios															P	P		P		
	Offices												P	P	P	P	P		P		
	RESEARCH AND DEVELOPMENT															P	P		P		
Retail Sales	Convenience Market														C	C	C				25.1.B.6
	Drive-thru Uses														C	C	C				25.1.B.6 25.1.B.8

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	General Retail														P	P	P		A		23.8
	Grocery Store														P	P	P				23.8
	Medical Marijuana Dispensary															P	P				25.1.B.20
	WHOLESALE																C		P		
Service	Animal Services														P	P	P				25.1.B.2
	Commercial or Fine Arts Studio												P	P	P	P	P				
	Daycare												C	C	P	P	P	P	A		25.1.B.7
	Drive-thru Uses, Not Including Banks														C	C	C				25.1.B.6 25.1.B.8
	Financial Services												C		P	P	P		A		
	Funeral Services															P	P				
	Household Services															P	P				
	Medical Services – Inpatient														C	P	P		P		
	Medical Services – Outpatient														C	C	P				
	Personal Services												P		P	P	P		A		
	Private Clubs Without Entertainment														P	P	P				25.1.B.23
	Private Clubs With Entertainment														C	C	C				25.1.B.9
	Self-Storage																C		C		

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	Senior Care Facility										P	P	P	P	P						25.1.B.26
Service (cont.)	Sexually Oriented Businesses																C				25.1.B.27
	Technical Services															P	P		P		
	Theater															C	P				
Vehicle	Gas Stations															C	C				25.1.B.6 25.1.B.14
	Parts Store														C	P	P				25.1.B.29
	Rental Establishments, Less Than 10 Vehicles											A				P	P		A		25.1.B.30
	Rental Establishments, Over 10 Vehicles															C	C				25.1.B.30
	Rental Establishments, Moving Services															C	C				25.1.B.30
	Repair Facilities															C	C				25.1.B.31
	Sales															C	C	P			
	Storage Facility, Including Parking Garage										P	P			P	P	P				
	Washes/detailing															C	C				25.1.B.6 25.1.B.31
Visitor	Boarding House or Lodging House											C	C	C							

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Accommodation	Guest Ranches											P									
	Hotels/motels											P				C	P		C		
	Resorts											P									25.1.B.33
	Short-term Rental Properties	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
PUBLIC, INSTITUTIONAL AND CIVIC USES																					
Public, Institutional, Civic	Arts & Cultural Use	A	A	A	A	A	A	A	A	A	A	P	P	A	P	P	P	P	P		
	Cemetery		C																		
	Fire Stations and Rescue Facilities, Private														P	P	P		P		25.1.B.12
	General Aviation	P																			
	Golf Course	C	C	C	C	C	C	C	C			C									24.6 25.1.B.15
	Golf Driving Range or Miniature Golf, Stand Alone																C				25.1.B.15
	Government Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.B.24
	Schools, Private												C		C	P	P	P	C		
	Schools, Public Including Charter Schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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	Utilities, Privately Owned														C	C	C				
	Utility Poles and Above Ground Wires, New	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	25.1.B.22
Recreation	Buildings and Facilities, Not-for-Profit Community Service Organizations, such as Boys & Girls Clubs or YMCA	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		P	C	
	Buildings and Facilities, Private, Including Fitness Centers or Health Spas														P	P	P		P		25.1.B.16
	Buildings and Facilities With Outdoor Activities, Private, Including Fitness Centers or Health Spas														€	€	€		€		
RESIDENTIAL USES																					
Residential	Apartments												P	P	P						26.5
	Assisted Living Home	P	P	P	P	P	P	P	P		P	P									25.1.B.1
	Dwelling Units, Single-Family	P	P	P	P	P	P	P	P				P	P				P*			*23.6.D.1 26.5
	Dwelling Units, Site-Delivered, Single-Family									P											
	Dwelling Units, Attached, Including Condominium, Patio Home or											P	P	P	P						26.5 23.7

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	Townhouse																				
	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P							25.2.D
	Model Homes, Including Temporary Real Estate Office	P	P	P	P	P	P	P	P	P	P	P	P	P							25.1.B.28
OTHER USES																					
Other	Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25.1.B.5
	Communication Facilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	25.1.B.5
	Communication Facilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.B.5

Table 23-2a: Dimensional Requirements

Zoning District	Minimum Property Size	Yard Setbacks (feet)			Maximum Building Height	Min. Open Space	Max. Floor Area Ratio	Addl Regs
		Front	Side	Rear				
CN	0 acres	20*	0-50*	0-50*	25 feet or 2 stories*	25%	.25	23.8.B
C-1	5 acres	20*	0-50*	0-50*	25 feet or 2 stories*	20%	.30	23.8.C
C-2	10 acres	20*	0-50*	0-50*	30 feet or 2 stories*	20%	.40	23.8.D
PS	5 acres (schools only)	*	*	*	1 story and 24-45 feet*	25%		23.8.E
T-P	3 acres	3:1 20*	0-50*	0-50*	34 36 feet*	25%	.50*	23.8.F
POS		0-50*	0-50*	0-50*	1 story and 25-45 feet*	*	.15*	23.8.G

Section 23.8 Property Development Standards for Nonresidential Districts**B. C-N Neighborhood Commercial District****2. Building Height**

- a. If a contiguous residential district has a more restrictive height standard, all buildings within eighty-five (85) feet of the property line of contiguous R-1 single-family residentially zoned property shall conform to that more restrictive standard of the contiguous zone.
- b. ~~Architecturally appropriate elements such as bell towers or mechanical screening may exceed this limitation by no more than seven (7) feet, subject to approval by the Planning Division Manager. Additional height for architectural elements, up to thirty-five (35) feet, must be approved by the Town Council.~~

B. ARCHITECTURAL DESIGN FEATURES SUCH AS CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT MAY EXCEED THIS LIMITATION BY NO MORE THAN TEN (10) FEET.

4. SITE PERIMETER Yards and Setbacks

Front: TWENTY (20) FEET OR Where adjacent to a residential district, the front setback regulations of the residential district shall apply; WHICHEVER IS GREATER

- a. Side and Rear Setbacks:
- Fifty (50) feet or 3:1, ~~whichever is greater~~ (setback to building height) where the lot abuts a ~~single-family residential district or abuts an alley that is adjacent to a single-family residential district~~ PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES, WHICHEVER IS GREATER
 - Twenty-five (25) feet where the lot abuts a multi-family residential or nonresidential district.

C. C-1 Commercial District

2. Building Height

Architectural DESIGN FEATURES ~~elements such as bell towers,~~ CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT may exceed this limitation by no more than ten (10) feet. ~~subject to approval by the Planning and Zoning Commission.~~

D. C-2 Commercial District

1. Building Height

Architectural DESIGN FEATURES ~~elements such as bell towers,~~ CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT may exceed this limitation by no more than ten (10) feet. ~~subject to approval by the Planning and Zoning Commission.~~

F. T-P Technological Park District

1. BUILDING HEIGHT

- A. ARCHITECTURAL DESIGN FEATURES SUCH AS CORNICES, LENTILS, CAPS, PARAPETS OR OTHER SIMILAR ELEMENTS TO VARY THE ROOF LINE OR SCREEN MECHANICAL EQUIPMENT MAY EXCEED THIS LIMITATION BY NO MORE THAN TEN (10) FEET.

1. Retail Sales Uses

~~Retail sales are allowed as an ancillary use directly related to and contained within the structure of the primary use.~~

2. ~~Floor Area Limits~~ ANCILLARY USES

- a. ANCILLARY USES MAY ONLY BE SITED WITHIN A MASTER PLANNED DEVELOPMENT.
- b. Ancillary uses shall be no greater than ~~five thousand (5,000) square feet~~ THIRTY PERCENT (30%) of gross floor area per individual business, except that expansions may be allowed with a conditional use permit.
- c. The gross floor area of ancillary uses, not contained within a primary use facility, is limited to no more than twenty percent (20%) OF THE TOTAL ~~developed~~ gross floor area OF THE DEVELOPMENT.
- d. ~~The gross floor area of any one (1) structure shall not exceed fifteen thousand (15,000) square feet on lots less than ten (10) gross acres, except that expansions may be allowed with a conditional use permit.~~

3. Courtyards and Pedestrian Malls

- a. A portion of the development shall be oriented towards a landscaped courtyard or mall with seating areas and all or a portion of the required public art.
- b. The courtyard or mall shall be a minimum of two percent (2%) of the net lot area of the site in square feet, which shall be considered to be part of the required open space.

- c. The courtyard/mall requirement may be waived OR REDUCED by Town Council based on a suitable alternative design solution. ~~being presented to and approved by the Planning and Zoning Commission.~~

4. SITE PERIMETER Yards and Setbacks

- a. THE FOLLOWING SETBACKS ARE MEASURED FROM THE PROPERTY LINE OF THE COMMERCIAL ZONING DISTRICT
- b. Front Yard: ~~A ratio of three to one (3:1), shall be used. For buildings less than a height of twenty-five (25) feet, a ratio of two to one (2:1) will be permitted.~~ TWENTY (20) FEET OR WHERE ADJACENT TO A RESIDENTIAL DISTRICT, THE FRONT SETBACK REGULATIONS OF THE RESIDENTIAL DISTRICT SHALL APPLY; WHICHEVER IS GREATER
- c. Side and Rear Setbacks:
 - i. Fifty (50) feet or 3:1 ~~whichever is greater~~ (setback to building height) where the lot abuts a PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES, WHICHEVER IS GREATER ~~a residential district or abuts an alley that is adjacent to a residential district.~~
 - ii. TWENTY-FIVE (25) FEET WHERE THE LOT ABUTS A MULTI-FAMILY RESIDENTIAL OR NONRESIDENTIAL DISTRICT.

Section 25.1 Requirements for Specific Uses

A. General Requirements for All Non-Residential Uses

6. Odors

A. DURING THE BUILDING PERMIT PROCESS, AN ODOR ABATEMENT PLAN IS REQUIRED FOR ANY USE WHICH MAY EMIT ODOROUS MATTER DISCERNIBLE BEYOND THE ON-SITE PROPERTY BOUNDARY. USES INCLUDE RESTAURANTS, MANUFACTURING, PROCESSING, MEDICAL MARIJUANA CULTIVATION, DISTILLERIES, MICRO-BREWERIES, OR SIMILAR USES, AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR. ~~All restaurants, manufacturing and senior care uses shall provide an odor abatement plan at the time of Final Design submittal. The plan is subject to Planning and Zoning Administrator approval. Decisions may be appealed to the Board of Adjustment.~~

- B. The odor abatement plan must contain the following elements:
 - i. An inventory of potential or identified odor EMITTING ~~emission point sources associated with the industry or land use.~~ ACTIVITIES OR PROCESSES THAT TAKE PLACE AT THE SITE, THE SOURCES OF OCCURRENCE AND LENGTH OF TIME THE OCCURRENCE LASTS.
 - ii. AN ODOR CONTROL plan detailing best available control technologies and appurtenances designed to eliminate or achieve the maximum reduction of odor emission from an emission point source inclusive of, ~~but not necessarily limited to certain processes, procedures or operating methods intended to mitigate or control odor.~~ THE ADMINISTRATIVE AND ENGINEERING CONTROLS THE FACILITY WILL IMPLEMENT TO CONTROL ODORS.
 - A. ADMINISTRATIVE CONTROLS INCLUDE PROCEDURAL ACTIVITIES, STAFF TRAINING PROCEDURES, RECORDKEEPING AND FORMS.
 - B. ENGINEERING CONTROLS INCLUDE SYSTEM DESIGN, OPERATIONAL PROCESSES AND A MAINTENANCE PLAN.
 - iii. A specification of the documentation that will be made available for Town review which will verify the data produced by the monitoring equipment, and which will verify

that processes and procedures are conducted consistent with the specifications in the facility's odor control study and plan.

iv. A schedule for the implementation and installation of the control technologies, appurtenances and monitoring instrumentation.

v. An acknowledgment of the authority of the Town and/or County and its agents to enter into the facility and its property to investigate complaints and to verify the facility's adherence to the compliance plan.

C. AT THE DISCRETION OF THE PLANNING AND ZONING ADMINISTRATOR, THE REQUIREMENT FOR AN ODOR ABATEMENT PLAN MAY BE WAIVED, IF DEEMED UNNECESSARY AS THE NATURE OF OPERATIONS CREATE A LOW RISK OF EMITTING OBJECTIONABLE ODORS. THE WAIVER IS SUBJECT TO RECONSIDERATION AND MAY BE REVOKED, IF ODORS ARE DETERMINED TO BE OBJECTIONABLE AFTER OCCUPANCY AND USE.

B. Requirements for Specific Non-Residential Uses

~~12. Food Processing, Artisanal~~

~~a. Artisanal food processing uses shall not exceed fifteen thousand (15,000) square feet in gross floor area.~~

~~13. Food Processing, Large Scale~~

~~a. Food processing uses greater than fifteen thousand (15,000) square feet of gross floor area.~~

a.b. No slaughterhouses, meat processing and/or packing plants, or any other facilities used in the reduction of animal matter, or rendering of fats or oils are permitted.

16. Health Studio or Fitness Center

a. All activities must be ~~indoor~~ CONDUCTED within an entirely enclosed building OR A FULLY SCREENED YARD IN ACCORDANCE WITH SECTION 25.1.A.4.

17. Manufacturing Services

a. All activities must be conducted within an entirely enclosed building, ~~including the storage of all materials.~~ OR A FULLY SCREENED YARD IN ACCORDANCE WITH SECTION 25.1.A.4.

b. ALL Loading areas, INCLUDING DOCKS AND PLATFORMS shall not be visible from any property used or intended for residential purposes.

b. MANUFACTURING SERVICES SHALL BE CONDUCTED IN CONFORMANCE WITH ALL OF THE FOLLOWING OR A CONDITIONAL USE PERMIT WILL BE REQUIRED IN ACCORDANCE WITH SECTION 22.5.

c. ~~None of the following shall be discernible at the property line:~~

I. Noise

NOISE SHALL NOT BE DISCERNIBLE AT THE PROPERTY LINE.

II. Odor

EMISSION OF ODOROUS MATTER IN SUCH A MANNER TO CREATE A NUISANCE OR HAZARD BEYOND THE PROPERTY LINE SHALL NOT BE PERMITTED. AT THE DISCRETION OF THE PLANNING AND ZONING ADMINISTRATOR AN ODOR ABATEMENT PLAN MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25.1.A.6.

III. Vibration

- a) WHEN THE DEVELOPMENT ABUTS A PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES, VIBRATION SHALL NOT BE DISCERNIBLE BEYOND THE PROPERTY LINE.
 - b) WHEN THE DEVELOPMENT ABUTS A PROPERTY USED OR INTENDED FOR NON-RESIDENTIAL PURPOSES, VIBRATION SHALL NOT BE DISCERNIBLE BEYOND THE PROPERTY LINE TO THE HUMAN SENSE OF FEELING FOR A DURATION OF THREE MINUTES OR MORE IN ANY ONE HOUR OF THE DAY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. OR OF A DURATION OF 30 SECONDS OR MORE IN ANY ONE HOUR BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M.
- IV. Glare/Heat
ANY ACTIVITY PRODUCING INTENSE GLARE OR HEAT SHALL NOT BE DISCERNIBLE AT THE PROPERTY LINE.
- V. 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.
- VI. LIQUID AND SOLID WASTE
NO WASTE SHALL BE DISCHARGED IN THE STREETS, DRAINAGE WAYS OR ON ANY PROPERTY EXCEPT IN APPROPRIATELY DESIGNED DISPOSAL SYSTEMS.

~~20. Microbrewery~~

- ~~a. No microbrewery may produce more than three hundred thousand (300,000) gallons annually.~~
- ~~b. A microbrewery may be permitted as an ancillary use to a restaurant not to exceed forty percent (40%) of the gross floor area~~

33. Visitor Accommodations

- a. ~~In the R-4R District,~~ Commercial uses are permitted appurtenant to visitor accommodation use types, such as restaurants, excluding drive-in or drive-through types, cocktail lounges, and small retail shops; provided, that the entrance to any such appurtenant use shall be from the lobby, arcade, or interior patio, unless otherwise approved by the Planning and Zoning Commission.

34. WAREHOUSING

- a. A SHOWROOM IS PERMITTED AS AN ANCILLARY USE IN ACCORDANCE WITH SECTION 23.8.F.
- b. ALL LOADING AREAS, INCLUDING DOCKS AND PLATFORMS SHALL NOT BE VISIBLE FROM ANY PROPERTY USED OR INTENDED FOR RESIDENTIAL PURPOSES.
- c. ALL OUTDOOR ACTIVITY SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 25.1.A.4 AND FULLY SCREENED IN ACCORDANCE WITH SECTION 27.6.C.5.

- d. WAREHOUSING SERVICES SHALL BE CONDUCTED IN CONFORMANCE WITH ALL OF THE FOLLOWING OR A CONDITIONAL USE PERMIT WILL BE REQUIRED IN ACCORDANCE WITH SECTION 22.5
 - I. NOISE
NOISE SHALL NOT BE DISCERNIBLE AT THE PROPERTY LINE.
 - II. ODOR
EMISSION OF ODOROUS MATTER IN SUCH A MANNER TO CREATE A NUISANCE OR HAZARD BEYOND THE PROPERTY LINE SHALL NOT BE PERMITTED. AT THE DISCRETION OF THE PLANNING AND ZONING ADMINISTRATOR AN ODOR ABATEMENT PLAN MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25.1.A.6.
 - III. HAZARDOUS MATERIAL
THE KEEPING OF EXPLOSIVE, HIGHLY COMBUSTIBLE, CORROSIVE, TOXIC, HIGHLY OXIDIZING, RADIOACTIVE OR OTHER HAZARDOUS MATERIALS SHALL NOT BE PERMITTED.
 - IV. SAFETY
THE DISTRIBUTION OF GOODS SHALL NOT RESULT IN THE CREATION OF TRAFFIC HAZARDS OR UNDUE CONGESTION ON ANY PUBLIC OR PRIVATE STREET

Section 27.10 Environmentally Sensitive Lands

D. Environmentally Sensitive Lands Conservation System

3. Conservation Categories

ESL conservation system categories and related conservation requirements are listed below.

f. Scenic Resources Category

vi. Site Development

Oracle Road Scenic Corridor Overlay District (ORSCOD) and Tangerine Road Corridor Overlay District (TRCOD)

(D) Employment/Institutional Regulations

Campus developments on larger sites are especially desirable for preserving view corridors, adding variety to the specific plan area and creating activity balance with in-community destination sites. Special attention is required to maintain the corridor's structural scale and efficient traffic management. Zoning district requirements apply, except as hereinafter provided, for properties classified under Sections [23.8.E](#), Private Schools (PS), and 23.8.F, Technological Park (T-P) Districts and located within the Oracle Road Scenic Corridor District.

- (i) Access to Oracle Road. Campus uses require a minimum frontage of six hundred sixty (660) feet on Oracle Road or other arterial streets, with roadway access located so as to be at least three hundred (300) feet from an established entry point to an adjacent property or street:

- (A) Multiple entries may be required if traffic projections for the proposed use so warrant.

- (B) Signalization, at appropriate spacing, is permitted only if warranted according to Arizona Department of Transportation criteria.

- (ii) Required Setbacks. ~~A setback of not less than one hundred fifty (150) feet from the Oracle Road right-of-way is to be provided, the front~~

~~one hundred (100) feet of which shall be landscaped or natural open space.~~ THE COMMERCIAL DEVELOPMENT REGULATIONS, SUBSECTION D.3.f.vi.a.3.C.ii. SHALL ALSO APPLY.

Natural open space or landscaped buffers (which may include natural washes) of not less than ~~one hundred (100)~~ FORTY (40) feet in width are required ~~as WITHIN THE side or rear setbacks~~ YARDS WHERE ~~to any~~ adjacent TO ANY PROPERTY USED OR INTENDED FOR residential district PURPOSES.

~~(iii) Density/Bulk. Development intensity for institutional or employment campus uses is limited to a maximum of 0.3 0.5 FAR and may be further limited by the Town Council.~~

(iv) Landscaping Treatments. Not less than twenty-five percent (25%) of the gross site area is to be devoted to common landscaped or natural open space recreation area.

(v) View Corridors. The applicant shall be responsible for identifying view corridors as provided in subsection [D.3.f.iv](#) of this section. FLEXIBILITY FROM THE VIEW CORRIDOR REQUIREMENTS DEFINED BELOW SHALL BE DETERMINED BY EXPRESS APPROVAL OF THE PLANNING AND ZONING COMMISSION.

THE COMMERCIAL DEVELOPMENT REGULATIONS, SUBSECTION D D.3.f.vi.a.3.C.v. OF THIS SECTION, SHALL APPLY.

~~(A) Along the west side of Oracle Road, buildings over eighteen (18) feet or other structures, including walls, signs or mechanical equipment over four (4) feet in height, may not be placed within one hundred fifty (150) feet of any identified view corridor without express Planning and Zoning Commission approval.~~

~~(B) Along the east side of Oracle Road, a minimum of sixty percent (60%) of the frontage to a depth of three hundred (300) feet along the east side of Oracle Road is maintained as a view corridor and is not used for building purposes. Building exposures will be measured to calculate the view corridor percentage. For properties along the east side of Oracle Road, with an average depth of four hundred (400) feet or less, or containing less than two (2) acres in size, building heights in excess of twenty five (25) feet (as permitted by underlying zoning) shall be limited to forty percent (40%) of the frontage. The remaining buildable area heights shall be limited to twenty five (25) feet.~~

5) Tangerine Road Corridor Overlay District Use Provisions

(C) Employment and Institutional Regulations

Sites for campus-type developments are established within the Tangerine Corridor's natural context to create unique, unobtrusive opportunities for employment and institutional activity centers. Construction shall comply with the following provisions in addition to the applicable regulations of the underlying zoning district.

(1) Roadway Access

Access provisions of subsection [D.3.f.vi.b.5.A.i](#) and [D.3.f.vi.b.5.A.ii](#) of this section apply; however, multiple access points from Tangerine Road

may be appropriate for institutional developments exceeding twenty (20) acres in area, which experience high peak hour traffic demand. Construction of a public roadway perpendicular to Tangerine, separated by not less than one-quarter (1/4) mile from any arterial intersecting Tangerine, may be approved for the purpose of providing multiple entries to the campus. Secondary, alternative access to an intersecting arterial is also desirable.

(2) Required Setbacks

The commercial development regulations, subsection [D.3.f.vi.b.5.B.ii](#) of this section, shall also apply.

(3) Building Height

The commercial development regulations, subsection [D.3.f.vi.b.5.B.iii](#) of this section, shall apply.

(4) Building Bulk

The following structural volumes may be built within the development envelopes established by required setbacks:

- (a) The overall campus building area shall not exceed the FAR for the appropriate zoning district.
- (b) Buildings within the campus core (an area representing one-quarter (1/4) or less of the total site area surrounded by an equidistant peripheral band with lesser or no structural development; see Figure 27.10-12) shall not exceed 0.8 FAR.
- (c) Building area within peripheral area shall not exceed 0.4 0.5 FAR or the FAR for the appropriate zoning district, whichever is less.

~~(5) Land Use Distinctions~~

~~Uses permitted in the underlying zoning districts as determined by the Planning and Zoning Administrator shall be permitted except that the following may be sited only within master planned institutional or employment developments at a distance of two hundred (200) feet or more from the development's nearest entry point:~~

- ~~(a) Office buildings exceeding two (2) stories or thirty (30) feet in height.~~
- ~~(b) Research, fabricating or manufacturing structures exceeding one (1) story or twenty four (24) feet in height.~~
- ~~(c) Hospitals/senior care facilities exceeding two (2) stories or thirty (30) feet in height.~~
- ~~(d) Warehouse structures.~~

(65) View Preservation

The commercial development regulations, subsection [D.3.f.vi.b.5.B.vi](#) of this section, shall apply.

(76) Site Planning

The commercial development regulations,
subsection [D.3.f.vi.b.5.B.vii](#) of this section, shall apply.

Chapter 31. Definitions

DISTILLERY

A BUILDING OR USE THAT HAS A SERIES 18 LIQUOR LICENSE AND PRODUCES NO MORE THAN 20,000 GALLONS OF DISTILLED SPIRITS ANNUALLY.

Manufacturing

~~The fabricating or assembling of materials into finished or partially finished products by hand or by the use of machinery.~~

Manufacturing Services

~~An establishment whose primary business is the manufacturing of parts or materials into finished or partially finished products. These may include scientific analysis, laboratory or other similar uses.~~ THE COMPOUNDING, PROCESSING, FABRICATING OR ASSEMBLING, PACKAGING OR TESTING OF GOODS OR EQUIPMENT.

Heavy

A manufacturing service which may have a negative impact on adjacent properties and that does not comply with Section [25.1.B.17](#)

Light

A manufacturing service which does not have a negative impact on adjacent properties in accordance with Section [25.1.B.17](#).

MASTER PLANNED DEVELOPMENT

A LARGE, MULTI-USE DEVELOPMENT PLANNED AND DEVELOPED IN A COMPREHENSIVE MANNER.

Medical Services

An establishment providing INPATIENT OR OUTPATIENT medical care and/or treatment to patients, INCLUDING HOSPITALS, SURGERY CENTERS OR URGENT CARE FACILITIES.

Inpatient

~~An establishment providing medical care and/or treatment to patients for one (1) or more nights, including hospitals or surgery centers.~~

Outpatient

~~An establishment providing medical care and/or treatment to patients who are released and do not remain overnight, including urgent care facilities.~~

RESEARCH AND DEVELOPMENT

THE CONDUCTING OF RESEARCH OF A COMMERCIAL, INDUSTRIAL, OR SCIENTIFIC NATURE, INCLUDING ANALYTIC, DIAGNOSTIC, PROCESSING, TESTING OR EXPERIMENTATION AND OTHER TYPES OF LABORATORY SERVICES BUT NOT FOR THE

MANUFACTURE OR SALE OF PRODUCTS EXCEPT AS INCIDENTAL TO THE MAIN PURPOSE OF THE LABORATORY.

SITE PERIMETER SETBACK

MEASURED FROM THE PROPERTY LINE OF THE OUTER EDGE OF A DEVELOPMENT ENVELOPE CONTAINING ALL OF THE BUILDINGS

Technical Services

.....
An establishment providing services to businesses or individuals of a technical nature, including mail service, printing, photocopying, DATA and computer access centers.

Warehouse

.....
~~A building or buildings~~ AN ESTABLISHMENT WHERE THE PRIMARY SERVICE IS ~~used~~ for the storage AND DISTRIBUTION of goods of any type and where ~~no retail operation is conducted~~ A SHOWROOM IS PERMITTED AS AN ANCILLARY USE.

HEAVY

A WAREHOUSING ESTABLISHMENT WHICH MAY HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES AND THAT DOES NOT COMPLY WITH SECTION [25.1.B.34](#)

LIGHT

A WAREHOUSING ESTABLISHMENT WHICH DOES NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES IN ACCORDANCE WITH SECTION [25.1.B.34](#).

Addendum H: Scenic Resources Area Design Guidelines

- iv. Employment and Institutional
 - a) Adjacent to ~~residential districts~~ PROPERTIES USED OR INTENDED FOR RESIDENTIAL PUPROSES, setbacks of the residential district are to be met or exceeded, and to include a masonry wall with landscaping as augmentation.
 - b) No outdoor storage visible from Oracle Road or adjacent residential neighborhoods.
 - c) Provide pathway links to internal recreation facilities and external pathways and routes.
 - d) Maintain view corridors through the site.
 - e) ~~No parking or access driveways within required setbacks.~~