

## CHAPTER 23

### ZONING DISTRICTS

#### Section 23.1 Districts and Boundaries Thereof

##### *A. Division of Town into Districts; Enumeration*

In order to classify, regulate, restrict and separate the use of land, building and structures; and to regulate and to limit the type, height and bulk of buildings and structures; and to regulate the areas of yards and other open areas around and between building and structures; and to regulate the density of dwelling units, the Town is hereby divided into the following districts:

##### *1. Single-Family Residential Districts*

R1-300 Single-Family Residential District - 300,000 sq. ft. per lot

R1-144 Single-Family Residential District - 144,000 sq. ft. per lot

R1-72 Single-Family Residential District - 72,000 sq. ft. per lot

R1-43 Single-Family Residential District - 43,560 sq. ft. per lot

R1-36 Single-Family Residential District - 36,000 sq. ft. per lot

R1-20 Single-Family Residential District - 20,000 sq. ft. per lot

R1-10 Single-Family Residential District - 10,000 sq. ft. per lot

R1-7 Single-Family Residential District - 7,000 sq. ft. per lot

##### *2. Multi-Family Residential Districts*

R-4 Townhouse Residential District

R-4R Resort District

R-S Residential Service District

R-6 Multi-Family Residential District

##### *3. Commercial and Other Districts*

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

C-N Neighborhood Commercial District

C-1 Commercial District

C-2 Commercial District

PS Private Schools District

T-P Technological Park

~~P-1 Parking District~~

POS Parks and Open Space

4. *Planned Area Districts*

PRD Planned Residential District

PAD Planned Area Development

5. *Supplementary Districts*

HDZ Hillside Development Zone

ORSCOD Oracle Road Scenic Corridor Overlay District

**SECTIONS 23.1.B – 23.1.C NO CHANGES**

**SECTIONS 23.2 – 23.6 NO CHANGES**

Section 23.7 Property Development Standards for Multi-Family Residential Districts

**SECTIONS 23.7.A – 23.7.D NO CHANGES**

D. *R-S Residential Service District*

The provisions of Section [23.4](#) and the following additional requirements shall apply in this district.

1. *Standards for Townhouses*

Whenever dwelling units are to be built as townhouses, the development standards in Section [23.7.B](#) shall apply.

## *2. Density*

The minimum gross land area per dwelling unit shall be five thousand four hundred fifty (5,450) square feet.

## *3. Open Space Requirements*

- a. There shall be a minimum of thirty-six percent (36%) of the net lot area in open space.
- b. Open space shall be provided in the following proportions:
  - i. A minimum of twelve percent (12%) of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot on public street frontage excluding drives.  
  
EXCEPTION: Where a lot has two (2) or more street frontages, there shall be no less than twenty (20) square feet of open space per one (1) foot of street frontage for one (1) street and no less than ten (10) square feet of open space per one (1) foot of street frontage excluding drives for other street(s). In no case shall a building be closer than twenty (20) feet to the front lot line.
  - ii. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of twenty (20) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide space equal to a minimum of ten percent (10%) of the gross size of the dwelling unit. Outdoor living space on the ground level may be included in the open space requirements.
  - iii. The remainder of the required open space shall be provided in common open space.

## *4. Building Height*

- a. If the R-S development abuts a single-family residential district or an alley abutting a single-family residential district, the Town Council may limit the building height to one (1) story. The Planning and Zoning Commission shall provide a recommendation to the Town Council regarding the building height limitation.

## *5. Yards and Setbacks*

- a. Wherever an R-S development abuts an R-1 or R-4 District, or an alley abutting any of those districts, a BUILDING setback of not less than forty (40) feet shall be maintained, except that

covered parking may be constructed ~~to within thirty (30) feet of the~~ adjacent TO THE REQUIRED BUFFERYARD ~~district boundary line.~~

b. Wherever an R-S development abuts any district other than R-1 or R-4 or abuts an alley adjacent to such other district, a BUILDING setback of not less than twenty (20) feet shall be maintained except that covered parking may be constructed ~~to within ten (10) feet of the~~ adjacent TO THE REQUIRED BUFFERYARD ~~district boundary line.~~

c. Larger setbacks may be required if the existing or future development of the area around the site warrants such larger setbacks.

d. All areas between a building and a street frontage, except for access drives and walks, shall be open space. Where parking occurs between a building and street, an area thirty-five (35) feet in depth between the street and parking shall be maintained in a landscaped setting. This depth may be decreased to a minimum of twenty (20) feet if special circumstances warrant approval by the Planning and Zoning Commission, such circumstances being:

i. Depressed parking.

ii. Wall and berming.

e. Walls and Fences

i. Walls and fences within the required frontage open space may not exceed three (3) feet in height or except as otherwise approved by the Building Official and the Planning and Zoning Administrator. Decisions may be appealed to the Town Council.

### **SECTION 23.7.E – NO CHANGES**

### **SECTIONS 23.8 – 23.9 – NO CHANGES**

## CHAPTER 24

### SUPPLEMENTARY DISTRICT REGULATIONS

#### **SECTIONS 24.1 – 24.2 – NO CHANGES**

#### Section 24.3 PRD Planned Residential Development Regulations

##### *A. Purpose*

The purpose of the Planned Residential Development District is to encourage imaginative and innovative planning of residential neighborhoods, to encourage the preservation of open space and significant natural features, to offer a wide variety of dwelling unit types, to permit greater flexibility in design of residential neighborhoods and to enable development of parcels of property that would be difficult to develop under conventional zoning and subdivision regulations.

##### *B. Applicability*

These provisions apply to any application for a rezoning to the PRD District.

##### *C. Property Development Standards*

###### *1. General*

All land uses in a PRD District shall conform to the allowable uses and standards of the underlying zoning districts.

Modification of the underlying district's development standards may be allowed, as specifically permitted in this section, where that modification will produce a living environment, landscape quality, and lifestyle superior to that produced by the existing standards.

###### *2. Maximum Property Size*

No Planned Residential Developments shall be established on any parcel in excess of one hundred sixty (160) acres of gross land area.

###### *3. Minimum Number of Units and Maximum Density Requirements*

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

- a. There shall not be less than six (6) dwelling units in any Planned Residential Development.
- b. The density regulations of the zone in which the Planned Residential Development is located are applied to the total area of the Planned Residential Development rather than separately to individual lots.
- c. A PRD development will have a maximum base density as follows:

Table 24-2.

Zone	Maximum Dwelling Units per Gross Acre
R1-36	1.0
R1-43	0.8

- d. The density of a PRD development may be increased from the base density as allowed by the criteria shown in the following table. Upon finding that one or more of the criteria set forth in the table is exceeded to an extraordinary degree, the Town Council may approve a density increase greater than that specified in any single criteria but in no case to exceed a combined total of 20%.

Table 24-3.

Activity	Increase from Base Density	Requirements
Preservation of natural features	5%	Preservation of natural features shall include the preservation of major washes, significant stands of native vegetation or other topographic or scenic natural features, provided such features are left in their undisturbed natural state.
Provision of common open space	5%	This shall mean the provision of common open space which is distinguishable by its quantity or quality and which is readily accessible to the residents of the development.
Innovative site plan	5%	An innovative site plan shall mean a site plan which features a street pattern which discourages through traffic, ensures the privacy of the residents of the development and is in harmony with the topography and other natural features. An innovative site plan could also include a variety of lot sizes and dwelling unit types.
Interior amenities	5%	Interior amenities shall mean the provision of private recreational facilities such as tennis courts, recreation centers, bike paths and

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

Activity	Increase from Base Density	Requirements
		equestrian trails which are accessible to the residents of the development.
Substantial public benefit	5%	Substantial public benefit shall mean the provision of public facilities that are both unusual in character and serve the needs of an area greater than the immediate development. No density increase for substantial public benefit may be approved unless the public facilities provided are in excess of the typically required street improvements, sidewalks, bike paths, equestrian trails and drainage facilities.

#### 4. Building Height

Building height shall not exceed 18 feet and shall not exceed 1 story within 50 feet of any R-1 district boundary line.

#### ~~5. Parking Requirements~~

~~Parking shall be provided as follows:~~

- ~~a. Efficiency and 1 bedroom dwelling units shall provide a minimum of 1 on-site resident parking space plus 1 off-street guest parking space.~~
- ~~b. Dwelling units with 2 bedrooms shall provide a minimum of 2 on-site resident parking spaces plus 1 off-street guest parking space.~~
- ~~c. Dwelling units with 3 or more bedrooms shall provide a minimum of 2 on-site resident parking spaces plus 2 off-street guest parking spaces.~~
- ~~d. The required on-site resident parking shall be covered parking.~~
- ~~e. Adequate parking facilities for recreational vehicles shall be provided.~~

#### ~~6. 5. Design Criteria~~

The Planned Residential Development shall observe the following design criteria:

- a. The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- b. Within the Planned Residential Development, units may be established of any size whatever but shall be logical in size and shape and shall function by themselves and in relationship to other development units within the district or adjacent property.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- c. The plan shall provide for adequate open space, circulations, off-street parking and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.
- d. The proposed development shall be compatible with existing and planned land use and with circulations patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
- e. The internal street system shall not be a dominant feature in the overall design; rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
- f. Common areas and recreational facilities shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.
- g. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.

#### *D. Application*

The rezoning application shall follow the requirements of Section [22.3](#) with the following additions to enable the Planning and Zoning Commission and the Town Council to make the determination that the modification will produce a living environment, landscape quality, and lifestyle superior to that produced by the existing standards:

- 1. A written narrative and graphic material to illustrate the conditions that the modified standards will produce.
- 2. A general landscape plan.

#### *E. Review and Required Findings*

The rezoning review shall follow the procedures of Section [22.3](#). Before approval of an application for a proposed PRD District, the Planning and Zoning Commission and Town Council must find:

- 1. That the development proposed is in substantial harmony with the General Plan of the Town of Oro Valley and can be coordinated with existing and planned development of surrounding areas.
- 2. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- 3. The Planning and Zoning Commission and Town Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the Planned Residential Development will constitute a residential environment of sustained desirability and



Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks are adequate to serve the anticipated population.

#### **SECTIONS 24.4 – 24.8- NO CHANGES**

DRAFT

## CHAPTER 25

### USE REGULATIONS

#### Section 25.1 Requirements for Specific Uses

##### **SECTION 25.1.A – NO CHANGES**

##### *B. Requirements for Specific Nonresidential Uses*

###### *1. Assisted Living Home*

- a. No assisted living home shall be located closer than one thousand (1,000) feet to another assisted living home. The minimum one thousand (1,000) foot separation shall be maintained between property lines, measured on a straight line.
- b. No assisted living home shall contain more than ten (10) residents and an appropriate number of support staff.

###### *2. Animal Services*

- a. All ancillary short-term boarding and lodging activities shall be conducted within entirely enclosed, soundproof buildings.

###### *3. Bars*

- a. All outdoor patios or similar facilities shall be located a minimum of one hundred (100) feet from any property used or intended for residential purposes.
- b. The above distance shall be measured from the abutting edge of the residential district to the closest property line or lease line of the bar use. The limit of the property line or lease line shall include all required parking, landscaping, and setbacks of the specific bar use.

###### *4. Commercial Stables*

- a. The minimum property size shall be ten (10) acres.
- b. The proposed site shall not be adjacent to subdivided single-family residential property unless that residential property contains an equestrian easement along the contiguous boundary.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- c. The stable property shall contain a buffer strip one hundred (100) feet wide maintained in a natural state, adjacent to all surrounding privately owned property. This strip shall be used only for occasional riding and not for keeping, pasturing or storing of animals, and not for training or other regular or intensified activities.
- d. There shall be a buffer strip forty (40) feet wide maintained and used as described above adjacent to any street.
- e. There shall be no shows or other activities that would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major arterial road. Permission for such shows and activities may be obtained via a Special Use Permit.
- f. All pasture and animal storage areas shall be enclosed with fences or walls a minimum of four (4) feet six (6) inches in height.
- g. All laws applicable to the public health must be complied with for the entire period of operation of the stable.
- h. All stable, activity and pasture areas that are not grassed shall be treated for dust control as approved by the Town Council.
- i. ~~Adequate parking shall be shown on the site plan.~~

## 5. *Communication Structures and Facilities*

### a. *Antenna*

#### i. *Residential Antenna Standards*

Antennas are permitted in all residential zoning districts, subject to the following conditions:

#### a) *Ground-Mounted*

1) A ground-mounted satellite dish that is one (1) meter (3.28 feet) or less in diameter, with a maximum height of five (5) feet.

2) Free standing pole antennas are limited to the building height allowed in the applicable zone.

#### 3) *Location*

All ground-mounted antennas are to be located in the rear yard, unless rear yard location provides an indirect line of site to the satellite, in which case may be located in the side yard. All applicable setbacks for accessory buildings shall apply.

#### 4) *Screening*

All ground-mounted satellite dishes shall be screened up to five (5) feet with a solid wall or landscaping, so as not to be visible from adjacent properties.

#### 5) *Color*

Antennas that are not fully screened by a wall or landscaping are prohibited from being either white or iridescent in color, and are encouraged to be a neutral color. Fully screened antenna may be of any color.

#### b) *Building-Mounted*

1) A building-mounted satellite dish that is one (1) meter (3.28 feet) or less in diameter and building-mounted antenna shall be permitted in any zoning district. Such antenna shall be fully screened.

#### 2) *Color*

Fully screened antenna may be of any color.

#### 3) *Height*

The maximum height of the antenna shall be the minimum height necessary for reception of radio waves.

#### c) *Amateur Radio Equipment*

1) The maximum height of the equipment, whether a fixed or “crank-up” style structure, including antenna, shall be fifty (50) feet, measured from the ground to the fully operational extent of the equipment.

2) The tower and equipment shall only be located in the rear yard.

3) There shall be a setback ratio of one to one (1:1) (one (1) foot of setback for each foot in height from all buildings, property lines and overhead wires).

4) The equipment shall be operated only by a Federally licensed amateur radio operator.

5) The base of the equipment shall not exceed a size greater than four (4) feet by four (4) feet.

#### d) *Satellite dishes exceeding one (1) meter diameter*

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

Planning and Zoning Administrator approval is required for all ground- or building-mounted satellite dish antennas over one (1) meter in diameter. All satellite dish antennas over one (1) meter in diameter shall adhere to the following standards:

- 1) A maximum diameter of fifteen (15) feet will be permitted.
- 2) Ground-mounted satellite dishes exceeding one (1) meter in diameter are permitted only in the rear yard, unless rear yard location provides an indirect line of sight to the satellite, in which case may be located in the side yard.
- 3) A minimum two-thirds (2/3) of the satellite dish must be screened with either landscaping or a solid wall.
- 4) The maximum elevation of the foundation for a ground-mounted antenna is not to exceed one (1) foot.
- 5) *Height*

The maximum height of a building-mounted antenna that is over one (1) meter in diameter shall be the minimum height that is necessary for reception of radio waves.

ii. *Commercial Antenna Standards*

Antennas which are building mounted or ground mounted are permitted in all commercial or industrial zoning districts, subject to the following conditions:

a) *Ground-Mounted*

- 1) Satellite dishes are limited to two (2) meters (6.56 feet) or less in diameter, and up to five (5) feet in height.
- 2) Freestanding pole antennas are limited to the building height allowed in the applicable zone.
- 3) *Location*

All ground-mounted antennas are to be located in the rear yard, unless rear yard location provides an indirect line of sight to the satellite, in which case may be located in the side yard. All applicable setbacks for accessory buildings shall apply.

4) *Screening*

All ground-mounted satellite dishes shall be screened five (5) feet up from the ground with a solid wall or landscaping, so as not to be visible from adjacent properties.

5) *Color*

Antennas that are not screened by a wall or landscaping are prohibited from being either white or iridescent in color, and are to be a neutral color. Fully screened antennas may be of any color.

b) *Building-Mounted*

1) A building-mounted antenna that is two (2) meters (6.56 feet) or less in diameter shall be allowed to be mounted on the roof. Such antenna shall be fully screened from the road and adjacent property.

2) *Color*

Fully screened antennas may be of any color.

c) Satellite dishes exceeding two (2) meters in diameter:

1) Approval from the Planning and Zoning Commission is required subject to the following standards:

2) Maximum diameter: fifteen (15) feet.

3) Ground-mounted satellite dishes are permitted only in the rear yard, unless rear yard location provides an indirect line of sight to the satellite, in which case may be located in the side yard.

4) A minimum two-thirds ( $2/3$ ) of the satellite dish must be screened with either landscaping or a solid wall.

5) The maximum elevation of the foundation for ground-mounted antenna is not to exceed one (1) foot.

6) *Height*

The maximum height of building-mounted antenna that is over two (2) meters in diameter shall be the minimum height that is necessary for reception of radio waves.

b. *Communication Facilities*

i. *Applicability*

This section applies to all new communication facilities or new appurtenances to existing facilities except:

- a) Facilities used for police, fire, ambulance, and other emergency dispatch functions.
  - b) Small cell wireless facilities located in the public rights-of-way which shall adhere to the standards, processes and fees established in the small cell wireless code.
  - c) Requirements preventing installation of a facility may be waived by the Planning and Zoning Administrator when there is a conflict with Federal law.
- ii. General Requirements for All Communications Facilities
- a) *Stealth Applications*
    - 1) All facilities, including modifications to existing facilities, shall be constructed using stealth applications. A stealth application entails the camouflaging of an antenna, appurtenance, fixture, and/or structure with a building or the landscape in terms of design, colors, materials, height, and width.
    - 2) Site location and development shall preserve the existing character of the surrounding community, buildings, land uses and zoning district. Facilities shall be integrated through location and design to blend in with the existing characteristics of the site. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized.
    - 3) Antennas mounted on buildings, utility poles, or structures shall be covered by appropriate casings that are designed to match existing structural or architectural features.
    - 4) The camouflaging of antennas shall include architectural integration, painting and texturing to match the existing structure, or if groundmounted, of such design to be compatibly integrated with the surrounding landscape. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.
  - b) No communication facilities shall be permitted on developed or undeveloped lots where the primary use or purpose is for a dwelling.
  - c) *Setback Requirements for All Ground-Mounted Facilities, Excluding Joint-Use Installations on Street Lights, Traffic Lights, Electric Utility Poles and/or other Utility Structures and Collocations on Existing Facilities*
    - 1) Structures are subject to the underlying zoning district building setbacks and must be set back two (2) feet for every one (1) foot in height from the boundary of any

property where the primary use or purpose is for a dwelling, whichever is more restrictive.

2) All new facilities within the Tangerine Road Corridor Overlay District and Oracle Road Scenic Overlay District must be set back from the right-of-way edge by a distance of three (3) feet for every one (1) foot in height.

d) *Equipment Buildings and Cabinets*

1) Equipment buildings or cabinets shall be concealed from public view and made compatible with the architecture of the surrounding buildings and consistent with the general character of the area.

2) Above-ground equipment shall be completely screened from view by a compatible solid wall or opaque fence except when a ground-mounted cabinet, or combination of all cabinets, is smaller than one hundred eighty (180) cubic feet. Units that are smaller than one hundred eighty (180) cubic feet may, at the discretion of the Planning and Zoning Administrator, not be required to be screened from view if they have been designed with a structure, materials, colors or detailing that emulates the character of the area. All gates shall be opaque.

3) Equipment buildings must be placed in compliance with the underlying zoning setbacks for accessory buildings.

4) The equipment building or cabinet must be regularly maintained.

5) The maximum building height shall not exceed eighteen (18) feet.

6) All above-ground equipment with air conditioning units shall be enclosed by walls, if located within three hundred (300) feet of developed or undeveloped lots where the primary use is or is platted for single-family dwellings.

7) Any exterior lighting, unless required by the Federal Aviation Administration, shall be positioned within the walled area and shall be mounted below the height of the screening fence or wall.

e) *Additional Standards for Development in Parks and Open Space Zoning*

For areas not utilized as a developed public or private park, golf course, or similar use, the following standards shall apply:

1) All facilities must be collocated on an existing manmade structure or ground-mounted and disguised as a natural feature such as rock or saguaro.



2) All accessory and equipment buildings shall be located underground unless they can be entirely camouflaged as a natural feature.

3) New roads shall not be constructed to specifically access the site.

4) Significant resources, as defined in Section [27.6](#), may not be disturbed.

f) *Discontinuance of Use*

1) Any antenna or tower for which the use is discontinued for six (6) months or more shall be removed, and the property shall be restored to its condition prior to the location of the antenna or tower, all at the expense of the provider. The Town may require financial assurances to ensure compliance with this provision.

g) *Noninterference with Public Safety*

1) No wireless communication transmitter, receptor, or other facility shall interfere with police, fire, and emergency public safety communications.

h) *Technical Evaluation*

1) The Town may engage the services of a third party consultant, at the applicant's sole expense, to evaluate the accuracy of the application, Federal Communications Commission compliance, and other technical issues as needed.

i) *Monopole and Tower Site Standards*

1) Any new monopole shall be separated from the nearest monopole –regardless of ownership and jurisdictional boundaries – by a distance of one-quarter (1/4) mile, unless it is adjacent to an existing monopole or tower within a common screened wall.

2) New towers require a minimum separation of one (1) mile from any existing tower – regardless of ownership and jurisdictional boundaries – unless one can verify that no reasonable alternative exists.

3) All new monopoles or towers that are forty (40) feet or higher shall allow for collocation by other wireless communication providers.

4) Use of guy wires is prohibited.

j) *Collocations or Modifications to Existing Towers or Structures*

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

1) The Planning and Zoning Administrator shall not deny any eligible collocations or modifications to existing structures, except when the collocation or modification is a substantial change to the physical dimensions of the structure, as defined below.

A) Substantial changes are those which meet any of the following criteria:

- i) An increase in height of the utility poles that adds more than ten percent (10%) to the original height or more than the height of one (1) additional antenna array with separation from the nearest antenna array not to exceed twenty (20) feet, whichever is greater, up to a maximum of eighty (80) feet.
- ii) An increase in height of the existing structures that adds more than ten percent (10%) or more than ten (10) feet, whichever is greater, and not to exceed the regulated height of the existing structure.
- iii) The addition of an appurtenance that:
  - A) Protrudes from the edge of the structure more than six (6) feet; or
  - B) More than the width of the structure at the level of the appurtenance, whichever is greater; or
  - C) Is more than twenty-five percent (25%) of the existing number of appurtenances.
- iv) The installation of new equipment cabinets:
  - A) When there are no preexisting ground cabinets associated with the structure; or
  - B) More than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets; or
  - C) More than ten (10%) percent larger in height or overall volume than any other ground cabinets associated with the structure.
- v) Entails any excavation or deployment outside the current site.
- vi) Defeats existing concealment elements of the structure.
- vii) Does not comply with conditions associated with prior approvals of the structure, unless noncompliance is due to an increase in height, width, or addition of cabinets or excavation that does not exceed the substantial change threshold.

2) Collocations or modifications that are substantial changes shall comply with the Tier I, Tier II or major communication facility requirements of this code.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

3) All collocations or modifications shall be constructed using stealth applications.

k) *Access and Signage*

1) All facilities, especially roof-mounted antennas, must be designed in a manner to clearly prevent and/or deter access by the public.

2) All facilities shall be identified by a permanently installed plaque or marker, no larger than four (4) inches by six (6) inches, clearly identifying the provider's name, address and emergency phone number. The sign shall be placed in a location visible to passersby.

l) *Provider's Communication Plan*

1) The Provider Communication Plans shall be utilized to require collocation and/or clustering of new facilities where technically feasible.

iii. *Minor Communication Facilities*

a) *General Standards for Minor Facilities*

1) Minor facilities may not exceed forty (40) feet in height unless otherwise specified herein.

2) Minor facilities are exempt from parking requirements specified in ~~Chapter 11~~ [SECTION 27.7](#), unless required by Planning and Zoning Administrator or Planning and Zoning Commission.

b) *Tier I Minor Facilities*

1) The Planning and Zoning Administrator shall make a determination on a Tier I application.

2) All Tier I minor facilities shall be constructed using stealth applications that result in the communication facility being entirely indiscernible as a facility because it appears as a functional component of a building, structure, or the landscape.

3) All Tier I minor facilities shall meet the following criteria:

A) They shall be located on existing buildings, utility poles, communication facilities, or other existing structures.

i) A replacement utility pole or structure may be utilized only if it closely resembles the original utility pole or structure.

ii) The height of the utility poles, communication facilities, or other existing structures shall not add more than twenty percent (20%) to the original height up to a maximum of eighty (80) feet or the regulated height of the existing utility poles, communication facilities, or other structures, whichever is less.

iii) For utility poles or other similar structures the diameter of the pole may be increased up to sixty percent (60%).

B) Or they shall be located within concealment structures such as flag-poles, cacti, or desert trees that are entirely camouflaged.

C) Unlimited collocations on all existing facilities.

D) Flagpoles utilized as an alternative concealment structure shall not exceed one and one-quarter (1.25) times the height of the nearest structure and a total diameter of thirteen (13) inches.

c) *Tier II Minor Facilities*

1) The Planning and Zoning Commission shall make a final determination on all Tier II applications, except when a proposed new facility exceeds the building height restrictions of the underlying zoning district. In this case, the Planning and Zoning Commission shall provide a recommendation prior to Town Council determination.

2) All property owners and HOAs within six hundred (600) feet of the facility will be notified by mail and provided with fifteen (15) days to respond. The Planning and Zoning Administrator may require a neighborhood meeting.

3) All Tier II minor facilities shall be constructed using stealth applications that result in the communication facility being incorporated into a building, structure, or the landscape to the greatest extent feasible; however, it remains discernible as a facility.

4) All Tier II minor facilities shall meet the following criteria:

A) New monopoles or towers that are forty (40) feet or less in height. The overall height may be increased to fifty (50) feet only if the site will be immediately utilized for collocation. The increase in height will be the minimum required to support collocation.

B) Collocation on existing structures is subject to the following requirements:

1) The height of the utility poles, communication facilities, or other existing structures shall not add more than thirty percent (30%) to the original height up to a maximum of eighty (80) feet or the regulated height of the existing utility poles, communication facilities, or other structures, whichever is less.

2) For utility poles or other similar structures the diameter of the pole may be increased up to sixty percent (60%).

iv. *Major Communication Facilities*

a) Major communication facilities are those facilities that do not meet the minor communications facilities criteria.

b) They are subject to a conditional use permit and requirements of Section [22.5](#).

c) Tier II stealth criteria apply to all major communication facilities.

d) All major communication facilities shall meet the following criteria:

1) The height of a facility shall not exceed the height established in the criteria for minor facilities, except that they are allowed up to one hundred fifty (150) feet in C-1, C-2, and T-P Zoning Districts.

2) A minimum of one (1) parking space must be provided unless specifically waived by Town Council.

### **SECTIONS 25.1.B.6 – 25.1.B.7 – NO CHANGES**

8. *Drive-Thru uses, Not including Banks*

a. All drive-thru uses are subject to the requirements of subsections A.3 and B.6 of this section.

b. No drive-thru use may be visible from any public roadway or any property used or intended for residential purposes.

**C. LENGTH OF VEHICLE QUEUING TO ORDER/MENU BOARDS  
AND/OR PICKUP WINDOWS SHALL BE DETERMINED BY USING  
DRIVE-THRU VOLUME DATA FROM SIMILAR BUSINESSES IN  
LOCATIONS WITH CORRESPONDING SITE DESIGN AND TRAFFIC  
CHARACTERISTICS AS DETERMINED BY THE PLANNING AND  
ZONING ADMINISTRATOR AND TOWN ENGINEER.**

~~e~~. D. Any associated vehicle queuing is prohibited on roadways, drive aisles or other parking area access lanes (PAAL).

## **SECTIONS 25.1.B.9 – 25.1.B.34 – NO CHANGES**

### Section 25.2 Accessory Uses and Structures

#### A. *Accessory Buildings – General*

1. Accessory buildings shall not alter the principal use of the subject lot or adversely affect other properties in the district.
2. Accessory buildings shall not be constructed upon a lot unless the construction of the main building has actually commenced.
3. Accessory buildings shall not be permitted in a front yard, unless specifically permitted within the applicable zoning district.
4. If setbacks for accessory buildings are not specifically called out within the applicable zoning district, accessory buildings must meet all side setbacks and shall not be constructed closer than five (5) feet to any rear lot line.
5. Accessory buildings used as a garage or carport having access from an alley shall not be located closer than fifteen (15) feet to the center line of said alley.

((O)16-16, 12/07/16; (O)16-11, 09/07/16)

#### B. *Abandoned or Junk Vehicles*

~~1~~. All abandoned or junk vehicles undergoing major repairs or being restored shall be stored in an enclosed area by the owner or occupant of the property upon which such vehicle is located in such a manner as to not be visible from any point lying outside the property upon which abandoned or junk vehicle is stored or parked.

~~2. For the purposes of this section:~~

~~a. Abandoned or junk vehicle means a vehicle or any major portion thereof that is incapable of movement under its own power and will remain so without major repair or reconstruction.~~

~~b. Major repair means the removal from any vehicle of a major portion thereof including, but not limited to, the differential, transmission, head, engine block or oil pan.~~

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

~~c. Vehicle means any self-propelled device in, upon, or by which any person or property is or may be transported upon a public highway excepting devices moved by human power or used exclusively upon stationary rails or tracks.~~

((O)16-11, 09/07/16)

### C. RECREATIONAL VEHICLE PARKING

RECREATION VEHICLES MAY NOT BE USED AS DWELLING UNITS AND SHALL NOT BE CONNECTED TO UTILITIES (E.G. WATER, ELECTRIC, SEWER, ETC.).

#### ~~C.~~ D. *Prohibited Uses*

1. Ongoing garage sales, excluding private homeowners' garage sales not exceeding one (1) garage sale per quarter for a maximum of three (3) consecutive days.
2. Motorized outdoor sports activities such as radio controlled miniature airplanes, drones, motorcycle track and go-cart racing.

((O)16-11, 09/07/16)

#### ~~D.~~ E. *Home Occupations*

1. *Purpose*
  - a. Permit residents of the community a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
  - b. Establish criteria and standards for home occupations conducted in dwelling units in residential zones to ensure activities are incidental to, and compatible with, the residential character of the neighborhood in which it is located.
2. Home occupations are allowed through a business license and zoning approval as either a Type I or Type II use.
  - a. Type I home occupations shall not have a discernible impact on the residential character of the neighborhood. Type I uses are allowed as regulated by subsection [D.3](#) of this section with the Planning and Zoning Administrator's approval without a public hearing.
  - b. Type II home occupations may have the potential for a minor or adverse impact to the neighborhood and are regulated by subsection [D.3](#) of this section. Type II businesses include one (1) or more of the following:

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- i. The primary business activity is outdoors.
- ii. More than one (1) but not more than two (2) nonresident employees report to work at the home.
- iii. Care is offered for five (5) to ten (10) children, age twelve (12) and under. Arizona Department of Health Services (ADHS) state approval is required.
- iv. Home occupations resulting in visitors, customers, or deliveries with a potential for creating vehicular traffic in excess of twenty-five percent (25%) above that normally and reasonably occurring in a residential area as determined by the Planning and Zoning Administrator, are to be reviewed by the Town as a Type II home occupation. Type II home occupations may be authorized by the Planning and Zoning Commission only after a public hearing, per subsection [D.4.b](#) of this section.

### 3. *Home Occupation Standards*

All home occupations, whether authorized and regulated as a Type I or Type II use, shall conform to the following standards unless otherwise specified within this chapter:

#### a. General:

- i. Hours of operations for external business activities, such as customer parking or deliveries, shall be limited to between 7:00 a.m. and 8:00 p.m.
- ii. The home occupation use shall not produce sustained or obnoxious odors, vibrations, glare, fumes, dust, heat, or electric interference which are detectable to normal sensory perception beyond the perimeter of the property.
- iii. A home occupation must be primarily operated by person(s) dwelling in the home.
- iv. When a dwelling is rented, the property owner must authorize, in writing, use of the home as a place of business.
- v. The following uses are prohibited due to the potential to have a negative or adverse impact on the neighborhood:
  - a) The keeping, caring and/or sale of animals on the property.
  - b) Automobile, motorcycle, boat or any vehicle repair, parts sales, upholstery, detailing, washing or painting on the property.

#### b. Employees:



Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- i. Type I uses shall employ only those who reside in the home and may allow no more than one (1) nonresident employee to work in the home at any given time.
  - ii. Type II uses may employ no more than two (2) nonresident employees to work at the home at any given time.
  - iii. Additional individuals may be employed by or associated with the home occupation, provided they do not report to the home for any purpose.
- c. Accessory Building:
  - i. No more than one (1) detached accessory building shall be used for the home occupation.
  - ii. The business shall not occupy more than two hundred (200) square feet of floor area of the detached accessory building.
- d. Noise:
  - i. The home occupation shall not exceed noise levels in accordance with the town code, Article [10-1-4](#), Noise.
- e. Parking:
  - i. The existing parking provided on the property shall be used to accommodate vehicles related to the home business.
  - ii. Vehicles owned and/or used by the business that are parked at the home shall meet the following standards:
    - a) No more than one (1) vehicle related to the home occupation shall be allowed on the residential property.
    - b) The vehicle shall be limited to a passenger car, van or pickup truck.
    - c) The overall length of the vehicle shall not be more than twenty-five (25) feet and overall height shall not be more than eight (8) feet.
    - d) Parking shall be on private property in a carport, garage or shielded from view from adjoining properties by landscaping, fencing or screening material.
    - e) These standards will not apply to the personal vehicle of nonresident employees for Type II occupations.
  - iii. Utility trailers used for the business shall be parked inside an enclosed building or screened from view using opaque landscaping, fencing or other screening material.

iv. Deliveries for the business shall be limited to delivery trucks (SU-30, single unit truck) who customarily deliver items to residential areas.

v. There shall be no deliveries during the hours of 8:00 p.m. to 7:00 a.m.

f. Property:

i. The home occupation shall be clearly incidental and subordinate to the residential use of the property.

ii. A home occupation shall be conducted entirely within the primary dwelling unit or within a detached accessory building. See subsection [D.3.c](#) of this section for accessory building standards.

iii. There shall be no outdoor activities related to the home occupation on the premises with the exception of playground equipment for child care or as allowed by subsection [D.2.b](#) of this section.

iv. The business shall not occupy more than twenty-five percent (25%) of the entire primary dwelling unit's floor area.

v. There shall be no alteration of the residential floor plan which creates a solid barrier between the home occupation area and the remaining floor area of the residence.

vi. There shall be no alteration of the property's exterior residential appearance.

vii. Commercial dumpsters are prohibited.

g. Signs:

i. No signs shall be allowed for any home occupation pursuant to Section [28.9](#), Prohibited Signs.

h. Storage and Equipment:

i. Storage of toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other hazardous materials must comply with the current International Building Code and/or the International Fire Code and shall not create an unsafe condition.

ii. There shall be no process or materials used which are hazardous to public health, safety or welfare.

iii. There shall be no display of products or inventory at the home.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- iv. There shall not be on-site storage of or use of tractor trailers, semi-trucks or heavy equipment associated with the business.

#### 4. *Review Procedure*

##### a. *Type I Home Occupation*

- i. Application shall be made to the Town Clerk's Office for review by the Planning and Zoning Administrator.

##### b. *Type II Home Occupation*

- i. Application shall be made to the Planning Department for review by the Planning and Zoning Commission. Upon receipt of a complete submittal, the Town will notify the adjacent property owners within three hundred (300) feet by mail and post the subject property with a sign notifying the public of the application and meeting date.
- c. Type II home occupation permits, which may be revocable, conditional, or valid for a term period, may be granted or denied by the Planning and Zoning Commission after a public hearing and a finding that the use meets the home occupation standards herein.
  - i. Decisions of the Planning and Zoning Commission may be appealed to the Town Council.

#### 5. *Validity of Type II Home Occupation Permit*

The Planning and Zoning Administrator may cite any home occupation use for noncompliance with the criteria set forth in this chapter and/or conditions set by the Planning and Zoning Commission. Revocation may take place at any time it is determined the home occupation is in noncompliance. If the permit is revoked, it becomes null and void, and said use shall be terminated immediately.

#### 6. *Inspections*

A home occupation property owner shall permit inspections of the premises by the Planning and Zoning Department to determine compliance with this chapter.

((O)16-11, 09/07/16)

#### ~~E.~~ F. *Swimming Pools and Spas*

- 1. No swimming pool or in-ground spa shall be located closer than five (5) feet to any rear property line.
- 2. No aboveground spa shall be located closer than three (3) feet to any rear property line.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

3. Swimming pools and spas shall be subject to the front and side setbacks of the zone in which they are permitted.
4. Any portion of a pool wall constructed with a distance from a property line less than the depth of the pool may be subject to special structural requirements.

((O)18-15, 10/03/18)

## Section 25.3 Temporary Uses and Structures

### A. *Special Uses*

#### 1. *Special Use Permits*

- a. The Planning and Zoning Administrator may approve permits for special uses (see Chapter [31](#), Definitions) for any temporary use of property, developed or undeveloped, within the Town of Oro Valley.
- b. Approval shall account for the potential negative impacts of the proposed special use on surrounding properties with respect to:
  - i. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;
  - ii. Hazard to persons and property from possible explosion, contamination, fire or flood;
  - iii. Unusual volume or character of traffic not adequately addressed through traffic control measures; and,
  - iv. Compatibility of said special use with the surrounding area.
- c. If potential negative impacts are not extant or can be mitigated, and all Town concerns are or can be satisfied, the Planning and Zoning Administrator may approve and authorize issuance of the requested special use permit. A time limit, not to exceed ~~60 days~~ ONE (1) YEAR, and any other conditions deemed necessary to protect the public health, safety and general welfare, may be imposed as conditions:
- d. At his/her discretion, the Planning and Zoning Administrator may grant temporary modifications to Zoning Code requirements specific to the needs of a special use on a case-by-case basis. Any such modification approved shall not be construed as precedent setting, nor shall it be deemed applicable to any other special or permitted use.

#### 2. *Other permits required*

Subsequent to approval, the applicant for the special use permit must obtain from the Town Clerk all necessary business and tax licenses required to operate within the Town and any other required permits, such as those for signs.

### *3. Revocation of Special Use Permit*

The violation of any condition imposed by the Planning and Zoning Administrator on special use permit approval shall constitute a violation of this ordinance and, subject to 24 hours' notice, said permit may be revoked. If revocation of a special use permit occurs, said special use must be curtailed at the end of the 24 hour notification period.

#### *B. Basement or Cellar Occupancies*

No basement or cellar shall be occupied for residential purposes until the remainder of the building has been substantially completed, and in no event shall the basement or cellar be occupied for longer than two (2) years from the time of completion of the basement or cellar.

#### *C. Temporary Buildings*

Temporary buildings that are used in conjunction with construction work only may be permitted in any district during the period that the building is being constructed, but such temporary buildings shall be removed upon completion or abandonment of the construction work. Absence of work on a project for 60 days will constitute abandonment. Temporary buildings and trailers must be removed within 30 days of project completions.

#### *D. Temporary Mobile Home Occupancies*

Upon issuance of a building permit, a mobile home/trailer may be used for dwelling purposes for not more than 180 days during construction of a residence on the same premises, which period may be extended for an additional 90 days upon application to the Planning and Zoning Administrator if there is evidence of special circumstances.

## CHAPTER 26

### SUBDIVISION AND SITE PLANS

#### **SECTIONS 26.1 – 26.4 – NO CHANGES**

#### Section 26.5 Provision of Recreational Area

#### **SECTION 26.5.A – 26.5.C – NO CHANGES**

##### D. *Recreational Area Plan Standards*

###### 1. *Site Location*

- a. Recreational areas shall be a focal point for passive and active recreational activities, and provide a meaningful place for neighborhood gatherings and activities. Recreation areas shall be placed in a highly visible area of the subdivision that is accessible via sidewalk, walking path, trail, and/or bicycle or shared use path by all residents within the project.
- b. Linear parks, as defined by this code and described in subsection [D.2.h](#) of this section, are acceptable when they serve to improve access to recreational amenities and open space networks.
- c. Passive recreation areas should be located in proximity to natural open space areas and conserved, environmentally sensitive lands.
- d. Recreational areas shall not include land, such as peaks, ridges, land fragments, land restricted by Town policy, condition or ordinance, and land determined unusable for recreational purposes by the Mayor and Town Council. Shallow retention basins (flood prone areas) may be approved for use as

recreational areas subject to recommendations by the Town Engineer and Planning and Zoning Administrator. Decisions may be appealed to the Town Council.

e. In cases where a recreational area lies adjacent to a trail identified within the Eastern Pima County Trails System Master Plan and/or the Oro Valley Trails Task Force Report and their subsequent updates, a connection shall be provided between the recreational area and said trail.

## *2. Recreational Facilities Improvement Standards*

a. Recreational area improvements shall be appropriate to the anticipated needs of the development.

b. Equipment installed within the recreational areas shall comply with the provisions of the Americans with Disabilities Act (ADA).

c. Provision of one (1) active and one (1) passive amenity for the first half (1/2) acre or portion thereof. For every additional half (1/2) acre (not fractions), an additional passive and active use shall be provided up to the maximum provided by the following subsections:

i. A single park area may contain up to five (5) passive amenities. Examples of passive amenities include turf areas, benches, picnic tables, shade structures, barbecue grills, pathways, etc.

ii. A single park area may contain up to three (3) active amenities. Examples of active amenities include basketball courts, volleyball courts, bocce courts, horseshoe pits, par courses, etc.

d. Detailed schematics shall be provided for each proposed amenity with the final plat.

### *e. Credit for Enhanced Amenities*

Credit for the additional cost of enhanced recreational amenities, including community swimming pools, splash pads, skate/BMX parks, fully improved sports fields, and other amenities approved by the Planning and Zoning Administrator, may be obtained against the recreation area requirement in subsection [C.1](#) of this section based on the following criteria:

i. The applicant shall submit a cost estimate summarizing the following:

a) Value of the land and cost of the improvements and amenities that would be required by this code.

b) Value of the land and cost of the improvements and enhanced amenities proposed as alternative means of compliance.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- ii. Credit for the additional cost of the enhanced amenities may be received in the form of a reduction to the required recreation land area.
  - iii. The extent of the credit shall be determined by the value of the enhanced amenity as determined by the Town. The maximum reduction of recreation area requirement is one-half (1/2) acre.
- f. Credit for improved indoor recreational space may be obtained subject to the following criteria:
  - i. Improved community recreation rooms, community centers, gymnasiums, performance space, or other recreation space accessible to all residents of a development shall receive credit at a ratio of three to one (3:1) against the area requirement contained in subsection [B.1](#) of this section.
  - ii. Each active and passive amenity contained within an indoor recreational space shall receive a credit to the recreational amenity requirements contained in subsections [D.2.b](#), [D.2.c](#), and [D.2.d](#) of this section at a one to one (1:1) ratio.
- g. When appropriate to the needs of the residents, tot lot amenities shall be required. Tot lots shall include, at a minimum:
  - i. Play equipment area.
  - ii. Drinking fountain.
  - iii. Seating area (may include benches or seat walls) oriented towards the play equipment.
  - iv. Trash receptacle(s).
  - v. Bicycle parking with a four (4) bicycle minimum capacity.
  - vi. Picnic table.
  - vii. Limited turf area for activity areas only (less than fifteen percent (15%) of total recreational area) may be provided.
- h. Linear parks may be utilized to satisfy the recreational requirements of this section. Required amenities include, at a minimum:
  - i. A shared use path for pedestrians and bicyclists.
  - ii. Seating area.
  - iii. Landscaping.



Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- iv. Drinking fountain, if located within one hundred (100) feet of a potable water line.
- v. Trash receptacle(s).
- vi. Pet waste removal station(s).
- vii. Exercise stations may be located within linear parks.
- i. The location of the amenities along a linear park is subject to the approval of the Planning and Zoning Administrator and PRLCR Director.

### 3. *Play Equipment Standards*

- a. Applicant shall submit evidence that play equipment complies with the current American Society for Testing and Materials (ASTM) safety standards for playground equipment.
- b. Playground surface materials, including certified wood fiber, shredded rubber, poured-in-place surfacing, or other acceptable material approved by the PRLCR Director, shall be placed at a minimum depth of twelve (12) inches under the equipment.
- c. No play equipment shall be located within thirty (30) feet of any road right-of-way, driveway or alleyway, parking area, or single-family residential lot or single-family residential zone unless an acceptable barrier is provided.
- d. Play equipment or apparatus with a footprint of two hundred fifty (250) square feet or less must be fully shaded with a UV-resistant sun shade or other appropriate shading material or structure as approved by the Planning and Zoning Administrator and Permitting Division.
- e. At least fifty percent (50%) of play equipment or apparatus must be fully shaded with a UV-resistant sun shade or other appropriate shading material or structure as approved by the Planning and Zoning Administrator and Permitting Division. This requirement shall be applied only to play equipment or apparatus with a footprint of two hundred fifty (250) square feet or greater.
- f. To maximize the safety of children, play spaces shall be located as to provide maximum visibility from surrounding homes.
- g. Play equipment shall not be located on a slope greater than four percent (4%).

### ~~4. Paved on-site or on-street parking adjacent to the recreation area shall be provided as follows-~~

- ~~a. For developments of one hundred (100) dwelling units or less: one (1) parking space for every twenty (20) dwelling units or portion thereof.~~

~~b. For developments with more than one hundred (100) units: one (1) additional parking space for every forty (40) dwelling units or portion thereof over one hundred (100).~~

~~c. Mobility impaired accessible spaces shall be provided as required in Section [27.7.E](#).~~

5. *Crime Prevention Through Environmental Design (CPTED) Elements*

a. Recreational area design shall consider the following CPTED elements:

i. *Natural Surveillance*

Emphasis on visibility of the recreational facilities, also known as “eyes on the street,” to deter unauthorized users and activities.

ii. *Access Control*

Use of design elements to deny entrance to recreational facilities to unauthorized users and activities.

6. All recreational areas shall post at least one (1) sign at the primary entrance(s) stating:

a. Hours of operation.

b. Park/recreational area rules.

c. Trespassing notice for unauthorized users, including citation of applicable ordinances/statutes.

d. Notice that all dogs must be kept on a leash (unless an approved off-leash area has been designated).

e. Emergency (911) contact information to report suspicious or criminal activity.

f. If recreational area is privately operated, homeowners association contact information to report maintenance or safety issues.

7. If a neighborhood watch exists, a sign shall be posted at the primary entrance(s) to the recreational area.

8. If the recreational area abuts an environmentally sensitive lands (ESL) area, a sign shall be posted every one hundred (100) feet at the border of the ESL area. The sign shall conform to the ESL sign requirements per the environmentally sensitive lands ordinance (ESLO).

9. If provided, restroom facilities shall be located in a highly visible area and shall be free of shrubs that reach a mature height greater than three (3) feet.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

10. All lighting shall be consistent with the standards of Section [27.5](#) and must be turned off by 10:00 p.m.
11. If no lighting is provided, recreation area hours shall be limited to daylight hours only and shall be posted on the informational sign(s) at the park entrance(s) required by subsection [D.6](#) of this section.

#### **SECTION 26.5.E – 26.5.F – NO CHANGES**

#### **SECTION 26.6 – NO CHANGES**

DRAFT

## CHAPTER 27 GENERAL DEVELOPMENT STANDARDS

### **SECTIONS 27.1 – 27.5 – NO CHANGES**

#### Section 27.6 Landscape Conservation

##### **SECTION 27.6.A – 27.6.B – NO CHANGES**

##### *C. Landscape Design*

##### **SECTIONS 27.6.C 1 – 27.6.C.3 – NO CHANGES**

###### *4. Buffer Yards*

- a. The purpose of buffer yards is to physically transition and visually minimize adjacent land uses, thereby reducing or mitigating visual and living quality impacts associated with particular land uses.
- b. *Standards*
  - i. A buffer yard consists of horizontal space (land) and vertical elements (plants, berms, fences, or walls).
  - ii. Buffer yards shall be located on the outer perimeter of a parcel of land, adjacent to the property lines. Buffer yards shall be located in common areas, not in individual lots.
  - iii. All plant materials used in required buffer yards shall be Type 1 or 2 water use. Type 3 or 4 plants may be utilized if the designer certifies availability of sufficient rainwater harvesting to ensure survival and compliance with all landscape water plan requirements (subsection [D.3](#) of this section).
  - iv. When buffer yards occur adjacent to each other (i.e., along the property lines of two (2) adjacent properties) the Planning and Zoning Administrator may require a pedestrian trail running through the buffer yard(s). The Planning and Zoning Administrator may also require a minimum twenty (20) foot wide corridor that provides pedestrian ingress/egress between the two (2) properties from the adjoining buffer yards.
  - v. Buffer yards shall not be located within any portion of an existing or dedicated public or private street or right-of-way, unless specifically permitted by zoning or approved by the Town Engineer.
  - vi. Determination of buffer yard requirements:

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

- A) Buffer yards for all zoning districts shall be provided as specified in Table 27-7.
- B) Buffer yards between districts are not required where the boundary between the districts is a street.
- C) Buffer yards are not required within a POS (parks and open space) district for any areas left as natural open space.
- D) Where a development abuts a public street, buffer yards shall be provided along all perimeter street frontages as provided in Tables 27-8 and 27-9.
- E) Perimeter street buffer yards are not required where homes front on the perimeter street.
- F) Where conflicts with sight visibility, scenic views or other standards and requirements occur, modification to the buffer yard requirements may be made by the Planning and Zoning Administrator.

Table 27-7. Required Buffer Yards

Zoning District of Proposed Development	Zoning District of Adjacent Development Site			
	<b>R1-144, R1-72, R1-43, R1-36, R1-20</b>	<b>R1-10, R1-7, R-4, SDH-6</b>	<b>R-4R, R-6, R-S, POS, PS</b>	<b>C-N, C-1, C-2, T-P, P-1</b>
R1-144, R1-72, R1-43, R1-36, R1-20	No Buffer	No Buffer	No Buffer	No Buffer
R1-10, R1-7, R-4, SDH-6	A	No Buffer	No Buffer	No Buffer
R-4R, R-6, R-S, POS, PS	B	B	A	No Buffer
C-N, C-1, C-2, T-P, P-1	B	B	B	No Buffer

Table 27-8. Required Perimeter Street Frontage Buffer Yards for Residential Uses

Perimeter Street Type	ARTERIAL	COLLECTOR	RESIDENTIAL
Street Frontage Buffer Yard	B (25' min)	A (15' min)	A (15' min)

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

Table 27-9. Required Perimeter Street Frontage Buffer Yards for Commercial Uses

Perimeter Street Type	ARTERIAL	COLLECTOR	RESIDENTIAL
Street Frontage Buffer Yard	B (30' min)	B (30' min)	B (30' min)

vii. Buffer Yards “A” and “B” are defined in the following tables:

Table 27-10. Required Plantings for Buffer Yard ~~“a”~~ “A”

Minimum Width	10'	15'	20'
Plants per 100 Lineal Feet	4 Trees 5 Shrubs or Cactus 10 Accents or Cactus	4 Trees 4 Shrubs or Cactus 8 Accents or Cactus	Natural Desert

Table 27-11. Required Plantings for Buffer Yard “B”

Minimum Width	15'	20'	30'	40'
Plants per 100 Lineal Feet	5 Trees 8 Shrubs or Cactus 15 Accents or Cactus	4 Trees 7 Shrubs or Cactus 12 Accents or Cactus	4 Trees 5 Shrubs or Cactus 10 Accents or Cactus	Natural Desert

viii. The natural desert buffer areas must provide trees for visual relief and screening. Any trees added to meet this requirement shall be grouped to buffer existing uses and to minimize disturbance of natural desert areas.

*c. Responsibility for Buffer Yard*

- i. When a use is the first to develop on two (2) adjacent vacant parcels, the first use shall provide the required buffer per Table 27-7, based on existing zoning.
- ii. The second property owner may develop an additional, parallel, full buffer yard as specified in Table 27-7, Required Buffer Yards, or may supplement the requirements by using elements of the existing, abutting property buffer yard as described below.

A) Deduct the width of the existing buffer yard from the required buffer yard width specified in Table 27-7. The remaining width is the amount of land to be provided by the second property owner to meet the buffer yard requirements.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

B) Deduct the number of plants from the existing buffer yard from the number specified for the required buffer yard in Table 27-7. The remaining number of plants shall be provided on the second property to meet the buffer yard requirements.

C) The second property owner shall design the required buffer yard to be compatible with the existing buffer yard.

d. *Use of Buffer Yards*

i. Individual or combined buffer yards of twenty-five (25) foot width, or wider, may be used for passive recreation. They may contain sculpture, benches, and pedestrian, bike or equestrian trails; provided, that:

A) For natural desert buffer yards, disturbance of existing plants shall be minimized. Any disturbed areas shall be revegetated. Trees that must be moved shall be relocated within the buffer yard.

B) For constructed buffer yards, no plant material shall be eliminated.

C) All other regulations of this section are met.

ii. In no event shall the following uses be permitted in buffer yards:

A) Playfields.

B) Stables.

C) Swimming pools.

D) Racquetball and tennis courts.

E) Other active, structured recreational uses.

F) Parking lots.

G) Circulation drives except at required access points.

5. *Screening*

a. The purpose of screening requirements is to provide a partial visual barrier between adjacent land uses to enhance buffering, improve compatibility, aesthetics and visual quality of the community.

b. *Standards*

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

- i. When new development is adjacent to developed residential uses, the entire perimeter landscape buffer and screening along property lines common with the developed residential use shall be installed in the first phase of the new development.
- ii. Screening devices shall be installed and maintained in accordance with the following table:

Table 27-12. Required Screening

Zoning District of Proposed Development	Zoning District of Adjacent Development Site			
	R1-144, R1-72, R1-43, R1-36, R1-20	R1-10, R1-7, R-4, SDH-6	R-4R, R-6, R-S, POS, PS	C-N, C-1, C-2, T-P, P-1
R1-144, R1-72, R1-43, R1-36, R1-20	No	No	No	No
R1-10, R1-7, R-4, SDH-6	Yes	No	No	No
R-4R, R-6, R-S, POS, PS	Yes	No	No	No
C-N, C-1, C-2, T-P, P-1	Yes	Yes	Yes	No

- iii. The requirement for a screen may be waived or the height lowered by the Planning and Zoning Administrator if the buffer yard, topography, or layout of development provides adequate screening to surrounding properties, or if it would create an unsafe, unusable alley between two (2) walls.
- iv. The Planning and Zoning Administrator may increase the height of a wall and/or the number of required plantings if the buffer yard, topography, or layout of the development does not otherwise adequately screen surrounding properties.
- v. Screening devices required by this section shall be masonry (or functionally similar material) construction to provide a five (5) foot high screen. The screen shall create a complete visual barrier for its entire height and length.
- vi. Where new nonresidential development is adjacent to residential uses, the perimeter screen must consist of a five (5) foot high (minimum) wall and desert trees. Tree spacing shall provide for canopies at maturity to form a continuous visual screen.
- vii. Solid walls greater than forty (40) feet in length shall be articulated or varied by using at least two (2) of the following techniques:

- A) Decorative features such as caps, patterns, and variations in texture or materials.



- B) Use of swales, berms and landscaping.
  - C) Undulations or offset areas.
  - D) Varied setbacks.
- viii. All required screening devices shall be architecturally compatible with the materials and design of the buildings on the site.
- ix. Vegetation shall be required and maintained on the external side of a screen wall to provide visual relief when viewed from the property being buffered. For residential development the wall shall be on the property line of the lots and all of the vegetation buffer shall be outside the wall in a common area.
- x. Breaks in screens may be required by the Planning and Zoning Administrator to provide pedestrian and bicycle access between residential areas and commercial/service uses, particularly if these uses serve the adjoining neighborhood.
- xi. Parking facilities and/or internal drives which abut a public right-of-way or where vehicle headlights may shine on adjacent residences or natural open space shall provide a minimum three and one-half (3 1/2) foot high decorative masonry wall and/or depressed parking, or a combination thereof.
- xii. All refuse areas shall be screened on three (3) sides with a six (6) foot masonry wall and plantings and shall be finished to match the architectural character of the project. A self-closing, self-latching gate shall be installed on the fourth side of the enclosure. The gate shall be designed to provide a complete visual barrier and finished to match the architectural character of the project.
- xiii. All operations and storage shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height; provided, that no objects shall be stacked higher than the wall so erected.

**XIV. LOADING AREAS SHALL BE FULLY SCREENED FROM ADJACENT PROPERTIES, TRAILS, MULTI-USE PATHS, AND PUBLIC THOROUGHFARES WITH THE FOLLOWING:**

- A) A MINIMUM SIX (6) FOOT HIGH OPAQUE SCREEN WITH LANDSCAPING ON THE EXTERIOR OF THE WALL.
- B) WHEN SCREENING THE LOADING ZONE REQUIRES GREATER THAN A SIX (6) FOOT WALL, A COMBINATION OF THE FOLLOWING ADDITIONAL ELEMENTS

MAY BE APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR TO MEET THE DESIRED INTENT OF FULLY SCREENING ACTIVITIES AND VEHICLES:

- i. TALLER DECORATIVE WALL
- ii. EARTH BERMS
- iii. CONTINUOUS TREE CANOPY,
- iv. OTHER SIMILAR MEASURES

C) THE REQUIRED SCREEN MAY BE WAIVED BY THE PLANNING AND ZONING ADMINISTRATOR WHEN THE LOADING ZONE IS SCREENED BY NATURAL TOPOGRAPHY.

XV. DRIVE-THROUGH WINDOWS AND STACKING LANES SHALL BE SCREENED FROM ALL PUBLIC THOROUGHFARES BY THE BUILDING ORIENTATION, A SCREEN WALL OR OTHER COMBINATION AS APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR.

XVI. A MINIMUM FIVE (5) FOOT WIDE LANDSCAPE ISLAND IS REQUIRED AND SHALL BE LOCATED ON THE OUTSIDE OF THE DRIVE-THROUGH LANE TO SCREEN QUEUING AUTOMOBILES FROM ANY ADJACENT USE. A 3.5 FOOT WALL IS REQUIRED WHERE QUEUING VEHICLE HEADLIGHTS SHINE ON ADJACENT PROPERTIES.

~~xiv.~~ XIV. Additional screening requirements for a sexually oriented business:

A) Wrought-iron fencing shall be used to enhance surveillance. No solid block walls are permitted, except in the following cases:

B) If a business adjoins a site utilized for residential purposes, a continuous solid eight (8) foot high wall shall be utilized along the full length of the common adjoining property line.

C) If the business is located in a standalone pad, a combination solid and wrought-iron eight (8) foot high view fence shall be utilized around the entire perimeter.

#### 6. Off-Street Parking ~~and Vehicle Use Areas~~

a. The purpose of parking and vehicle use area landscaping requirements is to provide pedestrian refuge, adequate shade, heat reduction and visual relief. Landscape design is a primary component of off-street parking areas.

b. *Standards*

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- i. Every sixth row of parking spaces shall be separated by a landscaped island measuring a minimum ten (10) feet wide (inside of curb to inside of curb) running the length of the parking row. Pedestrian walkways, four (4) feet in width, shall be provided inside the curb, running the length of the parking row and meandering around the trees. The island shall include one (1) canopy tree a minimum thirty-six (36) inch box in size for every six (6) parking spaces abutting the island.
- ii. Along each parking row, one (1) landscape island shall be provided for every nine (9) parking spaces. The island shall measure a minimum of ten (10) feet wide and twenty (20) feet in length. One (1) canopy tree shall be planted in each island.
- iii. Trees within parking islands shall be a minimum of twenty-four (24) inch boxed, or two (2) inch spaded, or larger size.
- iv. Light poles shall not be located within parking islands.
- v. FOR AREAS WITH COVERED PARKING, LANDSCAPE ISLANDS ARE ONLY REQUIRED AT THE ENDS OF THE PARKING AISLE. LANDSCAPE ISLAND TREES (SECTION 27.6.C.6.B) ARE NOT REQUIRED IN THESE AREAS AND AN ALTERNATIVE COMBINATION OF NATIVE SHRUBS, CACTUS AND ACCENTS MAY BE APPROVED, SUBJECT TO PLANNING AND ZONING ADMINISTRATOR APPROVAL.
- ~~vi. VI. Parking area landscape islands may be~~ **SHALL BE** designed to harvest rainwater, ~~as approved by the Town Engineer. This practice is encouraged to meet rainwater harvesting volume requirements.~~
- ~~vii. Loading areas shall be screened from adjoining properties, , and public thoroughfares with a six (6) foot high opaque screen, consisting of a decorative wall, earth berms, , or a combination of such elements.~~
- ~~viii. If a loading zone is visible from an adjacent street, residential use, or residential zoning district where development is anticipated, a minimum five (5) foot wide landscaped area must be provided adjacent to required opaque screens.~~
- ~~ix. Drive-through windows and stacking lanes shall be screened from adjacent properties and public thoroughfares with a five (5) foot wide landscape island. Screening shall be a minimum of three (3) feet in height. The screen shall be located on the outside of the drive-through lane and shall screen queuing automobiles from any adjacent use.~~

## **SECTIONS 27.6.C.7 – 27.6.C.8 – NO CHANGES**

*D. Irrigation and Water Management***NO CHANGES TO 27.6.D.1 – SECTION 27.6.D.2****3. Landscape Water Plan**

- a. To ensure irrigation efficiency and water conservation goals are accomplished, a landscape water plan specifying a maximum amount of water to be applied on an annual basis shall be established for any irrigated landscape.
- b. The plan shall include:
  - i. Calculation of the monthly and total annual water use (gallons) required for all specified plant materials at maturity stage.
  - ii. Specific water use reduction in accordance with subsections D.3.e and f of this section.
  - iii. Delineation of project phases, if applicable, with corresponding water use details for each phase so that actual water use can be clearly compared with allocated amounts.
- c. The landscape water plan, including the reduction amounts, shall be listed on the landscape plans.
- d. Plant water use calculations shall be based on the most current plant water use information from the Arizona Department of Water Resources.
- e. The irrigation reduction plan for landscaping shall be implemented three (3) years after issuance of the first certificate of occupancy. Metered water use for landscape irrigation shall be reduced by fifty percent (50%) five (5) years from the date of the issuance of the certificate of occupancy.
- f. Eventual discontinuation of irrigation is preferred for all landscaped areas. Irrigation within the following landscape areas must be discontinued from irrigation:
  - i. All vegetation located in buffer yards AND LANDSCAPE ISLANDS shall not receive irrigation water after five (5) years from the certificate of occupancy date.
  - ii. All vegetation within roadway medians and rights-of-way shall not receive irrigation water after five (5) years from the date of project completion.
- g. THE LANDSCAPE PLAN MUST DEMONSTRATE HOW PLANT MATERIALS WILL BE SUSTAINED FOLLOWING DISCONTINUATION OF IRRIGATION IN ACCORDANCE WITH SECTION S7.6.D.3.F THROUGH APPROPRIATE USE OF PASSIVE RAINWATER HARVESTING SYSTEMS OR OTHER METHODS AS APPROVED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR..
- h. The annual water use for a project shall not exceed the annual landscape water plan.
- i. Meter readings are to be accomplished as follows:
  - i. Irrigation meter readings shall be used to determine compliance with the landscape water plan. Noncompliance is subject to penalties under Oro Valley Town Code.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

- ii. Meter readings shall be taken, at a minimum, on an annual basis. Monthly readings may be required, at the discretion of Planning and Zoning Administrator, in order to address noncompliance with the Water Plan.
- iii. An initial meter reading taken prior to the issuance of the certificate of occupancy shall be recorded for reference as part of water plan reporting requirements (subsection E.2.b of this section).
- j. The landscape rainwater plan shall not be enforced for the first year, commonly referred to as the plant establishment period.
- k. Within three (3) years from the date of issuance of a final certificate of occupancy, the applicant, or a successor in interest, may request to revise the landscape rainwater plan. The request shall be submitted to the Planning and Zoning Administrator. The request shall be granted only if one (1) of the following applies:
  - i. A mathematical error was made in the calculation of water required for on-site landscaping.
  - ii. Additional data on plant water consumption relevant to or relative to the subject site has been obtained, and results indicated a needed change in landscape water plan calculations included with the landscape plan.

#### 4. *Rainwater Harvesting*

~~“Rainwater harvesting” is defined as intercepting, catching, storing, diverting, or directing storm water runoff from roofs, parking areas, etc., during rain events and putting it to beneficial use.~~ Adopted Town goals and policies specify the use of rainwater harvesting systems to supplement irrigation and reduce water use while supporting the area’s flora and fauna.

##### a. *Rainwater Harvesting Plan*

- i. The rainwater harvesting plan is required and shall:
  - A) Specify the rainwater harvesting system(s) to be utilized.
  - B) Integrate with the landscape water plan (subsection [D.3](#) of this section) and include the design details for implementing on-site rainwater harvesting.
  - C) Integrate with site grading design and show how any combination of capture, conveyance, storage, and distribution will be utilized on site to harvest rainwater runoff.
  - D) Be provided concurrently with a development plan, preliminary plat, landscape plan, and grading plan.
  - E) Be stamped by a registered landscape architect and civil engineer.
  - F) Ensure catchment of rainwater into all landscaped buffer yards, LANDSCAPE ISLANDS, and common area landscaped elements.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

G) When a project is phased, represent how each phase will meet rainwater harvesting requirements.

H) For subdivisions that propose fully graded front yards, the plan shall include alternatives to facilitate the construction of rainwater harvesting systems and specific planting options on the variety of front yard configurations found in the proposed subdivision. The plan shall be implemented on each lot prior to issuance of a certificate of occupancy for that residence.

b. *Rainwater Harvest System General Provisions*

i. Both active and passive rainwater harvesting systems are permitted. Only passive systems are required. ~~Types of systems:~~

~~A) *Passive System*~~

~~Diverts or directs rainwater runoff to appropriate locations where it is collected and allowed to infiltrate the soil naturally. This system contains no long-term storage capabilities.~~

~~B) *Active System*~~

~~This type of system employs a reservoir or other water storing apparatus to catch and store rainwater for later use with conventional landscape irrigation systems. It typically involves electric pumps and valves, and will be cross-connected to the site irrigation system.~~

ii. Passive rainwater harvesting systems shall provide for the drainage of rainwater into a system of catchments on the site.

iii. Site discharge water budgeting shall be in accordance with the criteria set forth in Section 11.3.5 of the Town of Oro Valley Drainage Criteria Manual. Reductions in detention requirements will not affect the overall site water budget requirements.

iv. Standing water must be managed as follows:

A) Standing water for passive rainwater harvesting systems must infiltrate or dissipate within twelve (12)-hours of rainfall cessation.

B) Active rainwater harvesting systems ~~by definition~~ shall be able to store water for future use. All active rainwater harvesting storage systems must be enclosed, covered and mosquito proof.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

v. All water collected and utilized for rainwater harvesting from parking lots and streets must meet the same discharge quality as stipulated within the Town of Oro Valley Drainage Criteria Manual, Section 11.7, First Flush Requirements.

vi. Active rainwater harvesting systems ~~shall be approved by the Town Engineer, and Building Official. Systems~~ that connect to a potable water supply must have backflow protection installed and meet the requirements of Article [15-23](#) of the Town of Oro Valley Town Code, Backflow Prevention and Cross-Connection Control Program.

vii. All passive rainwater harvesting catchment areas shall be vegetated. The landscape architect shall certify that species appropriate to the anticipated level of water collection have been utilized.

viii. Eighty (80) percent of the area within each linear buffer yard segment must be graded to a minimum depth of four (4) inches to enable collection of rainwater with the following exceptions:

A) The area or a portion thereof will remain undisturbed and in a natural state.

B) There are prohibitive site characteristics such as slope as determined by the Planning and Zoning Administrator and the Town Engineer.

**IX. ALL PASSIVE RAINWATER HARVESTING AREAS SHALL BE MAINTAINED ON A REGULAR BASIS BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION TO ENSURE CONSISTENT FUNCTIONALITY.**

**c. *Rainwater Harvest System Single-Family and Townhouse Residential Provisions***

i. There is not a minimum required volume of rainwater harvesting; however, design for water catchments is required within all buffer yards, common areas, recreation areas, and front yards.

ii. For lots with fully graded front yards, catchment areas to utilize rainwater must be established for plant use. At a minimum, depressions and/or wells must be established for all trees.

iii. Plants in front yards, buffer yards, and common areas that require irrigation may not be established in areas that are shaped in a manner to not enable partial containment of irrigation or rainwater.

iv. Eighty (80) percent of the areas within recreation and common areas must be graded to a minimum depth of four (4) inches to enable collection of rainwater deposited in the immediate area with the following exceptions:

A) The area or a portion thereof will remain undisturbed and in a natural state.

B) There are prohibitive site characteristics such as slope as determined by the Planning and Zoning Administrator and Town Engineer.

C) The specific footprint of a recreation fixture may be exempted when positive drainage is required to ensure function and durability as determined by the Planning and Zoning Administrator. Examples include swimming pools, tennis courts, and tot facilities.

v. Active systems may be established within building setbacks.

d. *Rainwater Harvest System Multifamily Residential, Commercial, Technical Park, and Other Nonresidential Provisions*

i. Projects shall include a minimum volume of rainwater harvesting in accordance with the following equation:

$$VWHgal = \Sigma AIS \times 3,000 \text{ gal/acre}$$

Where: VWHgal = Volume of rainwater harvesting in gallons

$\Sigma AIS$  = Sum of all impervious surface areas including pavements, sidewalks, hardscape elements, and buildings.

ii. When a project is planned and developed in phases, each individual phase must independently achieve the extent of rainwater harvesting required. ~~Harvesting~~ RAINWATER HARVESTING requirements may not be transferred from one (1) phase to another.

iii. Rainwater harvesting basins may be combined with site detention basins; provided, that the residual ponding will dissipate within twelve (12). This shall be demonstrated by a combination of percolation, evapotranspiration and positive outflow device such as a metered pipe. At a minimum, a positive outflow pipe shall be installed no higher than four (4) inches above the basin invert.

iv. No passive rainwater harvesting basins shall be allowed within ten (10) feet of a building or vertical structural element greater than four (4) feet in height without special structural consideration and design approved by the Town Engineer and the Town Building and Safety Official.

V. RECESSED LANDSCAPE ISLANDS, WHEN UTILIZED, SHALL BE DESIGNED IN CONFORMANCE WITH THE FOLLOWING:

A) LANDSCAPE ISLANDS SHALL BE RECESSED BELOW THE SURROUNDING GRADE OF HARDSCAPE AREAS AND PARKING SURFACES. THE DEPTH OF



Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

THE INFILTRATION AREA SHALL BE SUFFICIENT FOR THE ANTICIPATED VOLUMES OF RAINWATER AND THE INFILTRATION CHARACTERISTICS OF THE UNDERLYING SOIL.

B) SOILS WITHIN INFILTRATION AREAS ARE MODIFIED AS NECESSARY TO COUNTERACT THE EFFECTS OF MECHANICAL COMPACTION AND/OR POOR SOIL INFILTRATION CONDITIONS IN ORDER TO ENSURE APPROPRIATE WATER INFILTRATION.

D) DEPRESSED AREAS SHALL BE STABILIZED FOR DUST CONTROL THROUGH THE USE OF ROCK, HYDROSEEDING OR OTHER STABILIZING TECHNIQUES AND MATERIALS.

E) DEPRESSED AREAS SHALL NOT BE LOCATED IN PEDESTRIAN CIRCULATION AREAS TO AVOID SOIL COMPACTION, EROSION AND DAMAGE TO PLANTS, AND TO MINIMIZE THE RISK OF INJURY TO PEDESTRIANS.

✕ VI. Access is to be provided to all rainwater harvesting basins, appurtenant structures and facilities. The following must be achieved to evaluate and provide access:

- A) Clearly delineate area on the grading and landscape plans.
- B) Position as to provide minimal disturbance to the site vegetation.
- C) Must be sized to enable maintenance by the methods with the least potential for ground disturbance and reduction of planting area.

e. *Detention Credit*

Detention volume may be reduced at a one-to-one (1:1) volumetric ratio by the volume utilized for rainwater harvesting. This volumetric ratio must be confirmed for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm events and approved by the Town Engineer.

5. *Water Features*

The use of water for ornamental purposes, such as water fountains, as a component of landscaping is not permitted.

**SECTION 27.6.E – NO CHANGES**

## Section 27.7 Off-Street Parking

### A. Purpose

This Section establishes requirements for vehicle and bicycle parking consistent with the objectives of the general plan and a balanced transportation system to promote public safety and environmental quality. These regulations are intended to:

1. Ensure sufficient off-street vehicle and bicycle parking facilities by establishing parking requirements for land uses.
2. Reduce the visual impact of mass “seas of parking” by distributing spaces around clusters of buildings.
3. Reduce excessive off-street parking by encouraging the shared use of vehicular use areas.
4. Promote pedestrian safety by separating vehicular use areas from pedestrian areas.
5. Encourage safe, convenient, and efficient design of parking spaces, circulation, and access areas.
6. Improve air quality by requiring paving of vehicular use areas.
7. Promote the enhancement of the community identity and the appearance of Town roadways and development areas.
8. The Town of Oro Valley, in keeping with the Federal Clean Air Act, wishes to encourage the use of alternative transportation modes such as the bicycle. Reducing the number of vehicular parking spaces in favor of bicycle parking spaces will help attain the standards of the Federal Clean Air Act, reduce impervious surfaces, and save on land and development costs.

### B. Applicability

The provisions of this Section apply to:

1. *New Development*
2. *New Uses Replacing Existing Uses*

Whenever the use of an existing development is changed to a new use which requires more parking spaces under this Section than were required for the prior use, additional parking spaces shall be provided in accordance with the requirements of this Section. No occupancy permit shall be issued until the Planning and Planning and Zoning Administrator has approved the parking requirements for the new use.

### 3. *Expansions*

All projects that propose 25 percent or more cumulative addition or structural modifications such as changes in square footage, gross floor area, building facade, etc. shall meet the requirements of this code for the entire property. In addition, a 25 percent or more cumulative modification or replacement of parking spaces or parking lot area shall meet the requirements of this code.

## C. *General Provisions*

### 1. *Parking Required for Uses Not Listed*

Required parking for uses not listed in this section shall be determined by the Planning and Zoning Administrator based on similar uses listed in this section.

### 2. SHARED PARKING

WHEN A MIX OF NON-RESIDENTIAL USES CREATES STAGGERED PEAK PERIODS OF PARKING DEMAND, SHARED PARKING CALCULATIONS SHALL BE MADE TO REDUCE THE TOTAL AMOUNT OF REQUIRED PARKING FOR RETAIL, OFFICE, INSTITUTIONAL AND ENTERTAINMENT USES. TOTAL REQUIRED PARKING IS CALCULATED AS THE NUMBER OF PARKING SPACES IDENTIFIED IN TABLE 27-14 LESS SHARED PARKING.

### ~~2.~~ 3. *Alternative Compliance*

~~Upon written request by the applicant, the Planning and Zoning Commission may approve an alternative parking ratio:~~ WHEN TOTAL PROPOSED PARKING COUNTS RESULT IN INCREASES OR DECREASES TO REQUIRED PARKING, AN ALTERNATIVE PARKING RATIO MAY BE APPROVED, SUBJECT TO THE FOLLOWING:

a. Review Criteria: ~~To approve an alternative plan~~ FOR AN ALTERNATIVE PARKING RATIO TO BE APPROVED, ~~the Planning and Zoning Commission must find that~~ the proposed alternative plan MUST accomplish the purpose of this section equally well or better than the standards of this section. ~~The Planning and Zoning Commission shall consider~~ SPECIFIC CONSIDERATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- i. The number of employees occupying the building or land use and the number of expected customers or clients.
- ii. The availability of nearby parking (if any).
- iii. Purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the Town; trip reduction programs (if any).
- iv. Any other factors that may be unique to the applicant's development request.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

v. Continuity and convenient proximity for pedestrians between or among existing or future uses in the vicinity.

vi. Visual and aesthetic impact along the public street by placing parking lots to the rear or alongside of buildings, to the maximum extent feasible. Visual and aesthetic impact of the surrounding neighborhood.

## VII. CONVENIENT ACCESS TO ALTERNATIVE MODES OF TRANSPORT

~~vii.~~ VIII. Impact on any facilities serving alternative modes of transportation.

~~viii.~~ IX. Impact on natural areas or features.

~~ix.~~ X. Maintenance of mobility-impaired parking ratios.

B. INCREASES OF TEN (10) PERCENT OR LESS AND REDUCTIONS OF TWENTY (20) PERCENT OR LESS TO REQUIRED PARKING SPACES IN TABLE 27-14 MAY BE APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR.

C. INCREASES OF MORE THAN TEN (10) PERCENT AND REDUCTIONS OF MORE THAN TWENTY (20) PERCENT TO REQUIRED PARKING SPACES IN TABLE 27-14 REQUIRES PLANNING AND ZONING COMMISSION APPROVAL UNLESS OTHERWISE ENABLED BY SECTION 24.9.C.3.

3. ~~Multiple Principal Uses:~~ Where there are multiple principal uses in a development, the sum of the number of parking spaces required for the individual uses applies unless shared parking is approved per subsection [D.3](#) of this section., ~~Shared Parking.~~

4. Maintenance: The property owner shall be responsible for maintaining any vehicular use area in good condition and free of refuse, WEEDS and debris.

5. Fractional Amounts: When the final result of the calculation of required vehicle or bicycle spaces results in a fractional number, a fraction is adjusted to the next higher whole number.

6. Areas That May Not Be Used for Required Parking: Spaces in service bays, stacking areas, car wash bays, ~~at~~ gasoline pumps or other hose locations, FIRE LANES or those used for the storage or display of vehicles for sale or rent to the public are not considered off-street parking spaces ~~and fire lanes.~~

7. Off-street parking required by this Chapter shall not be located within any public right-of-way, UNLESS APPROVED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

~~7.~~ 8. **Building Permits:** No building permit shall be issued until the applicant has presented satisfactory evidence that sufficient property to provide parking to serve the intended use as required in this Chapter is permanently available.

~~8.~~ 9. **Control of Parking Lots:** Property used for parking shall be under the same ownership as and contiguous to the generating use. When the property is not under the same ownership as the generating use or is not contiguous to the generating use, the following shall apply:

- a. It shall be zoned for parking only or the same district classification as the generating use.
- b. A recommendation for approval by the Planning and Zoning Administrator shall be obtained regarding the parking relationship to the generating use.
- c. The owner(s) shall record restrictive covenants running with the land on the generating use and parking properties specifying that the generating use cannot continue if the parking use is discontinued. ~~The form of said covenants shall be approved by the Town Attorney and may not be released without the written consent of the Town of Oro Valley.~~

((O)17-05, 06/07/17; (O)11-15, 05/18/11)

#### D. *Parking Lots – Required Number of Spaces for Type of Use*

1. **Residential Parking Requirements:** Residential uses shall provide a minimum number of parking spaces as defined by the standards below. Any increase or decrease in parking shall be in accordance with subsection [C.2](#) of this section.

- a. **Attached Dwellings:** For each two (2) family and multi-family dwelling, there shall be parking spaces provided as indicated by the following table:

Table 27-13. Attached Dwelling Parking

Unit Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling
One or less	1.5
Two	1.75
Three	2.0
Four	2.5
Plus one (1) space per every four (4) units for guest parking.	

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

b. Guest Parking: Off-street guest parking spaces in multi-family developments shall be distributed proportionally to effectively serve the dwelling units that they are intended to serve. Such parking shall not be located more than two hundred (200) feet from any dwelling unit that is intended to be served.

c. Single-Family Detached: For each single-family dwelling, there shall be at least two (2) parking spaces and two (2) guest spaces. Parking of any vehicle in the front yard of a lot shall be prohibited unless parked on a surface of asphalt, concrete, rock, or other similar inorganic material with a permanent border.

d. Mobile Homes: There shall be two (2) parking spaces per dwelling unit and one (1) space per four (4) units for guest parking.

~~e. Boarding Houses/Group Homes/Religious Quarters/Senior Care Facilities: One (1) per bedroom or bed plus one (1) for each four (4) bedrooms or beds for guest parking, plus two (2) for every three (3) employees. A minimum of fifty percent (50%) of the required parking for senior care facilities shall be covered parking. This requirement may be reduced or waived by Town Council when the applicant can demonstrate that the covered parking is not necessary to serve the expected needs of the residents.~~

~~i. Recreational Uses Neighborhood Parks: For each recreational use/park located in any district, there shall be three (3) parking spaces per acre of park area. All neighborhood parks of less than one (1) acre shall provide a minimum of three (3) parking spaces.~~

~~ii. Non-Residential Parking Requirements: Non-residential uses shall provide parking spaces as defined by the standards below. Any increase or decrease in parking shall be in accordance with subsection D.5 of this section.~~

2. NONRESIDENTIAL PARKING REQUIREMENTS: The table below sets forth the number of ~~allowed~~ **REQUIRED** parking spaces **FOR NONRESIDENTIAL USES WITHIN THE TOWN** ~~based on the square footage of the gross leasable area and of the occupancy of specified uses.~~

~~Table 27-14. Allowed Parking Spaces~~

Use	Required Parking Sq. Ft.
<b>Restaurants</b>	
<del>a. Convenience Use</del>	15/1000
<del>b. Standard</del>	10/1000
<b>Bars, Taverns and Nightclubs</b>	10/1000

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

Use	Required Parking Sq. Ft.
Community Parks	5/acre
<b>Commercial/Recreational</b>	
<del>a. Limited Indoor Recreation</del>	6/1000
<del>b. Outdoor</del>	<del>.3/person</del>
<del>c. Bowling Alley</del>	5/1000
Theaters	1/3 seats
General Retail	4/1000
Service Shop	4/1000
Shopping Center	5/1000
Medical Office	4.5/1000
Financial Services	3.5/1000
Grocery Store, Supermarket	6/1000
General Office	3/1000
Vehicle Servicing and Maintenance	5/1000
Repair Service	2/1000
Lodging Establishments	1/unit
Employees	1 per 2
<b>Health Facilities</b>	
<del>a. Hospitals</del>	1/bed
Schools, Places of Worship or Assembly	1 per 4 seats and 2 per 3 employees
Child Care Centers	1/1000 and 2 per 3 employees
Industrial Employee Parking	.75/employee

Table 27-14. ~~Allowed~~ REQUIRED Parking Spaces

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
ACCESSORY BUILDINGS AND USES	NOT APPLICABLE
COMMERCIAL STABLES	.75/EMPLOYEE AND .75/HORSE STALL
FARMS & RANCHES	1 PER 2 EMPLOYEES
MARKETING OF PRODUCTS RAISED ON THE PREMISES	4/1000
PLANT NURSERY	4/1000
BARS	20/1000
DISTILLERY	.75/EMPLOYEE AND 20/1000 FOR BAR
ENTERTAINMENT AT BARS OR RESTAURANTS	NOT APPLICABLE
MICROBREWERY	.75/EMPLOYEE AND 20/1000 FOR BAR
MOBILE FOOD UNITS, INCLUDING FOOD TRUCKS	NOT APPLICABLE
RESTAURANT	10/1000
RESTAURANT WITH DRIVE-IN/DRIVE-THRU	SEE TABLE 27-15
FOOD PROCESSING, ARTISANAL	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
FOOD PROCESSING, LARGE SCALE	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
MANUFACTURING SERVICES, HEAVY	.75/EMPLOYEE
MANUFACTURING SERVICES, LIGHT	.75/EMPLOYEE
WAREHOUSING, HEAVY	.75/EMPLOYEE
WAREHOUSING, LIGHT	.75/EMPLOYEE
COMMUNICATION STUDIOS	3/1000
OFFICES	3/1000
RESEARCH & DEVELOPMENT	3/1000
CONVENIENCE MARKET	8/1000
DRIVE-THRU USES	SEE TABLE 27-15
GENERAL RETAIL	4/1000
GROCERY STORE	5/1000
MARIJUANA ESTABLISHMENT	4/1000
WHOLESALE	4/1000
ANIMAL SERVICES	4.5/1000
COMMERCIAL OR FINE ARTS STUDIO	3/1000
DAYCARE	.75/EMPLOYEE AND 3/1000
DRIVE-THRU USES, NOT INCLUDING BANKS	SEE TABLE 27-15
FINANCIAL SERVICES	3.5/1000
FUNERAL SERVICES	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
HOUSEHOLD SERVICES	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS



Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
MEDICAL SERVICES	4.5/1000
PERSONAL SERVICES	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
PRIVATE CLUBS WITHOUT ENTERTAINMENT	10/1000
PRIVATE CLUBS WITH ENTERTAINMENT	10/1000
SELF STORAGE	1 PER 50 UNITS
SENIOR CARE FACILITY	SEE TABLE 27-16
SEXUALLY ORIENTED BUSINESSES	4/1000
TECHNICAL SERVICES	4/1000
THEATER	1/3 SEATS
GAS STATIONS	8/1000
PARTS STORE	.75/EMPLOYEE AND 4/1000 FOR PUBLIC USE AREAS
RENTAL ESTABLISHMENTS, LESS THAN 10 VEHICLES	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
RENTAL ESTABLISHMENTS, OVER 10 VEHICLES	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
RENTAL ESTABLISHMENTS, MOVING SERVICES	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
VEHICLE REPAIR FACILITIES	5/1000
VEHICLE SALES	3/1000
VEHICLE STORAGE FACILITY, INCLUDING PARKING GARAGE	.75/EMPLOYEE AND 1 PER 10 VEHICLES STORED ON PREMISE
VEHICLE WASHES/DETAILING	.75/EMPLOYEE
BOARDING HOUSE OR LODGING HOUSE	1/UNIT
GUEST RANCHES	1/UNIT
HOTELS/MOTELS	.75/EMPLOYEE AND 1/UNIT
RESORTS	.75/EMPLOYEE AND 1/UNIT
SHORT-TERM RENTAL PROPERTIES	APPLICABLE RESIDENTIAL STANDARDS APPLY
ARTS & CULTURAL USE	3/1000
CEMETERY	OFFICES: CEMETERY OFFICES SHALL BE PARKED AS AN OFFICE USE. GROUNDS: .75 SPACES PER NON-OFFICE EMPLOYEE SHALL BE PROVIDED AND INTERNAL ROADWAYS OR ACCESS DRIVES SHALL ACCOMMODATE PARALLEL PARKING.
FIRE STATIONS AND RESCUE FACILITIES, PRIVATE	3/1000 OF OFFICE SPACE
GENERAL AVIATION	.75/EMPLOYEE AND 1/1000 FOR PUBLIC USE AREAS

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
GOLF COURSE	PARKING FOR GOLF COURSES SHALL BE PROVIDED THROUGH A SHARED PARKING ANALYSIS INCLUDING ALL ASSOCIATED USES.
GOLF DRIVING RANGE OR MINIATURE GOLF, STAND ALONE	2 PER BAY
GOVERNMENT SERVICES	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
RELIGIOUS INSTITUTIONS	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
SCHOOLS, PRIVATE	1 PER 4 SEATS AND 2 PER 3 EMPLOYEES
SCHOOLS, PUBLIC INCLUDING CHARTER SCHOOLS	NONE REQUIRED
UTILITIES, PRIVATELY OWNED	.75/EMPLOYEE
UTILITY POLES AND ABOVE GROUND WIRES, NEW	NOT APPLICABLE
BUILDINGS AND FACILITIES, NOT-FOR-PROFIT COMMUNITY SERVICE ORGANIZATIONS, SUCH AS BOYS & GIRLS CLUBS OR YMCA	4/1000
BUILDINGS AND FACILITIES, PRIVATE, INCLUDING FITNESS CENTERS OR HEALTH SPAS	4.5/1000
APARTMENTS	SEE TABLE 27-13
ASSISTED LIVING HOME	SEE TABLE 27-16
DWELLING UNITS, SINGLE-FAMILY	2 PARKING AND 2 GUEST SPACES
DWELLING UNITS, SITE-DELIVERED SINGLE-FAMILY	2 PARKING AND 2 GUEST SPACES; OR IN SDH-6: 2 PARKING SPACES PER DWELLING UNIT AND 1 SPACE PER 4 DWELLING UNITS FOR GUEST PARKING
DWELLING UNITS, ATTACHED, INCLUDING CONDOMINIUM, PATIO HOME OR TOWNHOUSE	SEE TABLE 27-13
HOME OCCUPATIONS	EXISTING PARKING PROVIDED ON PROPERTY SHALL BE USED TO ACCOMMODATE VEHICLES RELATED TO THE HOME BUSINESS. ADDITIONAL REGULATIONS PROVIDED IN SECTION 25.2.D.3.E
MODEL HOMES, INCLUDING TEMPORARY REAL ESTATE OFFICE	APPLICABLE RESIDENTIAL STANDARDS APPLY
ANTENNAS	NONE REQUIRED
RECREATION AREA (100 OR FEWER HOMES)	ONE (1) PARKING SPACE FOR EVERY TWENTY (20) DWELLING UNITS OR PORTION THEREOF.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

PERMITTED USE	PARKING SPACES / SQUARE FEET (UNLESS OTHERWISE NOTED)
RECREATION AREA (GREATER THAN 100 HOMES)	ONE (1) ADDITIONAL PARKING SPACE FOR EVERY FORTY (40) DWELLING UNITS OR PORTION THEREOF OVER ONE HUNDRED (100).
COMMUNICATION FACILITIES, MAJOR	1 SPACE PER FACILITY
COMMUNICATION FACILITIES, MINOR	NONE REQUIRED

TABLE 27.15 – REQUIRED PARKING SPACES FOR DRIVE-THRU USES

DRIVE-THRU USES TABLE		
DRIVE-THRU USE	PARKING SPACES / SQUARE FEET	ADDITIONAL REQUIREMENTS
FOOD	15/1000	SECTION 27.6.D.5
BEVERAGE	9/1000	SECTION 27.6.D.5
FINANCIAL	3.5/1000	SECTION 27.6.D.5

TABLE 27.16 – REQUIRED PARKING SPACES FOR SENIOR CARE USES

SENIOR CARE FACILITY TABLE	
FACILITY TYPE	PARKING RATIO
INDEPENDENT LIVING	.75/UNIT
ASSISTED LIVING	.5 /BED, PLUS .75 PER EMPLOYEE
ASSISTED LIVING HOME	1 PER BEDROOM OR BED, PLUS 1 FOR EACH 4 BEDROOMS OR BEDS FOR GUEST PARKING, PLUS 2 FOR EVERY 3 EMPLOYEES, MINIMUM 50% COVERED PARKING
MEMORY / NURSE CARE	.5 /BED, PLUS .75 PER EMPLOYEE

~~3. Shared Parking: When a mix of non-residential uses creates staggered peak periods of parking demand, shared parking calculations shall be made to reduce the total amount of required parking for retail, office, institutional and entertainment uses.~~

((O)15-16, 11/08/15)

#### E. Mobility-Impaired Accessible Spaces

1. MOBILITY-IMPAIRED ACCESSIBLE SPACES SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS, INCLUDING, BUT NOT LIMITED, STANDARDS FOR THE SIZE, NUMBER REQUIRED, LOCATION AND MARKING FOR ACCESSIBLE PARKING.. ~~Design Standard:~~

~~a. Width eight (8) feet with a five (5) foot wide adjacent aisle for access to and from the side of a vehicle.~~

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

b. ~~Other dimensions; same as those for standard vehicles.~~

e. ~~The parking space and adjacent aisle shall have a slope less than 1:50 (2 percent).~~

2. ~~Location: Mobility impaired parking spaces shall be located as close as possible to the nearest accessible building entrance, using the shortest accessible route of travel possible. When practical, the accessible route of travel shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the route shall be designated and marked as a crosswalk.~~

3. ~~Marking: Every mobility impaired parking space shall be identified by a sign, centered between three (3) feet and five (5) feet above the parking surface, at the head of the parking space. The sign shall include the international symbol of accessibility and state RESERVED or equivalent language.~~

4. ~~Number of Spaces: Each parking lot shall contain at least the minimum specified number of mobility impaired spaces as provided in the table below.~~

Table 27-15. Number of Mobility Impaired Parking Spaces

<del>1-25</del>	<del>1</del>
<del>26-50</del>	<del>2</del>
<del>51-75</del>	<del>3</del>
<del>76-100</del>	<del>4</del>
<del>101-150</del>	<del>5</del>
<del>151-200</del>	<del>6</del>
<del>201-300</del>	<del>7</del>
<del>301-400</del>	<del>8</del>
<del>401-500</del>	<del>9</del>
<del>501-1000</del>	<del>2% of total space</del>
<del>Over 1000</del>	<del>20 spaces plus 1 space for every 100 spaces or fraction thereof over 1000</del>

5. ~~Van Accessible Spaces: One (1) space per every eight (8) mobility impaired parking spaces or fraction thereof.~~

a. ~~Width: Eight (8) feet with an eight (8) foot adjacent aisle.~~

b. ~~Other dimensions; same as those for standard vehicles.~~

~~e. Height Clearance: 98 inches vertical clearance is required.~~

## F. *Bicycle Parking*

### 1. Types:

a. Class I: Provides covered, secured bicycle parking that insures protection against direct sunlight and theft of the entire bicycle, its components, and accessories such as commuting bags, etc. Class I facilities include bicycle lockers, check-in facilities, monitored parking, restricted access parking or other means which provide the above level of security as approved by the Planning ~~and Planning~~ and Zoning Administrator.

b. Class II: Provides a stationary object that is permanently fixed to the ground or physically attached to a structure to which the operator can lock the bicycle, such as single or multiple bicycle racks. These facilities must be located in a highly visible area that is in close proximity to the primary entrance of the structure it serves, ~~and disbursed~~ DISTRIBUTED conveniently throughout the development; AND not blocking pedestrian access.

### 2. Number Required: Provide bicycle parking spaces at the rate of:

a. One (1) bicycle parking space per twenty (20) required vehicular parking spaces, but in all cases shall provide a minimum of two (2) bicycle spaces, except gas stations having no convenience use (mini-mart).

b. All spaces shall be Class II spaces as defined in subsection [F.2](#) of this section, ~~Bicycle Parking Requirements~~, except MULTI-FAMILY RESIDENTIAL, Professional Offices, Retail Uses, Recreational Uses, Theaters, and Industrial Uses, shall provide ten percent (10%) percent of the required bicycle parking as Class I spaces.

c. The maximum number of required spaces shall be one hundred (100) bicycle-parking spaces.

~~d. Any increase or decrease in parking shall be in accordance with subsection [D.3](#) of this section.~~

### 3. Credit for Bicycle Parking Facilities:

~~Performance Standards:~~ The Planning ~~and Planning~~ and Zoning Administrator may authorize reductions to on-site parking requirements for all non-residential uses, for the provision of bicycle facilities, as follows:

a. One (1) vehicular space per four (4) Class I bicycle spaces.

b. Two (2) vehicular spaces per one (1) shower.

~~c. The number of vehicular spaces required shall not be reduced by more than five (5) percent.~~

((O)16-16, 12/07/16)

### G. *On-Site Circulation*

#### 1. Access Drives:

- a. Access drives shall provide adequate storage length to prevent stopped vehicles from obstructing entering vehicles or vehicles traveling along internal circulation roadways.
- b. Entrances shall provide adequate turning radius for the design vehicle.
- c. Curbs, walls, berms, landscaping, or other barriers shall be employed to prevent ingress or egress at any point other than the approved entrances and exits.
- d. A minimum of 150 feet measured at the centerline shall separate any entrances or exits from the nearest intersecting street centerline.
- e. ~~Entrances and exit drives are limited to two (2) per 300 feet of frontage, with a minimum spacing of 150 feet between centerlines.~~
- f. Cross corner sight visibility shall be provided in accordance with the [Oro Valley Subdivision Street Standards](#).
- g. The Town Engineer shall approve any deviation from these requirements.

#### 2. Ring Roads:

~~Definition: A Ring Road is defined as a roadway encircling a commercial, office or industrial complex with no on street parking, frequent curb cuts to adjacent parking aisles, and parking internal to the ring road.~~

- a. Ring roads shall be designed with 30 MPH design standards and signed at 15 MPH.
- b. Ring roads shall be a minimum of 28 feet in width.
- c. Sight visibility triangles for 30 MPH shall be a minimum along ring roads.

D. RING ROADS ARE REQUIRED IN ALL SHOPPING CENTERS GENERATING MORE THAN 5,000 AVERAGE DAILY TRIPS (ADT).

E. THE TOWN ENGINEER SHALL APPROVE ANY DEVIATION FROM THESE REQUIREMENTS.

#### 3. Perimeter Drive:

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

~~Definition: A Perimeter Drive is defined as a roadway next to a building or group of buildings inside a Ring Road. A Perimeter Drive may be used for pick-up and drop-off of passengers or cargo.~~

- a. Perimeter drives shall NOT have uninterrupted distances greater than 400 feet.
- b. Perimeter drives shall be no wider than 28 feet with no parking, except as defined above.
- c. Short radius curves are encouraged along the perimeter roads to limit speeds.
- d. Sight visibility triangles for 20 MPH shall be a minimum along perimeter drives.

**E. PERIMETER DRIVES SHALL BE DESIGNED TO DISCOURAGE THROUGH TRAFFIC IN SHOPPING CENTERS WITH ACCESS DRIVES AND RING ROADS.**

#### 4. Parking Aisles:

- a. Parking aisles shall not be designed ~~to~~ THAT require ~~or encourage~~ vehicles to back into a street, RING ROAD, PERIMETER DRIVE, pedestrian way, or alley in order to leave the parking lot or maneuver out of a parking space.
- ~~b. Parking aisles shall not be designed to carry more than 1000 vehicles per day.~~
- c. Parking aisles shall not be longer than 300 feet without a break in circulation.
- d. The preferred parking format is 45 degree parking on one-way parking aisles. Other parking configurations may be accepted provided it does not result in increased pedestrian-vehicular conflicts, and is consistent with Table 27-16.

Table 27-16. Off-Street Parking

MOTOR VEHICLE PARKING AREA DIMENSIONS					
A	B	C	D	E	F
0°	9.0'		12.0'	23.0'	28.0'
20°	9.0'	16.3'	12.0'	57.6'	44.6'
30°	9.0'	18.6'	12.0'	29.6'	49.2'
45°	9.0'	21.2'	13.0'	14.1'	55.4'
60°	9.0'	22.5'	18.0'	13.0'	63.0'
70°	9.0'	22.3'	19.0'	11.5'	63.6'

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

MOTOR VEHICLE PARKING AREA DIMENSIONS					
A	B	C	D	E	F
80°	9.0'	21.5'	24.0'	10.6'	67.0'
90°	9.0'	20.0'	24.0'	10.0'	64.0'

Elements

A. Parking Angle

B. Space Width

C. Space Depth

D. Aisle Width

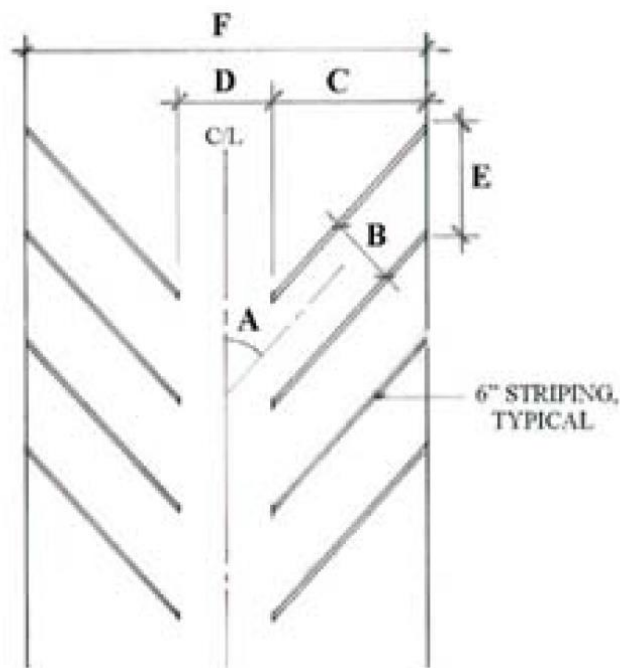
E. Curb Length

F. Center to Center Width of Double Row and Aisle

Minimum 2 - way traffic aisle width: 24'

Minimum 1 - way traffic aisle width: 12'

Minimum 1 - way fire lane access aisle width: 20'



- i. End islands shall be sufficiently large to assure adequate cross corner sight visibility with the intersecting access drive.



Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

e. Passenger Drop-Off Points: Drop-off points, separated from street traffic lanes, ring roads, parking aisles, loading areas, access drives, or perimeter roads, and readily accessible without hazardous maneuvering, shall be provided in conjunction with the following uses: senior care facilities, hotels, motels, resorts, hospitals and clinics, educational facilities, libraries, and day care centers with fifty (50) or more students or children, religious facilities with one hundred (100) or more seats, transit terminals, park and ride lots, major recreational facilities, public buildings, ~~financial services greater than five thousand (5,000) square feet of gross floor area,~~ shopping centers and other office/commercial uses and restaurants. Passenger drop-off points for senior care facilities shall include a shade structure with bench seating.

f. Transit Stops: Any Commercial, Office, or Industrial development ~~of a minimum~~ one hundred thousand (100,000) square feet ~~IN SIZE OR GREATER~~ shall provide transit STOPS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE TOWN ENGINEER ~~turn-outs~~.

G. Transit ~~turn-outs~~ STOPS shall be centrally located for ease of access and shall be in sufficient numbers TO SERVE THE NEEDS OF AREA USERS. IN AREAS WHERE MULTIPLE USES WOULD REQUIRE A STOP, AND ONE HAS BEEN PROVIDED TO SERVE THE AREA, THE TOWN ENGINEER MAY WAIVE THIS REQUIREMENT. ~~and designed in accordance with the standards established by the Town Engineer.~~

~~g.~~ H. Carpools: Off street parking provided for all employment uses requiring eighty (80) or more spaces shall provide at least ten (10) percent of the total parking area as designated for use by car pools, and be clearly signed and managed to that end. Carpool parking shall be as close to the building as possible, without impeding visitor or mobility-impaired parking. Where car pool parking is provided by this Section, the required parking may be reduced by five (5) percent.

((O)15-16, 11/08/15)

## H. *Design and Improvement Standards*

### 1. *Parking Lot Layout (Design)*

A. THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR MAY APPROVE THE CONVERSION OF OFF-STREET PARKING WITHIN PARKING LOTS TO OTHER ALTERNATIVE USES (E.G. OUTDOOR DINING, FARMERS MARKETS, ETC.) AS DESCRIBED BELOW:

I. TEMPORARY CONVERSION FOR A CONTINUOUS PERIOD OF TIME REQUIRES A SPECIAL USE PERMIT IN ACCORDANCE WITH SECTION 25.3.A.

II. INTERMITTENT CONVERSION FOR PERIODS OF TIME THAT DO NOT IMPACT PEAK PARKING PERIODS FOR OTHER USES WITHIN THE CENTER.

III. PERMANENT CONVERSION REQUIRES A REVISION TO THE APPROVED SITE AND LANDSCAPE PLANS.

B. REVIEW CRITERIA: FOR THE CONVERSION OF ANY OFF-STREET PARKING AREA TO BE APPROVED, THE PLAN MUST ACCOMPLISH THE PURPOSE OF THIS SECTION. SPECIFIC CONSIDERATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

I. ADEQUATE PARKING IS AVAILABLE FOR ALL USES FOLLOWING THE CONVERSION.

II. TRAFFIC AND CIRCULATION (BOTH VEHICULAR AND PEDESTRIAN) WITHIN THE CENTER ARE NOT SIGNIFICANTLY IMPACTED AS DETERMINED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINISTRATOR.

~~a-~~ C. ~~Parking Space Dimension: Parking spaces shall be a minimum of nine (9) feet in width and twenty (20) feet in length. Parallel parking spaces shall be a minimum of eight (8) feet in width and twenty three (23) feet in length. Motorcycle parking spaces, if provided, shall be in addition to any required parking and shall be a minimum of three (3) feet in width and ten (10) feet in length.~~

I. STANDARD PARKING SPACES SHALL BE A MINIMUM OF NINE (9) FEET IN WIDTH AND TWENTY (20) FEET IN LENGTH.

II. PARALLEL PARKING SPACES SHALL BE A MINIMUM OF EIGHT (8) FEET IN WIDTH AND TWENTY-THREE (23) FEET IN LENGTH.

III. MOTORCYCLE PARKING SPACES, IF PROVIDED, SHALL BE IN ADDITION TO ANY REQUIRED PARKING AND SHALL BE A MINIMUM OF THREE (3) FEET IN WIDTH AND TEN (10) FEET IN LENGTH.

~~b-~~ D. ~~Parking Structures: Parking structures, including underground parking, are recognized as a means to conserve on-site open space and are encouraged as an alternative to developing all required parking as surface lots. As an incentive, allowable floor area ratios (FAR) may be increased up to ten percent (10%) for every one hundred (100) underground parking spaces or aboveground parking structures.~~

~~c-~~ E. ~~Circulation Routes: Parking lots shall provide well-defined circulation routes for vehicles, bicycles, and pedestrians. Layout and design shall anticipate the needs of users and provide continuity between vehicular circulation, parking, pedestrian and bicycle circulation.~~

~~d-~~ F. ~~Traffic Control Devices: Standard traffic control signs and devices shall be used to direct traffic, where necessary, within a parking lot and must incorporate traffic calming methods in the design. Parking lot sign standards shall be in accordance with Chapter [28](#).~~

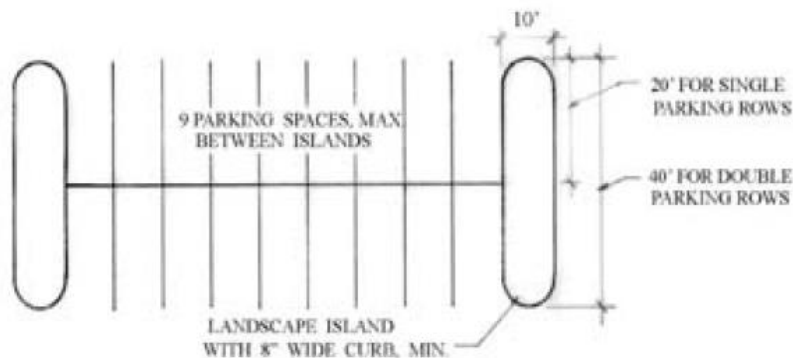
Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

~~e.~~ G. Orientation: All parking lots shall include walkways that are located in places that are logical, safe, and convenient for pedestrians.

~~f.~~ H. Landscape Islands: ~~To the maximum extent feasible, landscaped~~ islands with curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.

I. Every nine (9) parking spaces shall have a landscaped island. The dimensions of which shall be ten (10) feet outside edge to outside edge of curb and the curb shall be a minimum of eight (8) inches in width. The length shall be forty (40) feet outside edge to outside edge of curb. For single loaded parking the landscaped island shall be ten (10) feet outside edge to outside edge of curb and twenty (20) feet in length outside edge to outside edge. The provisions of Section [27.6](#), Landscape Conservation, shall apply.



~~g.~~ J. Shopping Cart Bays: Parking areas where shopping carts are an integral part of the commercial business shall be designed to accommodate shopping cart storage. Cart storage spaces shall be integrated into the landscape areas within the parking area and shall be placed appropriately to accommodate the maximum number of parking spaces. Cart storage spaces shall be a minimum of four (4) feet wide and a maximum of nine (9) feet wide and the length shall be no longer than the depth of a parking stall. The minimum height shall be forty-five (45) inches measured from finished grade. Any lot for retail stores such as grocery or home improvements, and containing one hundred (100) or more parking spaces shall install at least one (1) shopping cart bay per eighty-five (85) spaces provided. The Planning and Zoning Administrator and Town Engineer may increase or decrease the number of shopping cart bays.

~~h.~~ K. At a minimum shopping cart bays shall be constructed of opaque material that may consist of the following: landscaping, berming, and/or masonry block faced with the same material of the serving store. Such bays shall be maintained by the serving store or the Property Owners Association, if any, or the property owner/management company of the center. The Planning and Zoning Administrator shall have the right to inspect such bays and cite the serving store, Property

Additions are shown in ALL CAPS

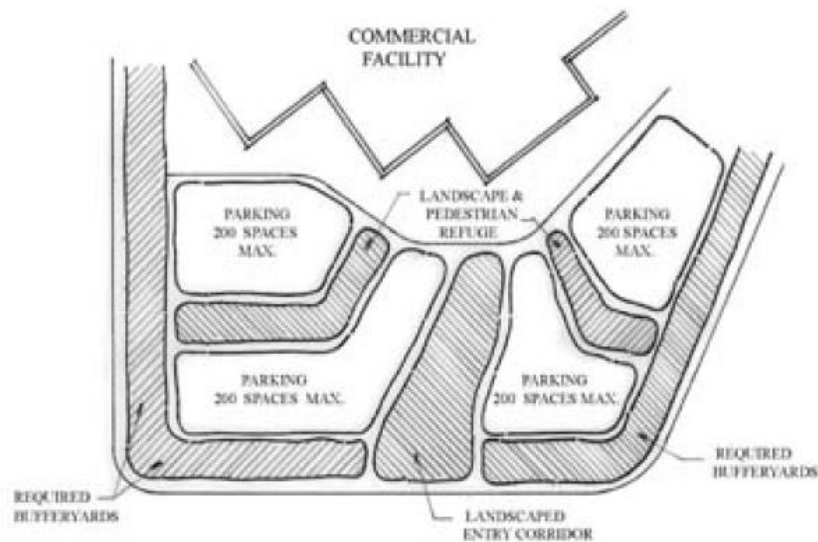
Deletions are shown in ~~strikethrough~~

Owners Association, or property owner/management company if such bays are not kept in good condition and properly maintained.

~~i.~~ L. Points of Conflict: The lot layout shall specifically address the interrelation of pedestrian, vehicular and bicycle circulation in order to provide continuous and direct pedestrian access with a minimum of driveway and drive aisle crossings. Required treatment such as raised pedestrian crossings, forecourts and landings, special paving, signs, lights, and bollards shall be provided at significant points of conflict.

~~j.~~ M. Lot Size/Scale: Large surface parking lots shall be visually and functionally segmented into several smaller lots according to the following standards:

- i. Large parking lots shall be divided into smaller sections by landscape areas. Each section shall contain a maximum of two hundred (200) parking spaces.



- ii. Parking bays shall extend no more than nine (9) parking spaces without an intervening tree landscape island or landscaped peninsula. The provisions of Section [27.6](#), Landscape Conservation, shall apply.

- iii. No more than fifty percent (50%) of the off-street parking area be located in the front yard (see definition of front yard, Chapter [31](#)).

~~k.~~ N. Truck Traffic: All development that generates truck traffic that may adversely affect a neighborhood by creating noise, dust, or odor problems shall avoid or mitigate those impacts either through physical design or operational procedures and Section [27.8](#), Off-Street Loading.

O. REFUSE: ALL PARKING LOTS SHALL INCLUDE SUFFICIENT REFUSE COLLECTION AREAS TO SERVE THE INTENDED USES, SUBJECT TO THE FOLLOWING:

I. ALL ASPECTS OF REFUSE COLLECTION, INCLUDING GREASE COLLECTION CONTAINERS, MUST BE FULLY ENCLOSED IN ACCORDANCE WITH SECTION 27.6.C.5.XII,

II. REFUSE LOCATIONS ARE SUBJECT TO THE BUILDING SETBACK OF THE ZONING DISTRICT WHEN ADJACENT TO ANY PROPERTY USED, ZONED, OR DESIGNATED BY THE GENERAL PLAN FOR RESIDENTIAL PURPOSES.

III. REFUSE PICK-UP ONLY PERMITTED FROM DAWN TO DUSK.

## 2. *Improvement Standards*

All public and private parking areas except for residential uses permitted in the R-1 and R-4 Districts shall be improved and maintained to the following standards:

- a. Slope and Grading: The finished grade of the parking lot shall be in accordance with the Town's grading standards. Grading of a site shall benefit landscaped areas IN ACCORDANCE WITH SECTION 27.6.C.4 and conform to the requirements of the Town's Grading Ordinance, Section [27.9](#). Below-grade or recessed parking lots are encouraged and may be required by the Planning and Zoning Administrator or the Town Engineer to provide additional screening from major thoroughfares or residential areas.
- b. Drainage: In addition to the Town's drainage requirements, drainage flow shall be considered a resource and be designed to benefit landscaped areas on the development site IN ACCORDANCE WITH SECTION 27.6.C.4. Erosion control measures shall be designed and implemented to control drainage flow from impervious areas onto abutting soil surfaces.
- c. Surfacing: All non-landscaped parking areas shall be paved with a durable asphalt, concrete, stone, tile, or brick surface, consistent with pavement design principles and engineered according to soil conditions and wheel-loads. Pedestrian use areas and crossings within parking areas shall be paved with tile, brick, concrete pavers, colored asphalt, patterned and colored concrete, or asphalt.
- d. Barriers: Parking areas and spaces shall be provided with bumper barriers, wheel stops or wheel stop curbing designed to prevent parked vehicles from extending beyond the property lines, damaging adjacent landscaping, walls or buildings, or overhanging sidewalk areas. Wheel stops or wheel stop curbing shall be located three (3) feet from the front of the parking space. No barriers shall be required for head-to-head parking.

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

e. Pavement Marking: Parking spaces in paved parking areas shall be permanently marked with striping. Space lines shall be a minimum of four (4) inches wide, white paint or plastic, and extend for a minimum of ten (10) feet for interior lines. End lines shall extend the full length of the space.

f. Lighting: All parking areas shall comply with the Town of Oro Valley Outdoor Lighting Code, Section 27.5, Outdoor Lighting.

((O)11-15, 05/18/11)

## Section 27.8 Off-Street Loading

### A. Applicability

The provisions of this section apply to:

1. New development.
2. New uses locating in an existing development, as required in Section [27.7.B.2](#).
3. Any expansion of an existing use or any addition of a new use to an existing development, as required in Section [27.7.B.3](#).

### B. General Regulations

All buildings hereafter erected or established shall have and maintain loading spaces as determined by the Town Engineer subject to conditions herein.

1. No part of an alley or street, including public walkway's ~~easements~~ and fire lanes, shall be used for loading or maneuvering unless so ~~designated by the Town~~ **APPROVED BY THE TOWN ENGINEER AND PLANNING AND ZONING ADMINSTRATOR**.
2. No loading space that is provided in an approved development shall hereafter be eliminated, reduced or converted unless equivalent facilities are provided elsewhere.
3. All required loading spaces shall be located on the same lot **OR WITHIN THE SAME CENTER** as the use served.
4. Use of Loading Space: A loading space shall not be used for the repair, storage, or dismantling of vehicles or to satisfy the area requirements for off-street parking and no general storage.
5. Mixed Uses: If there are mixed uses, the total requirements for off-street loading spaces are the sum of the individual requirements of the various uses.

6. Modification of Requirements: The Town Engineer AND PLANNING AND ZONING ADMINISTRATOR may reduce the number and location of required loading spaces where ~~he or she determines that an unusual situation exists~~ MULTIPLE USES EXIST WITHIN A CENTER AND A SHARED OFF-STREET LOADING SPACE(S) CAN SERVE MORE THAN ONE.

((O)11-15, 05/18/11)

### C. Design Standards

1. ~~Location of Loading Space:~~ Required off-street loading spaces shall be located:

- a. ~~On-site~~ ON THE SAME LOT OR WITHIN THE SAME CENTER and no further than 100 feet from the building served.
- b. No closer than 30 feet to any property used, zoned, or designated by the General Plan, for residential purposes.

2. Dimensions:

- a. A required loading space for commercial, institutional, or office use shall be at least 12 feet wide by 35 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of 15 feet.
- b. A required loading space for an industrial use shall be a minimum of 12 feet by 45 feet in length with a minimum height clearance of 15 feet.

3. Access: Each loading space shall be accessible from a street or from an aisle or drive connecting with a street. Such access may be combined with access to a parking lot if designed in a manner that will not disrupt normal traffic flow. Access to loading spaces shall not be blocked by other loading spaces, stacked goods, permanent or movable structures of any type including trash receptacles or compactors, nor shall any loading space interfere with any fire exit or emergency access or fire lanes.

4. Prohibited Location: No loading space shall be located within the right-of-way of any street, ACCESS OR PERIMETER DRIVE, PARKING AREA ACCESS LANE (PAAL), roadway, or public alley, or in any designated off-street parking area. At no time shall any part of a truck or van be allowed into a public thoroughfare or right-of-way while the truck or van is being loaded or unloaded.

5. Maneuvering: Adequate off-street maneuvering area shall be provided on-site and not within any public street right-of-way.

6. Accessibility: All loading spaces shall be accessible at all times from a street, alley, or driveway intended to serve such off-street loading areas. Access to loading areas may be provided by way of designated off-street parking areas using only marked aisles for such access. If access to loading spaces

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

involves the utilization of off-street parking areas, no interference of any type shall be permitted in terms of the normal use and function of said off-street parking lot, and no designated off-street parking area or space shall be infringed upon at any time for the movement of any vehicle waiting to gain access to said loading space.

7. Enclosure of Loading Space: Required off-street loading space may be partially or entirely enclosed within a building, provided the building meets all the requirements pertaining to required setbacks.

8. Screening: The Oro Valley Landscaping Standards shall apply.

9. Lighting: Lighting in a loading area, if installed, shall be in accordance with Oro Valley Zoning Code Revised, Section [27.5](#).

10. Surfacing: An outdoor loading space shall be surfaced in such a manner as to make it weatherproof and dust-proof in accordance with the provisions of Section 27.7.F.5.b.iii, Surfacing.

**D. Off-Street Loading Required**

1. Retail establishments, Restaurants, Industrial, manufacturing, Warehouse, Wholesale Uses, Freight Terminals or Hospitals having an aggregate gross floor area of 5,000 square feet or more.

Table 27-17. Off-Street Loading

Gross Floor Area	Number of Spaces
Square feet	
5,000 - 24,999	1
25,000 - 49,999	2
50,000 - 99,999	3
100,000 - 174,999	4
175,000 - 249,999	5

For each additional 75,000 square feet (or fraction thereof) of gross floor area, one (1) additional loading space shall be provided.

2. Public Assembly uses, such as auditoriums, and hotels.

Table 27-18. Off-Street Loading



Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

Gross Floor Area	Number of Spaces
Square feet	
5,000 - 24,999	1
30,000 - 129,999	2
130,000 - 229,999	3

For each additional 100,000 square feet (or fraction thereof) of gross floor area, one (1) additional loading space shall be provided.

3. Office uses shall provide one (1) loading space for the first 5,000 to 100,000 square feet with one (1) additional loading space for each additional 100,000 square feet of floor area or fraction thereof.

4. Office uses may, in-lieu of providing loading spaces as per the above, ~~may~~ provide loading space for UPS, FedEx, Office Supply delivers DELIVERIES within the passenger drop-off area, provided that the drive aisle is a minimum of 30 feet in width or a loading zone may be designated and marked within the parking lot.

## **SECTION 27.9 – 27.10 NO CHANGES**

## **SECTIONS 27.10.A – 27.10.E – NO CHANGES**

## CHAPTER 31 DEFINITIONS

### *RAINWATER HARVESTING*

THE INTERCEPTING, CATCHING, STORING, DIVERTING, OR DIRECTING STORM WATER RUNOFF FROM ROOFS, PARKING AREAS, ETC., DURING RAIN EVENTS AND PUTTING IT TO BENEFICIAL USE.

### *RAINWATER HARVESTING INFILTRATION AREA*

PERVIOUS AREAS OF A SITE WHERE HARVESTED WATER COLLECTS AND SOAKS INTO THE SUBSURFACE TO SUPPORT LANDSCAPE PLANTS.

### *RAINWATER HARVESTING PASSIVE SYSTEM*

A SYSTEM THAT DIVERTS OR DIRECTS RAINWATER RUNOFF TO APPROPRIATE LOCATIONS WHERE IT IS COLLECTED AND ALLOWED TO INFILTRATE THE SOIL NATURALLY. THIS SYSTEM CONTAINS NO LONG-TERM STORAGE CAPABILITIES.

### *RAINWATER HARVESTING ACTIVE SYSTEM*

A SYSTEMT THAT EMPLOYS A RESERVOIR OR OTHER WATER STORING APPARATUS TO CATCH AND STORE RAINWATER FOR LATER USE WITH CONVENTIONAL LANDSCAPE IRRIGATION SYSTEMS. IT TYPICALLY INVOLVES ELECTRIC PUMPS, VALVES AND WILL BE CROSS-CONNECTED TO THE SITE IRRIGATION SYSTEM.

### *Vehicle*

~~A device in, on or by which a person or property is or may be transported or drawn.~~ A DEVICE IN, UPON, OR BY WHICH A PERSON OR PROPERTY IS OR MAY BE TRANSPORTED OR DRAWN/PULLED INCLUDING SELF-PROPELLED AUTONOMOUS VEHICLES.

### *VEHICLE, ABANDONED OR JUNK*

A VEHICLE OR ANY MAJOR PRTION THEREOF THAT IS INCAPABLE OF MOVEMENT UNDER ITS OWN POWER AND WILL REMAIN SO WITHOUT MAJOR REPAIR OR RECONSTRUCTION. MAJOR PORTION MEANS, BUT IS NOT LIMITED TO, THE REMOVAL OF THE DIFFERENTIAL, TRANSMISSION, HEAD, ENGINE BLOCK OR OIL PAN.

### *Vehicle Dealer*

Additions are shown in ALL CAPS

Deletions are shown in ~~strikethrough~~

---

An agency selling new or used motor vehicles and providing services commonly associated with motor vehicle sales.

*VEHICLE, GROSS VEHICLE WEIGHT RATING*

THE VALUE SPECIFIED BY THE MANUFACTURER AS THE LOADED WEIGHT OF THE VEHICLE

*VEHICLE, MAJOR REPAIRS*

THE REMOVAL FROM ANY VEHICLE OF A MAJOR PORTION THEREOF INCLUDING, BUT NOT LIMITED TO, THE DIFFERENTIAL, TRANSMISSION, HEAD, ENGINE BLOCK OR OIL PAN.

*VEHICLE, RECREATIONAL*

A VEHICLE OR VEHICLE COMBINATION THAT IS MORE THAN TWENTY-SIX THOUSAND (26,000) POUNDS GROSS VEHICLE WEIGHT RATING AND THAT IS DESIGNED AND EXCLUSIVELY USED FOR PRIVATE PLEASURE, INCLUDING, BUT NOT LIMITED TO, VEHICLES COMMONLY REFERED TO AS MOTORHOMES, PICK-UP TRUCKS WITH CAMPERS, TRAVEL TRAILERS, TOY HAULERS, BOAT TRAILERS AND HORSE TRAILERS USED EXCLUSIVELY TO TRANSPORT PERSONAL POSSESSIONS OR PERSONS FOR NONCOMMERCIAL PURPOSES

*Vehicle Repair*

All aspects of motor vehicle repair including, but not limited to, lubrication, tune-up, and preventive maintenance.

*Vehicle Repair Facility*

A facility that provides for the repair or maintenance of motor vehicles.

*Vehicle Storage Facility*

A facility whose primary purpose is the temporary storage of motor vehicles, including parking garages.

*Vehicle Wash*

A convenience use for the cleaning and washing of motor vehicles including interior cleaning and vacuuming and waxing.

*Veterinary Services*

An establishment where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment.