

APPENDIX

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APPENDIX A. DESIGN GUIDELINES

A-I. Purpose and Applicability.

- A. Purpose.** The design guidelines are discretionary criteria which are used in the City's review of project proposals. They are intended to encourage high quality building and site design that complements the architecture, landscapes, history, and culture of Tempe and ensures the functionality of the built environment.
- B. Applicability.** The design guidelines are to be applied by the City during project reviews. Applicants are responsible for addressing the guidelines in their project proposals, and the City, through its applicable decision making bodies (Part 6 of this Code) may require modifications to designs to be consistent with the design guidelines. Where an existing building or site that is being added onto or remodeled does not meet a design guideline, the addition or remodel should bring the subject building or site into closer conformance with the guideline, to the extent practicable given the nature and extent of the alteration.

A-II. Building Design Guidelines.

- A. Contextual Design Guideline.** Building elevations and materials should have design characteristics that are contextually appropriate. Contextual relationships are determined through design review and consider: massing, rhythm, scale, height, roof form, fenestration (windows and doors), articulation/relief, materials, detailing, lighting, signs, and other features of existing on the site, if any, and adjacent buildings. Where contrasting design elements are provided, the applicant must demonstrate how the alternate design is equal or superior to the existing and/or adjacent building design in terms of compatibility.
1. **New Design Character.** A building design that varies from the contextual design guideline in establishing a new character, may be approved only after demonstrating that the proposed design is consistent with the development plan approval criteria in Section 6-307 and it provides exceptional or unique benefits to the neighborhood or community, which may include but are not limited to the following values:
 - a. Energy conservation through a certified "green building" or "sustainable development" project;
 - b. Historic preservation; and
 - c. Affordable housing.

- B. Accessibility.** Buildings should be accessible for every person, consistent with the Americans with Disability Act (ADA) and its implementing standards and guidelines. The Americans with Disabilities Act (ADA) is a federal law that was enacted in 1990 for the purpose of ensuring that all Americans have the same basic rights of access to services and facilities. The ADA prohibits discrimination on the basis of disabilities. To effect this prohibition, the statute required certain designated federal agencies to develop implementing regulations, known as the ADA Accessibility Guidelines (ADAAG). The guidelines and standards contained within the ADAAG are continually being updated and refined, and current versions should be reviewed as part of the design process for every project.
- C. Crime Prevention Through Environmental Design (CPTED).** Safe environments and pedestrian activity are interrelated and one cannot exist without the other. Therefore building designs should support pedestrian activity and provide natural surveillance of spaces from key locations inside and next to buildings. This should be accomplished through the appropriate design and placement of windows, entrances, pedestrian amenities, lighting, outdoor rooms (e.g., balconies, arcades, and similar features), and activity support. Buildings should incorporate entrances, windows, balconies, and activities allowing visibility of the street, parking areas, and entrances from inside buildings; and visibility of building entrances and other public gathering spaces from the street, as generally shown below. Lighting must conform to the provisions of Part 4, Chapter 8.

The CPTED principles are:

1. Natural Surveillance

Natural surveillance is the CPTED concept that encourages an open design. It promotes opportunities for people, as they are engaged in their normal behaviors, to observe the space around them.

This principle allows people to feel comfortable as they use a space, maintain distance from intruders that may be in or near the space, and encourage observation of those individuals that may be using the space with criminal intent.

Natural Surveillance encourages the design and placement of physical features so as to maximize visibility. This includes building orientation, placement of windows, building and site entrance and exit locations, refuse containers, landscape materials, parking lots, walkways, walls and fences (including the use of wrought iron and similar materials that promote visibility), signage, and other physical obstructions. It may also include the placement of persons or activities to maximize surveillance possibilities.

Minimally maintained lighting standards that provide for nighttime illumination of parking lots, walkways, entrances, exits and related areas, to promote a safe environment, are also Natural Surveillance components of good CPTED design.

2. Access Control

Access control is the CPTED principle directed at decreasing criminal accessibility. This principle is especially important where intruders will not be easily observed. Fences, walls, and actual building location on a site are primary considerations to access control.

However, provisions of access control must encourage the use of natural surveillance, where practical, to restrict criminal intrusion into an area.

Intruders are more readily recognized through the proper location and use sidewalks, pavement variations, gates, lighting, signage, fencing, landscape and other techniques used to clearly guide the public to and from activity areas and are primary to effective access control.

3. Activity Support

Activity support involves the placement on activities where the individuals engaged in those activities become part of the natural surveillance and access control systems. Examples include:

Placement of safe activities in areas so as to discourage would be offenders. The goal is to increase the likelihood of good natural surveillance and the perception of safety for normal users, and the perception of risk for the offenders.

Placement of high-risk activities in safer locations to overcome the vulnerability associated with these activities through the use of good natural surveillance and access control techniques.

The location of gathering areas in places that provides good natural surveillance and access control.

4. Territoriality

Territoriality is the CPTED principle that is used to clearly delineate private space from semi-private and public spaces. Properly used it creates a sense of ownership in private and semi-private areas.

Territoriality creates an environment where strangers and intruders stand out and are more easily identified. This is accomplished through the effective use of signage, grade changes, fencing, landscape edging, lighting, and any number of imaginative techniques that encourage individuals to take pride in their surroundings and report criminal activity.

5. Maintenance

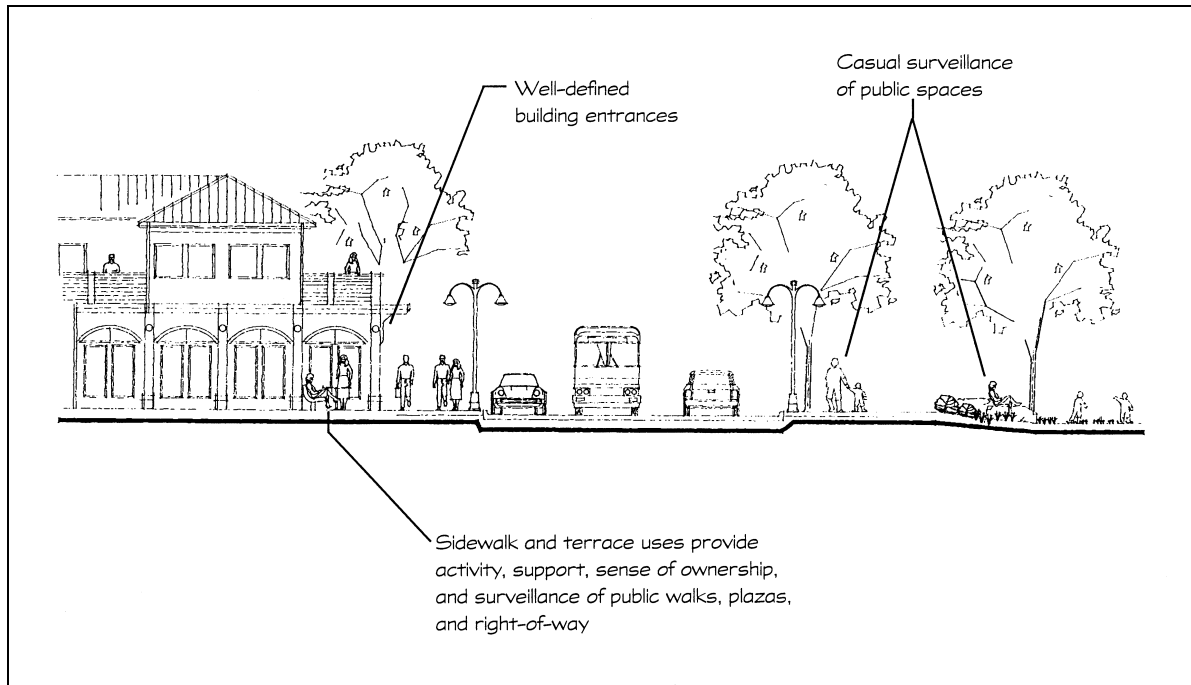
Proper maintenance of landscape, lighting, addressing, and other features can facilitate the principles of CPTED. It is clear that Access Control, Natural Surveillance, and Territoriality all have a maintenance component. Examples:

Proper maintenance of security lighting to insure that lamps are working properly and the required minimum lighting level are being maintained.

Landscape which is maintained to prescribe standards so as to minimize conflicts between natural surveillance opportunities and landscape at maturity.

The recognition of these principles should help guide owners, architects, planners, and developers of property to design built environments that accomplish the goals of the police department's crime prevention goals.

Figure A-II.C. Crime Prevention Design, Streetscape



D. Outdoor Living Area. Required outdoor living areas (per Part 3 and 5) should conform to the following standards:

1. At least fifty percent (50%) of all required areas should be in private outdoor spaces, such as patios, porches, balconies, rooftop gardens, and/or other areas designed for the exclusive use of individual dwelling units;
2. Designated private outdoor living spaces should have dimensions that are not less than six (6) feet in width and six (6) feet in depth, and eight (8) feet in height;
3. Areas not designed for the exclusive use of individual dwellings under subsection 1, above, should be designated common areas for all residents of a development. Common areas may include but are not limited to: patios, porches, balconies, rooftop gardens, recreation areas, open space, etc; and
4. Designated common outdoor living spaces should have dimensions that are not less than fifteen (15) feet in width and fifteen (15) feet in depth, eight (8) feet in height, and five hundred (500) square feet in area per space.

A-III. Bicycle Parking Design Guidelines.

A. Bicycle Parking Location and Design.

1. All parking spaces for bicycles should be equipped with a security rack that is designed and installed in conformance with the Pedestrian and Bicycle Facility Design Guidelines, contained in the Comprehensive Transportation Plan. Bicycle racks other than the standard detail may be approved, subject to design review and approval by the Public Works Director;
2. Areas set aside for bicycle parking should be clearly marked and reserved for bicycle parking only;
3. Bicycle parking should not impede or create a hazard to pedestrians. Parking areas should be located so as to not conflict with vision clearance standards;
4. Bicycle parking should be conveniently located with respect to both the street right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). It should be incorporated whenever possible into building design and coordinated with the design of street furniture (e.g., benches, street lights, planters and other pedestrian amenities) when street furniture is provided;
5. Bicycle racks should be installed near main building entrances and located in areas with shade. A pedestrian pathway linking the bicycle parking area to the public sidewalk and the primary building entrance(s) should be provided;
6. Site design for bicycle parking should conform to the Pedestrian and Bicycle Facility Design Guidelines contained in the Comprehensive Transportation Plan;
7. Bicycle parking should be visible to cyclists from street sidewalks or building entrances, to aid in security from theft and damage; and
8. Bicycle parking should be at least as well lit as vehicle parking for security.

- B. Options for Storage.** Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building.

A-IV. Landscape Design Guidelines.

A. General Landscape Guidelines. Landscape plans should demonstrate that developments satisfy the following guidelines, as applicable, and as generally shown in the figures below:

1. Provide visual screening, privacy and natural surveillance, where needed.
2. Retain natural vegetation and incorporate it into the landscape design, as practicable;
3. Define pedestrian pathways and open space areas with landscape materials where appropriate;
4. Provide focal points within a development, such as specimen trees, hedges, flowering plants, art and pedestrian amenities;
5. Use a combination of plants for year-long color and interest; and
6. Use landscape treatments to enhance the screening of outdoor storage and mechanical equipment areas, and enhance graded areas such as earth berms, swales and retention ponds.

Figure A-IV A.1, General Landscape Guidelines

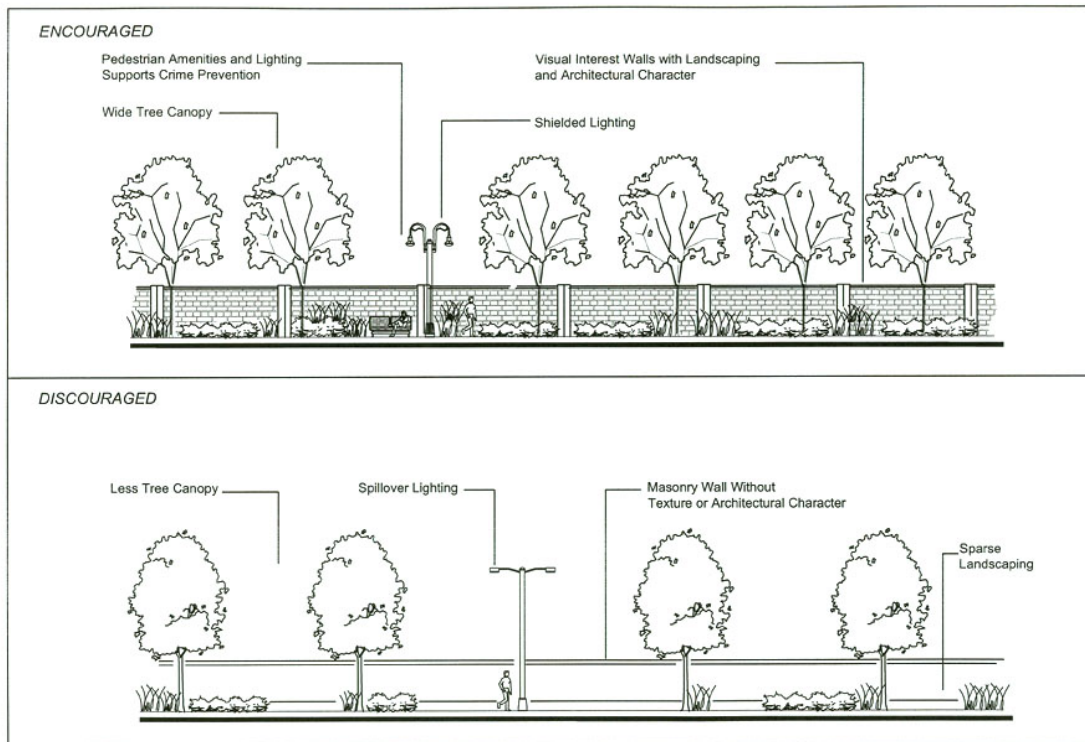


Figure A-IV A.2, General Landscape Guidelines (continued)

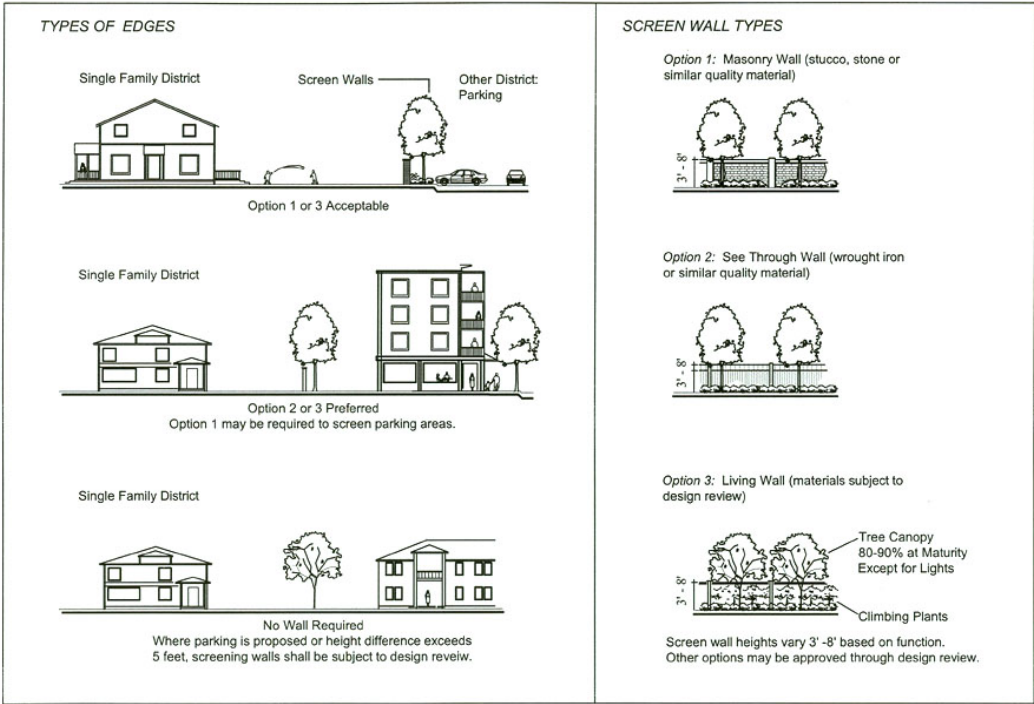
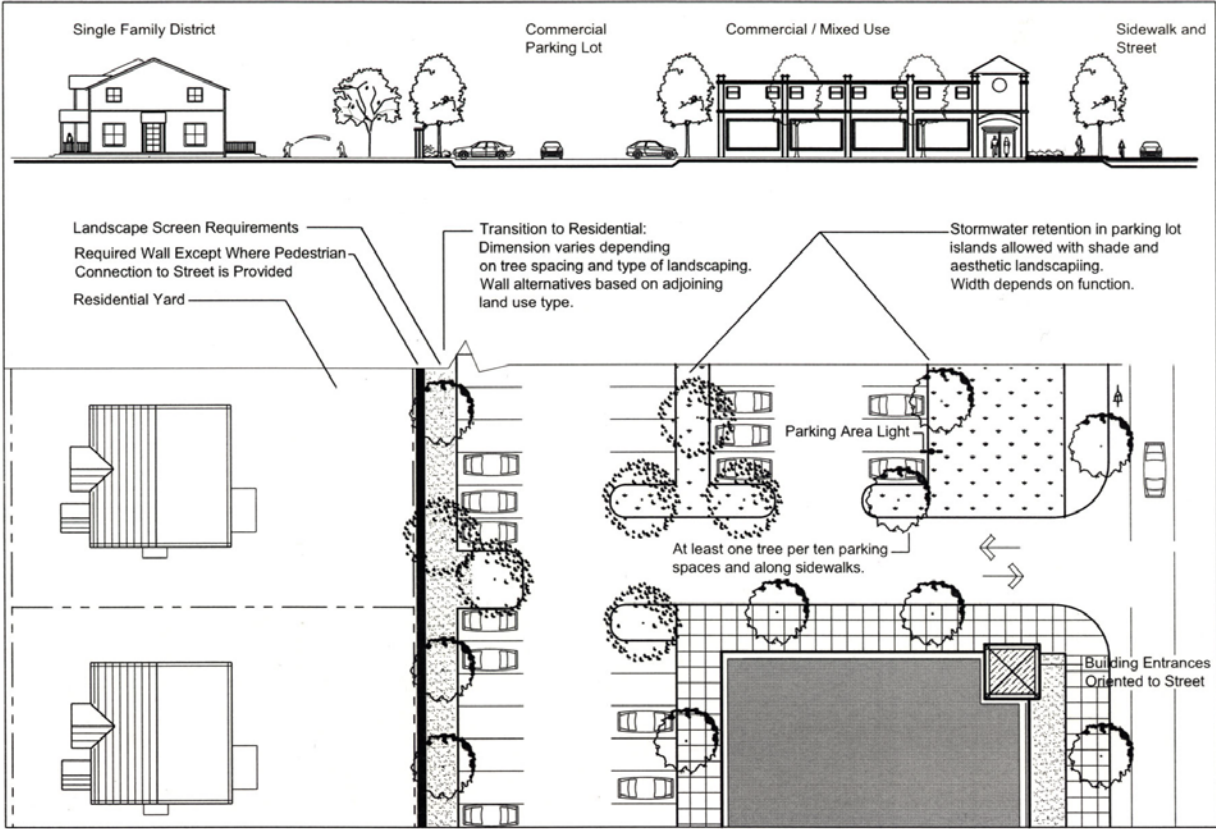


Figure A-IV A.3, Parking Area Landscape Guidelines



- B. Tree Selection Guidelines.** Tree species should be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Consideration should be given to:
1. Provide a broad canopy where shade or screening of tall objects is desired;
 2. Use low-growing trees for spaces under utility wires;
 3. Select trees from which lower branches can be trimmed in order to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;
 4. Use narrow or columnar trees where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance; and
 5. Street trees should be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. Tree placement should provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles.
- C. Screening Guidelines.** The design of screening devices should consider the following guidelines:
1. Site conditions and adjacent uses should be considered when designing visual screening;
 2. Provide shade over walkways, if appropriate;
 3. Natural surveillance, access control, and privacy needs should be considered; and
 4. General consistency with the guidelines in Figures A-IVA1 and A-IVA2, above.
- D. Wall Design.** All required walls shall be located and designed based on the intended screening function, proposed use, and adjoining uses, as follows:
1. Walls placed between a residential district and any commercial use, industrial uses, or surface parking lot exceeding ten thousand (10,000) square feet shall be constructed of masonry, concrete, ornamental iron, or equal or better quality material, as approved through design review;
 2. All masonry walls shall have an architectural texture, color and material compatible with the primary building on site (or on respective sides). Walls may have ornamental decorative iron fence panels, vertical pickets with spacing that is consistent with the Uniform Building Code, as an integral part of the design of the wall; and

3. A living wall or see through ornamental iron fence may be approved as a substitute for masonry if the wall is not required for visual screening of mechanical equipment, outdoor storage areas, or parking areas.

E. **2' Plant List.** See Appendix B.

F. **3' Plant List.** See Appendix C.

A-V. Access and Circulation Design Guidelines.

A. Shared Driveways. The number of driveway and private street intersections with public streets should be minimized through the use of shared driveways with adjoining uses where feasible. The City may require the use of shared driveways through the land use and development review process, for traffic safety and access management purposes in accordance with the following standards:

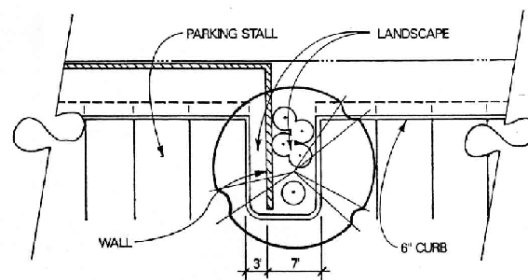
1. Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, the City may require that they be stubbed to adjacent developable parcels for future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development due to infill or redevelopment potential.
2. Access easements (i.e., for the benefit of affected properties) should be a condition of land use or development approval and should be recorded for all shared driveways prior to occupancy.
3. Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent extending the street/driveway with reciprocal access in the future.

B. On-Site Traffic Calming. Traffic calming features such as curb extensions, special paving, humps or other features may be required for the on-site circulation systems and street access points of larger developments. Traffic calming measures should conform to the Pedestrian and Bicycle Facility Design Guidelines, contained in the Comprehensive Transportation Plan.

A-VI. Security Gates Design Guidelines.

The following process and design criteria are for gates that are to be used for access control to a commercial, industrial or residential site:

- A. Process.** Two copies (24"x36") of an overall site plan of the property and an enlarged detailed site plan (scale: 1" = 20'-0") of the area in which the gate(s) will be located must be submitted for Preliminary Site Plan Review for initial city review. Details of the gates must also be submitted. Final approval must be obtained from Design Review for the site plan with access control gates. Contact the Community Development Department (Planning Staff) at 480-350-8331 for questions regarding this process, submittal requirements and fees.
- Any fence, gate or wall over six (6) feet in height or any self-operating or electronically controlled gate will require a permit to be obtained prior to installation. Please contact the Building Safety Division at 480-350-8341 for permit submittal requirements and fees.
 - All gates require Fire Department approval prior to installation. A plan check/inspection fee will be charged per gate.
- B. Design Criteria.** Please indicate, on the site plan, the required number of parking spaces and the number of parking spaces provided for the entire development. The Zoning and Development Code does not allow walls, gates or fences to occupy any required parking spaces. If a wall, fence or gate bisects a parking space, it must be surrounded by a landscaped island that conforms to the sketch below.



NOTE: Where a wall bisects a row of parking, a seven ft. wide landscape island shall be located on one side of the wall and a three ft. wide landscape area shall be provided on the other side of the wall.

- Please refer to the Zoning and Development Code for additional requirements affecting parking lot layout, lighting, fence and wall locations, and construction materials for walls.
- All walls and gates that are visible from the street must be designed utilizing ornamental iron (no chain link, razor ribbon or barbed wire). Walls or fences shall be designed and finished to relate to other site walls or the main buildings on site.

3. Pedestrian ingress/egress shall be maintained and meet the requirements of ADA and the Building Code.
4. For developments located on arterial or collector streets, the Transportation Division of the Public Works Department requires that an eighty (80) feet stacking distance be provided between the public sidewalk and the proposed gate or key box, whichever is closer. A by-pass lane or turn around area must be provided on-site (without requiring a car to back into entering traffic) for vehicles which are not allowed to enter the site. Developments located on streets of other classification will be analyzed on a case-by-case basis.
5. The main gate shall have an emergency vehicle strobe detector. Knox key switch shall be installed at all gates unless noted by Fire Department. Knox box may be required upon Fire review. Battery backup shall be provided on gate systems unless the gate "fails" in the open position upon loss of power. Fire Prevention requires all gates to have a minimum drive-thru width of twenty (20) feet.
6. Residential developments such as apartments, condominiums, townhomes, or single family, must provide electronic keypad for Police Department access through gates.
7. When a commercial, industrial or residential development utilizes city refuse collection services, the Refuse Division of the Public Works Department requires that any gates are to be kept open from 6:00 a.m. to 4:30 p.m. on refuse collection days, unless specific arrangements have been made with the Refuse Division. The property owner or their representative is responsible for opening and closing all gates.

A-VII. Pedestrian Oriented Design Guidelines.

The following items are considered desirable to meet the intent of pedestrian oriented design, but are not required or regulated. Voluntary inclusion of these elements within a development plan will be used in assessment of meeting the intent of this Code, per Section 5-603(B), Conformance, Option B.

A. Loading, Delivery and Service Entrances.

1. Internal loading areas are encouraged where possible, within parking structures or podium buildings.
2. Physical separation of loading/delivery/service uses from other uses is preferred.
3. Design solution should minimize visual impacts of uses, and provide an attractive aesthetic appearance. Loading areas should not detract from the aesthetic quality of the surroundings, even in parking areas or at the rear of buildings. This includes design of the bumper guards, doors, wall protectors, etc.

B. Signs. Consideration should be given to sign placement, hours of illumination or light intensity of illuminated signs proposed within new developments when adjacent or across the street from existing residential developments with windows facing the new development. High contrast and tactile signage are encouraged to support persons with different abilities. All other sign standards within Part 4 are applicable.

C. Cool Materials. To mitigate heat island impacts, new and existing developments are encouraged to use roofing and building materials that provide high reflectivity and/or high emissivity as appropriate to use and occupancy. Use permeable paving surfaces where appropriate, and high reflectivity and/or emissivity paving materials. Reflective surface paving should not be used in large unshaded areas which create significant eye strain or contrast to surroundings, and might impair visibility of pedestrians or drivers.

D. Accessibility. All standards of the Americans with Disabilities Act, as well as those within the base code apply. Additional consideration should be given to the provision of amenities that serve persons with different abilities, including extra sidewalk widths, physical cues and limited audio distractions for the visually impaired and minimized texture and changes in surface elevation for persons using wheelchairs. All other accessibility standards within Part 4 are applicable.

E. Retention. Underground retention and on-site rainwater storage for irrigation purposes is permitted, subject to Engineering Division review and approval. Permeable surfaces can be used to decrease area used in calculation for retention. Shared retention is encouraged where opportunities for dedicated public open space can be provided.

Plant List - Groundcovers and Shrubs
(Max. 2'-0" @ maturity)

<i>Botanical Name</i>	<i>Species Name</i>	<i>Common Name</i>
ABELIA	grandiflora - prostrata	Glossy Abelia
ACACIA	redolens	Desert Carpet
AGAVE	desertii	Desert Agave
	felgeri	Felgeri
	ocahui	
	palmeri	Palmer Agave
	toumeyana	Toumey Agave
	utahensis	Utah Agave
	victoriae-reginae	Queen Victoria Agave
ALOE	barbadensis (vera)	Barbados
	saponaria	Soap
AMBROSIA	deltoides	Trianglelead Bur-sage
	dumosa	White Bur-sage
ARISTIDA	purpurea	Purple Threeawn
ARTEMESIA	dracunculus	French Tarragon
	frigida	Fringed Wormwood
	ludouiciana	White Sage
	pycnocephala	Sandhill Sage
	schmidtiana	Angel's Hair
ASPARAGUS	densiflorus	Myers Asparagus
ATRIPLEX	obovata	Obovata Leaf
	semibacata	Australian Saltbush
BACCHARIS	piularis	Chaparral Broom Dwarf Coyote Brush
BAILEYA	multiradiata	Desert Marigold
BERBERIS	thunbergii	Crimson Pygmy Barberry
BERLANDIERA	lyrata	Chocolate Flower
BULBINE	frutescens	Hallmark
CARISSA	grandiflora	Boxwood Beauty Green Carpet Horizontalis Mimma Prostrata
CERATOIDES	lanata	Winter Fat
CHRYSACTINIA	mexicana	Damianita
CONVOLVULUS	cneorum	Bush Morning Glory

MAXIMUM HEIGHT OF MATURE SHRUBS and GROUNDCOVERS IN:
Parking - landscape islands, borders from 0' to 6'; Walks - from 0' to 6';
Entry - 15' radius; Sight Triangles;
IS 2'-0"

<i>Botanical Name</i>	<i>Species Name</i>	<i>Common Name</i>
CONVOLVULUS	mauritanicus	Ground Morning Glory
CUPHEA	hyssopiolia ignea	Mexican Heather Cigar
DALEA	capitata formosa greggii	'Sierra Gold' Feather Dalea Trailing Indigo Bush
DICLIPTERA	resupinata	Dicliptera
EREMOPHILA	decipiens glabra	Poverty Bush 'Murchison River'
ERICAMERIA	laricifolia	Larchleaf Turpentine Bush
ERIOGONUM	crocatum fasciculatum grande rubescens spp. umbellatum wrightii	Saffron Buckwheat Flattop Buckwheat Red Buckwheat Profusion Sulfur Flower Wright Buckwheat
EUPATORIUM	greggii	Boothill
EUPHORBIA	antisiphilitica biglandulosa (rigida) epithymodes marginata	Candelilla 'Epithymodes' Snow on the Mountain
GAURA	lindheimeri	Siskiyou Pink
GAZANIA	hybrids linearis rigens	Aztec Queen Burgundy Copper King Fiesta Red Moonglow Colorado Gold Multi Sunburst Sunglow
GUTIERREZIA	sarothrae	Broomweed Snakeweed
HIBISCUS	denudatus	Paleface Rose-mallow
ILEX	vomitaria	Stokes Holly
JUNIPERUS	chinensis communis conferta horizontalis proeumbens	San Jose 'Compressa' Shore Juniper 'Blue Chip' 'Nana'

**MAXIMUM HEIGHT OF MATURE SHRUBS and GROWDCOVERS IN:
Parking - landscape islands, borders from 0' to 6'; Walks - from 0' to 6';
Entry - 15' radius; Sight Triangles;
IS 2'-0"**

<i>Botanical Name</i>	<i>Species Name</i>	<i>Common Name</i>
JUNIPERUS	sabina	Arcadia
	sabina 'Tamariscifolia'	Tam Juniper
	sargentii	Sargent Juniper
LANTANA	montevidensis	Dwarf Carnival
		Gold Mound
		Kathleen
		Lemon Swirl
		New Gold
	Purple Trailing Lantana	
LIRIOPE	japonica	Giant Lilyturf
LOTUS	rigidus	Deer-vetch
MALEPHORA	leuta	Rocky Point Ice Plant
MANFREDA	maculosa	Texas Tuberose
MELAMPOHILA	leucanthum	Blackfoot Daisy
MENODORA	scabra	Rough Menodora
MIMULUS	cardinalis	Scarlet Monkey Flower
MUHLENBERGIA	rigens	Dwarf Mulle
	rigida	Purple Muhly
MYOPORUM	parvifolium	Burgundy Carpet
		Pink
		Putah Creek
		Trailing Myoporum
MYRTUS	communis compacta	Dwarf Myrtle
NADINA	domestica 'nana'	Dwarf Nadina
OENOTHERA	berlandieri	Mexican Evening Primrose
	caspitosa	White Evening Primrose
	stubby	Salttillo
PARTHENIUM	incanum	Mariola
PENSTEMON	eatonii	Firecracker
	parryi	Parry's
PHLOX	tenuifolia	Desert Phlox
PITTIOSPORUM	tobira	Cream de Mint
POTENTILLA	verna	Spring Cinquefoil
PSILOSTROPHE	cooperi	Paper Flower
	tagetina	
RHAPHIOLEPIS	indica	Ballerina
ROSMARINUS	officinalis	Blue Boy
		Corsican Prostrate
		Huntington Blue Carpet
		Prostratus

MAXIMUM HEIGHT OF MATURE SHRUBS and GROUNDCOVERS IN:
Parking - landscape islands, borders from 0' to 6'; Walks - from 0' to 6';
Entry - 15' radius; Sight Triangles;
IS 2'-0"

<i>Botanical Name</i>	<i>Species Name</i>	<i>Common Name</i>
ROSMARINUS	officinalis	Severn Sea
	prostratus	Dwarf
RUELLIA	brittoniana	Katie
	peninsularis	Blue Ruellia
SALVIA	chamaedryoides	Blue Sage
	coccinea	Mexican Sage
	farinacea	Mealy-cup Sage
	greggi	Autumn Sage
	mohavensis	Mojave Sage
SANTOLINA	chamaecyparissus	Lavender Cotton
	virens	Virens
SENNA	bauhinioides	Bauhin Senna
	covesii	Desert Senna
STACHYS	coccinea	scarlet(texas)Betony
SYMPHORICARPOS	chenaultii	Hancock Coralberry
TETRANEURIS	acaulis	Angelita Daisy
TEUCRIUM	chamaedrys	Germander
THAMNOSMA	montana	Turpentine Broom
THYMOPHYLLA	acerosa	Prickley-leaf Dogweed
	pentachaeta	Five-needle Dogwood
TIQUILIA	greggii	Plume Tiquilia
TRIXIS	californica	Trixis
VERBENA	gooddingii	Gooding Verbena
	peruviana	Peruvian Verbena
	pulchella	St Paul
		Starfire
	rigida	Sandpaper
	tenera	Rock Verbena
	tenuisecta	Moss Verbena
XYLORHIZA	tortifolia	Mojave Aster
ZAUSCHNERIA	californica latifolia	Hummingbird Trumpet
ZEPHYRANTHES	candida	Fairy Lily
ZEXMENIA	hispida	'Devil's River'
ZINNA	acerosa	
	grandiflora	Prairie Zinna

MAXIMUM HEIGHT OF MATURE SHRUBS and GROUNDCOVERS IN:
Parking - landscape islands, borders from 0' to 6'; Walks - from 0' to 6';
Entry - 15' radius; Sight Triangles;
IS 2'-0"

3' Plant List

<i>Botanical Name</i>	<i>Species Name</i>	<i>Common Name</i>
AGAVE	angustifolia(desmettiana) bovicornuta chrysantha colorata geminiflora murpheyi pariyi staiata	
AMSONIA	palmeri	Blue Star
AQUILEGIA	chrysantha	Golden Columbine
BACCHARIS	centennial starn	Thompson
CALLIANDRA	eriphylla	Pink Fairy Duster
CARISSA	macrocarpa	Tomlinson Tuttle
CERATOIDES	lanata	Winterfat Sage
CONVOLVULUS	ceneorum	Bush Morning Glory
CUPHEA	llavea	Bat-faced
DALEA	frutescens versicolor	Sierra Negra Mtn. Delight
ENCELIA	farinosa	Brittlebush
EPHEDRA	nevadenses viridis	Mormon Tea
GAURA	lindheimeri	Corrie's Gold Whirling Butterflies
HESPERALOE	parviflora species	Red Yucca Bell Flower
JUNIPERUS	sabina (tamariscifolia)	Tam Juniper
JUSTICIA	candicans spicigera	Mexican Honeysuckle
LEUCOPHYLLUM	candidum frutescens zygophyllum	Silver Cloud Thunder Cloud Heavenly Cloud Cimarron (blue ranger)
MUHLENBERGIA	capillaris	Regal Mist

**MAXIMUM HEIGHT OF MATURE SHRUBS and GROWDCOVERS IN:
 Parking Islands after the first 6' adjacent to a parking space; Borders from
 the next 6' to 12'; Walks - from the next 6' to 12';
 IS 3'-0"**

<i>Botanical Name</i>	<i>Species Name</i>	<i>Common Name</i>
MUHLENBERGIA	dumosa	Giant Mulle
PEDILANTHUS	macrocarpus	Eigieji Lady Slipper
PENSTEMON	ambiguus	Pink Plains
PITTOSPORUM	tobira	Wheeler's Dwarf
PLUMBAGO	scandens	Summer Snow
POLIOMINTHA	maderenis	Lavender Spice
RHAPHIOLEPIS	indica	Enchantress Indian Princess
ROSMARINUS	officinalis	Benenden Blue Collingwood Ingran Golden Rain Irene Santa Barbara
RUELLIA	brittoniana	Alba Chi Chi
SALVIA	coccinea greggii microphylla	Cherry Red Sage Autumn Sage Sierra Linda (red sage) Red Storm
SPHAERALCEA	ambigua	Desert Mallow
TAGETES	erecta lemmonii lucida	American Marigold Copper Canyon Mexican Tarragon
VIGUIERA	stenoloba	Skeleton-leaf Goldeneye
YUCCA	whipplei	Our Lord's Candle

**MAXIMUM HEIGHT OF MATURE SHRUBS and GROUNDCOVERS IN:
Parking Islands after the first 6' adjacent to a parking space; Borders from
the next 6' to 12'; Walks - from the next 6' to 12';
IS 3'-0"**

Art in Private Development

480-350-5160

www.tempe.gov/AIPD



Ordinance

Art in Private Development: The goal of the city of Tempe's Art in Private Development (AIPD) ordinance is to beautify the community with a wide variety of high-quality art installations. AIPD enhances the identity and character of the Tempe community making it more appealing to residents and helps to further attract visitors.

Tempe's Zoning and Development Code; Section 4-407 www.tempe.gov/zoning

- The property owner(s) of any project that contains more than fifty thousand (50,000) square feet *net floor area* of commercial or office use within any zoning district, or is a phase of a larger project approved after Feb. 24, 1990, that contains a total of more than fifty thousand (50,000) square feet *net floor area* of commercial or office use within any zoning district, shall contribute to Art in Private Development. The art contribution shall take the form of either on-site installation of exterior artwork or an equivalent cash donation to the Tempe Municipal Arts Fund. *Net floor area* means the sum of all floor areas (including mezzanines, outdoor retail and dining areas) devoted to an activity, excluding exterior walkways and the thickness of exterior walls.

- The developer's investment in artwork is based on the amount of square footage of the *net floor area* dedicated to commercial or office use, and is adjusted on Feb. 1 of each year based on the Consumer Price Index for All Urban Consumers (CPI-U) of the previous year.
2012 value: \$0.43 per square foot.
2013 value: \$0.44 per square foot.
2014 value: \$0.44 per square foot.
2015 value: \$0.44 per square foot.
2016 value: \$0.44 per square foot.

Eligibility and Restrictions

1. Artwork: On-site installation of applicant-selected, exterior artwork.
2. Arts Fund Contribution: An equivalent cash donation to the Tempe Municipal Arts Fund

ELIGIBILITY

Artwork designs based on:

1. **Professional Artist:** educational background in the arts, and/or arts accomplishments such as gallery or museum exhibits and completion of public art projects.
2. **Public Visibility of Artwork:** proposed artwork must be an on-site installation of exterior artwork visible and accessible to the public at all times.
3. **Budget:** Itemized budget that meets the required art investment for the development.

Examples of art projects to consider are;

- One-of-a-kind building features and enhancements designed by artists such as gates, and benches,
- Artist-designed landscape art enhancements such as walkways, bridges or art features within a garden,
- Sculpture - freestanding, wall-supported or suspended,
- To view images of completed artwork, visit: www.tempe.gov/AIPD

Budget may include;

- Professional artist's budget, including artist fees, materials, assistants' labor costs,
- insurance, permits, taxes, business and legal expenses,
- Fabrication and installation of the artwork,
- Site preparation,
- Structures enabling the artist to display the artwork,
- Acknowledgment plaque identifying the artist, artwork and development.

RESTRICTIONS

- Costs for maintaining and operating artwork are not eligible
- Business logos or art that incorporates a logo
- Directional or way finding elements such as supergraphics and signage
- Mass-produced "art objects" such as fountains, statuary or playground equipment
- Standard landscape or hardscape elements which would normally be associated with the project

For assistance and questions, contact Maja Aurora: 480-350-5160; maja_aurora@tempe.gov

Process

1. **SPR – Site Plan Review** – Applicant electronically submits project plans for City to review. Applicant will receive the AIPD Guidelines, an explanation of the AIPD process and AIPD staff contact information.
2. **Contact AIPD Staff** – Discuss concepts, budget, location and visibility of proposed artwork as well as possible artists.
3. **Select Professional Artist** – Artist must show educational background in the arts, and/or arts accomplishments such as gallery or museum exhibits, and completion of public art projects.
4. **DPR – Development Plan Review** – Plans are submitted for formal entitlement processing of design of project. Indicate where the artwork is proposed (generally on the site plan/landscape plan and elevations if applicable). The DPR submittal should include a brief description of the art type (i.e. NOT design, but identify a sculpture, bridge, entry way, shade structure, mural, etc.). This explanation assists the Development Review Commission in understanding that the art is being considered as part of the overall design of the site and to ensure that there are no conflicts with retention, landscaping, ROW, etc.
5. **Submit Artwork Plans to AIPD Staff** – (1) Narrative description of proposed artwork (2) Scaled construction drawings or models of the artwork including site plan and landscape plan showing the proposed artwork in the development's context. (3) Detailed Budget. (4) Artist Resume and (5) Artist Contract between the developer and artist.
6. **TMAC – Presentation to Tempe Municipal Arts Commission** – A presentation given by the applicant (or a representative) and the artist(s) is required. TMAC reviews the proposed artwork plan, its visibility to the public, and its context within the development.
7. **PC – Plan Check** – Building construction set reviewed for structural, mechanical, planning, etc. Artist construction documents must be sent to Planning Plan Reviewer for review and approval.
8. **BP – Building Permit** – Released after all issues in development construction document set are resolved, may include artwork if building permit is required. If there is a need to delay, a waiver is required to allow Building Permits to be issued prior to artist's construction documents.
9. **Inspection of installed artwork** – Contractor/Artist/ Representative of the AIPD piece must contact Planning Inspector for AIPD signoff prior to receiving a Building Final Inspection (CofO)
10. **CofO – Certificate of Occupancy** – Artwork must be installed and completed before a Certificate of Occupancy will be issued. If there is a need to delay due to artist schedule, the temporary CofO shall be issued with a contingency regarding a deadline to complete the artwork.

APPENDIX E. PHOTOMETRIC PLAN

A. Photometric Plan. A photometric plan includes the following:

1. Photometric calculations detailing all exterior security lighting, shall be submitted and provided on a fifty percent (50%) screened landscape plan that has been approved by the Design Review Board, drawn on twenty four (24) inch by thirty six (36) inch format prepared to scale. Point to point photometric calculations shall be calculated at intervals of not more than ten (10) feet at ground level and may also be required at six (6) feet above finish grade;
2. Include light fixture schedule on photometric plan;
3. A copy of all cut sheets for light fixtures shall be submitted and marked as to which information and data applies to the specific luminaire, including the lamp manufacturer; and
4. Photometric calculations shall be based on the "mean" light output per the manufacturer's of the specified lamp, including ballast depreciation and contamination factors. Light Loss Factor (LLF) shall be calculated at .68 for Metal Halide (MH) and .72 for High Pressure Sodium (HPS). All luminary photometric data formatted in accordance with the Illumination Engineering Society (I.E.S.) file compiled by an approved testing laboratory.

APPENDIX F. SHARED PARKING MODEL

Tempe's "Standard Shared Parking Model" can be used as a basis for predicting the Parking Demand for a particular mix of uses on a site. The model assumes that every separate use will actually need the full amount of parking that is called for by the ratios in the Ordinance at some point (called the "peak" period for the use) during the day. For example, in the real world, some uses (like nightclubs) peak in the evening; others (like offices) peak in the morning or afternoon. Where different uses need parking at different times of the day, there is an opportunity for them to share parking. This means that the total number of stalls needed to serve a "mixed use" site (the Parking Demand) may be significantly less than the number of stalls that would have to be built if each of the uses had to provide parking on its own (the Parking Required by this Code).

The Standard Shared Parking Model is a tool for estimating the Parking Demand of a specific mix of uses. It is called "standard" because each of the demand curves represents the parking needed for an average, typical use, based on studies and observations collected by staff over a number of years. The "curves" are represented below as a table showing the percent of the Code requirement for such uses, by hour of day.

These curves can be adapted to fit the specific needs of a major tenant on the site. The advantage of doing this is that the mode will be more accurate in predicting that tenant's share of the parking throughout the day. The disadvantage is that the model will be unique, and may not work as well if that tenant is replaced by an average, typical user in the future. In addition to changing the curves, one might also consider the impact of transit availability (reliable mass transit serving the site), trip reduction programs (van and carpooling, etc.) and captive market effects (where users serve patrons who are already on site), as well as any users who might need more parking than the Code ratios require. Any modifications to the standard model should be based on a "professional parking analysis and management study", as described in a companion information sheet available from the Development Services Department.

Enclosed: Instructions on how to apply model.

PARKING ANALYSIS AND MANAGEMENT STUDY

Section 4-604 of Tempe's Zoning & Development Code refers to submittal of a professional Parking Analysis and Management Study where applicant is basing his parking on the predicted demand, rather than on the amount required by Code. To assist in the process, staff has prepared a more detailed description of the elements in such a Study, in a format that could be adapted as needed for each site:

“professional”: The study should be stamped by a Professional Engineer who is registered in the State of Arizona and who has extensive experience with traffic and parking issues in private development. The consultant's qualifications should be briefly described in the study.

“analysis”: A review of the existing and proposed parking conditions on the site, including:

- (a) A brief history of the phases of site development, with details of City approvals of variances, use permits, etc.
- (b) An overview of any parking problems that currently exist on the site, based on personal interviews with tenants, managers and owners, and on direct observations and counts by the consultant.
- (c) A comparison of the parking required by Code with the parking provided, both for current and proposed uses on the site.
- (d) An estimate of the parking demand for the site, along with the methodology (tables, graphs, assumptions, etc.) supporting that estimate.
- (e) A discussion of the probable scenarios and problems that will need to be addressed if the parking is provided in relation to demand, as proposed.
- (f) Any special conditions to protect the public interest recommended by the consultant if the project is approved as proposed.

“management”: A summary of all implementation strategies needed to deal with the anticipated problems mentioned in (e) above, promoting any or all of the following, for example:

- (1) Ride sharing (incentives for carpools, vanpooling, set up programs to encourage high occupancy vehicles through specific incentives and policies, etc.).
- (2) Transit use (utilize flexible subsidies and fringe benefits, locate transit stops strategically, etc).
- (3) Alternative styles of transportation (encourage bicycles, motorcycles, walking, consider market rates for employee parking, promote off-peak trips, etc.
- (4) Convenient pedestrian circulation on-site (quality design of walkways, consider trams, create parking zones, cluster uses sharing customers, etc.
- (5) Efficient use of parking (supply a mix of short-term and long-term parking, cluster uses sharing parking minimize reserved spaces, consider permits, etc.).
- (6) Effective management (assign administrative responsibility for program to one person, section or company, achieve consistency in policy and enforcement, undertake periodic monitoring, file update reports with City, review impact of new tenants, etc.).

To use the model, take the following steps:

1. Verify that all uses on site have equal access to all parking spaces on site, that there are cross access easements across all property lines, and that there are no legal impediments to sharing the parking.
2. List all uses on the site.
3. Parking Required: Calculate the parking required for each use according to the ratios in the Code.
4. Adjust for transit, trip reduction, captive market or surplus need effects; if you change the model, state your assumptions clearly.
5. Group the uses according to the categories in Table I.
6. Add up the total number of spaces required for each group.
7. Multiply that number times the percent shown in the Tables ("80" means 80% or .8 of the Code requirement) for each hour for each group.
8. Add up the total number of spaces needed by hour of day.
9. Parking Demand: Find the maximum number of spaces needed by hour of day: this will represent the minimum number of spaces that the particular mix will actually need.
10. Parking Provided: Add between 5% (for larger sites with stable Demand throughout the year) and 10% (for small sites with a Demand that fluctuates throughout the year) to the Parking Demand to get a realistic estimate of the amount of parking you should provide for this mix of uses.

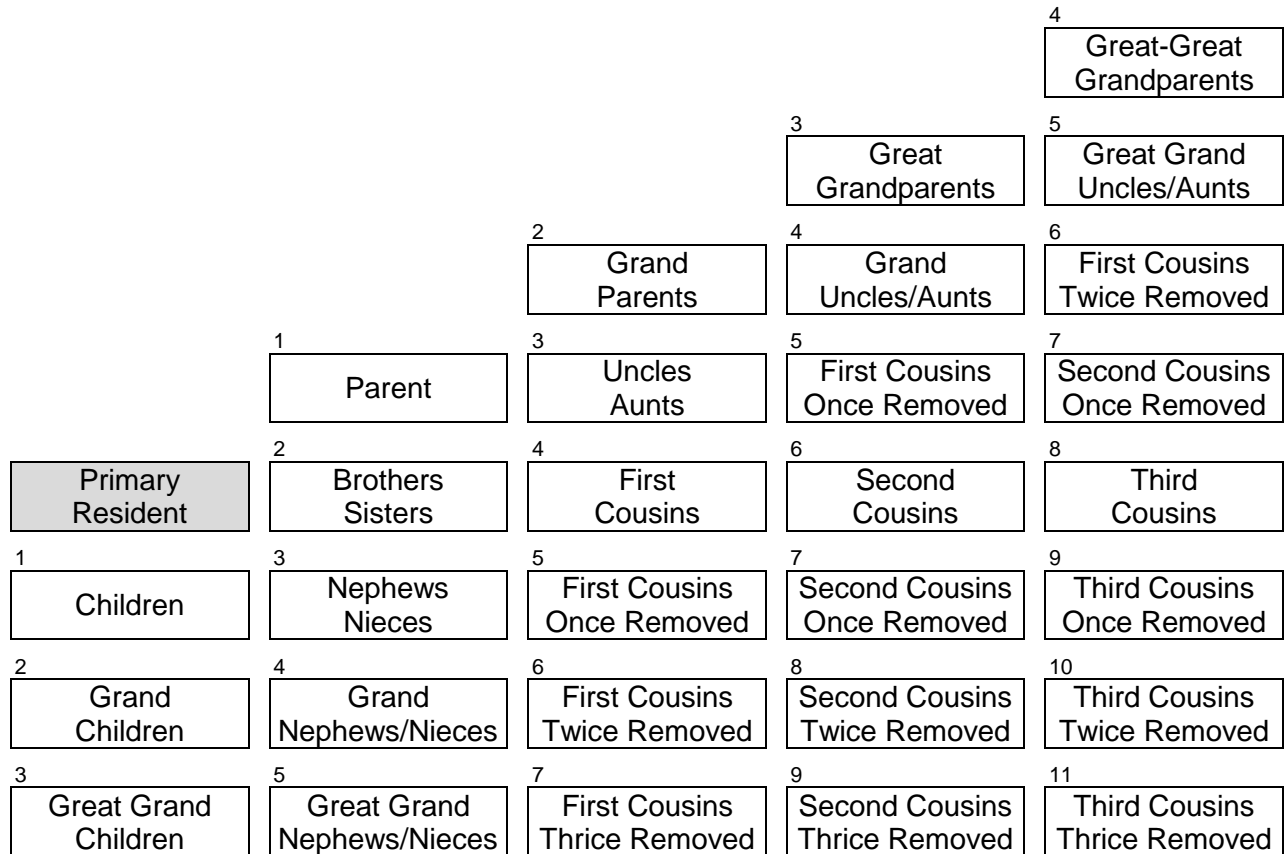
SHARED PARKING: MONDAY THROUGH FRIDAY

TYPE OF USE	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
ATHLETIC																		
health club/spa	45	35	45	50	45	45	45	40	40	70	100	100	85	75	20	15	5	0
team sports/court	45	35	45	50	45	45	45	40	40	70	100	100	85	75	20	15	5	0
kid playland	0	0	0	40	50	70	80	80	50	60	80	90	100	100	40	5	2	0
AUTO SALES/SERVICE	20	63	93	100	100	90	90	97	93	77	47	23	7	7	3	3	0	0
BANK	20	63	93	100	100	90	90	97	93	77	47	23	7	7	3	3	0	0
BAR	0	0	2	10	10	20	20	10	15	25	40	50	70	90	100	100	100	100
BOWLING ALLEY	0	0	15	20	20	25	30	35	40	40	50	100	100	100	70	40	10	5
CAR WASH	20	63	93	100	100	90	90	97	93	77	47	23	7	7	3	3	0	0
CONFERENCE	0	50	100	100	100	100	100	100	100	100	100	100	100	100	100	50	0	0
CONVENIENCE/GAS	80	100	100	50	40	50	40	40	50	60	100	100	90	80	80	70	50	20
DAY CARE	60	100	80	30	30	50	25	25	25	80	95	25	10	0	0	0	0	0
GOLF																		
course	100	100	95	90	90	85	90	95	95	95	95	80	60	5	5	2	2	0
driving range	40	90	100	95	50	100	60	50	50	40	70	90	90	80	40	10	2	0
mini-golf	0	0	10	10	20	30	30	25	20	25	25	40	60	100	100	80	30	2
HOSPITAL																		
patients/visits	0	0	50	100	90	50	30	30	30	30	40	80	100	100	60	20	10	10
doctors/shift	100	100	70	60	70	70	60	60	60	80	80	50	50	40	30	25	20	20
emp/shift	60	80	90	100	100	100	100	100	100	90	80	80	60	50	40	30	25	25
HOTEL/MOTEL	85	65	55	45	35	30	30	35	35	45	60	70	75	90	95	100	100	100
LODGE/CLUB	0	0	2	10	10	20	20	10	15	25	40	50	70	90	100	100	100	100
MANUFACTURING	75	85	100	100	90	80	85	95	95	95	50	25	10	10	5	5	2	2
MORTUARY	0	0	5	5	2	1	2	5	2	2	1	1	10	20	20	10	0	0
MUSEUM	8	18	42	68	87	97	100	97	95	87	79	82	89	87	61	32	13	0
OFFICE																		
medical clinic	10	60	100	100	100	80	100	100	100	100	80	10	5	0	0	0	0	0
general	20	63	93	100	100	90	90	97	93	77	47	23	7	7	3	3	0	0
call center	20	60	100	100	100	100	100	100	100	100	100	100	100	100	100	90	50	30
POOL/BILLIARDS	0	0	5	15	25	30	25	25	25	25	30	40	60	100	100	100	50	20
RESTAURANT																		
general	2	5	10	20	30	50	70	60	60	50	70	90	100	100	100	90	70	50
drive-thru	30	40	10	20	30	70	70	40	30	35	70	100	100	70	40	30	10	5
take-out	0	5	10	20	80	90	100	50	25	30	60	65	70	65	30	15	5	0
RESIDENTIAL																		
bed & breakfast	100	100	50	20	10	10	10	10	15	25	50	60	80	90	100	100	100	100
nursing home	20	60	100	100	100	100	100	100	100	100	100	50	20	20	20	20	20	20
single family	87	79	73	68	59	60	59	60	61	66	77	85	94	96	98	99	100	100
elderly apts.	100	90	85	80	70	70	70	70	70	75	85	90	95	95	100	100	100	100
apartments	87	79	73	68	59	60	59	60	61	66	77	85	94	96	98	99	100	100
fraternity/sorority	87	79	73	68	59	60	59	60	61	66	77	85	94	96	98	99	100	100
RETAIL	8	18	42	68	87	97	100	97	95	87	79	82	89	87	61	32	13	0
SCHOOL																		
elementary / jr. high	25	80	100	100	100	80	75	95	95	85	70	25	15	10	5	5	2	2
high school / college	50	100	100	100	95	70	95	95	85	35	50	20	70	80	80	50	30	15
STADIUM/ARENA	0	0	0	0	0	0	0	0	0	2	5	20	100	100	100	100	50	1
THEATER																		
movie	0	0	0	0	0	30	70	70	70	70	70	60	90	100	100	100	80	70
live performance	0	0	2	5	5	5	60	70	70	70	5	5	90	100	100	100	2	0
VIDEO ARCADE	0	0	10	10	15	40	30	10	10	40	60	80	100	100	100	50	20	10
WAREHOUSE/R&D	75	85	100	100	90	80	85	95	95	95	50	25	10	5	2	0	0	0
WORSHIP, PLACE OF	0	0	5	5	2	1	2	5	2	2	1	1	10	20	20	10	0	0

SHARED PARKING: SATURDAY THROUGH SUNDAY

TYPE OF USE	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
ATHLETIC																		
health club/spa	5	20	45	60	55	40	40	35	35	50	45	35	25	20	15	5	0	0
team sports/court	5	20	45	60	55	40	40	35	35	50	45	35	25	20	15	5	0	0
kid playland	0	0	0	10	10	40	40	20	20	30	60	90	100	100	40	5	2	0
AUTO SALES/SERVICE	7	20	25	25	35	35	30	20	15	15	5	2	2	0	0	0	0	0
BANK	7	20	25	25	35	35	30	20	15	15	5	2	2	0	0	0	0	0
BAR	0	0	2	5	5	10	20	10	15	25	40	50	70	90	100	100	100	100
BOWLING ALLEY	0	0	40	40	40	30	20	25	30	30	20	20	50	80	90	80	40	10
CAR WASH	7	20	25	25	35	35	30	20	15	15	5	2	2	0	0	0	0	0
CONFERENCE	0	30	50	50	50	50	50	50	50	50	20	0	0	0	0	0	0	0
CONVENIENCE/GAS	10	10	15	20	30	50	50	50	40	50	60	60	60	70	60	30	20	10
DAY CARE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GOLF																		
course	100	100	95	90	90	85	90	95	95	95	95	80	60	5	5	2	2	0
driving range	40	90	100	95	50	100	60	50	50	40	70	90	90	80	40	10	2	0
mini-golf	0	0	10	10	20	30	30	25	20	25	25	40	60	100	100	80	30	2
HOSPITAL																		
patients/visits	0	0	50	100	90	50	30	30	30	30	40	80	100	100	60	20	10	10
doctors/shift	100	100	70	60	70	70	60	60	60	80	80	50	50	40	30	25	20	20
emp/shift	60	80	90	100	100	100	100	100	100	90	80	80	60	50	40	30	25	25
HOTEL/MOTEL	70	60	50	40	35	30	30	35	40	50	60	70	80	90	95	100	100	100
LODGE/CLUB	0	0	2	5	5	10	20	10	15	25	40	50	70	90	100	100	100	100
MANUFACTURING	5	25	50	50	45	40	40	35	30	25	20	10	5	2	0	0	0	0
MORTUARY	10	30	90	100	100	50	20	10	5	5	5	30	40	40	20	10	2	0
MUSEUM	3	10	30	45	73	85	95	100	100	90	75	65	60	55	40	38	13	0
OFFICE																		
medical clinic	0	20	80	90	90	60	20	10	10	10	50	0	0	0	0	0	0	0
general	7	20	25	25	35	35	30	20	15	15	5	2	2	0	0	0	0	0
call center	20	20	30	30	40	40	50	50	50	50	40	30	10	10	5	5	5	5
POOL/BILLIARDS	0	0	5	10	15	20	20	25	25	35	40	50	60	100	100	100	50	20
RESTAURANT																		
general	2	3	6	8	10	30	45	45	45	45	60	90	95	100	100	95	85	70
drive-thru	2	3	6	8	10	30	45	45	45	45	60	90	95	100	100	95	85	70
take-out	2	3	6	8	10	30	45	45	45	45	60	90	95	100	100	95	85	70
RESIDENTIAL																		
bed & breakfast	100	100	50	20	10	10	10	10	15	25	50	60	80	90	100	100	100	100
nursing home	20	25	50	50	50	50	50	50	50	50	50	30	20	20	20	20	20	20
single family	95	88	81	74	71	71	70	71	73	75	81	85	87	92	95	96	98	100
elderly apts.	100	90	85	80	70	70	70	70	70	75	85	90	95	95	100	100	100	100
apartments	95	88	81	74	71	71	70	71	73	75	81	85	87	92	95	96	98	100
fraternity/sorority	95	88	81	74	71	71	70	71	73	75	81	85	87	92	95	96	98	100
RETAIL	3	10	30	45	73	85	95	100	100	90	75	65	60	55	40	38	13	0
SCHOOL																		
elementary / jr. high	2	5	10	15	10	10	15	10	10	5	2	2	0	0	0	0	0	0
high school / college	0	5	40	40	20	10	30	30	30	20	10	5	5	5	2	0	0	0
STADIUM/ARENA	0	0	0	0	2	50	100	100	100	100	5	20	100	100	100	100	50	1
THEATER																		
movie	0	0	0	0	0	30	70	70	70	70	70	80	90	100	100	100	80	70
live performance	0	0	2	5	5	5	60	100	100	100	5	5	90	100	100	100	2	0
VIDEO ARCADE	0	0	20	30	40	60	70	70	90	90	100	100	100	100	100	90	50	10
WAREHOUSE/R&D	5	25	50	50	45	40	40	35	30	25	20	10	0	0	0	0	0	0
WORSHIP, PLACE OF	10	30	90	100	100	50	20	10	5	5	5	30	40	40	20	10	2	0

APPENDIX G. CONSANGUINITY CHART



Note: The numbers above, indicate degrees of consanguinity (relationship by blood) to the primary resident.



ZONING

City Code, Chapter 35 - Zoning and Development Fees

FEE SCHEDULE

a.	Preliminary Review Process: Single Family All Others	 \$124.00 \$372.00
b.	Administrative Applications: Ordinance Interpretations Zoning Administrator Opinions Shared Parking Application Time Extensions Group/Adult Home Verification Letter Covenant, Conditions & Restrictions (CC&R) Review Single Family Dwelling Units All Other Uses	 \$372.00 each \$372.00 each \$372.00 each
c.	Variances: Single Family Dwelling Units All Other Uses Unauthorized Construction/Installation	 \$432.00 per lot, including use permits \$1237.00 each Twice the normal fees
d.	Use Permits: Community Garden / Animals Single Family Dwelling Units All Other Uses Use Permit Transfer Unauthorized Activity	 \$54.00 each \$432.00 per lot, including variances \$1237.00 each See Administrative Applications Twice the normal fees

e.	Zoning Code Amendments Map Text	\$2475.00 Per Classification + \$122.00 \$124.00 Per Net Acre* \$2,475.00 *Rounded To The Nearest Whole Acre
f.	Planned Area Development Overlays Amendments	\$3,094.00 For Under 1 Acre + Use Permit Fees As Applicable \$6,187.00 For 1 Acre And Over + Use Permit Fees As Applicable \$1548.00 For Under 1 Acre + Use Permit Fees As Applicable \$3,094.00 For 1 Acre And Over + Use Permit Fees As Applicable
g.	Subdivisions, Including Condominiums: Preliminary / Finals / Amendment Engineering Plat Review fee Lot Splits / Lot Line Adjustments	\$2,475.00 + \$25.00 Per Lot or Condo Unit Refer to City Code, Appendix A, Sec. 29-19.9(h) See Administrative Applications
h.	Continuance at Applicant's Request After Legal Advertising And Public Notice	\$124.00
i.	Development Plan Review: Complete – Building, Site, Landscape, Signs Remodel/Modification Repaint or Minor Elevation Modification Separate Landscape Plan Sign Package Separate Signs Reconsideration Unauthorized Activity	\$1,857.00 For 5 Acres Or Less \$2,475.00 Over 5 Acres \$619.00 \$248.00 \$248.00 \$372.00 \$372.00 Same As Original Fee Twice The Normal Fees
j.	Appeals Tempe Residential Property Owner Request	\$372.00 \$116.00

k.	<p>Sign Permits:</p> <p>One Sign</p> <p>Each Additional Sign</p> <p>Unauthorized Installation of Sign(s)</p> <p>Grand Openings, Going Out Of Business, Significant Event, Leasing Banner</p> <p>Way-Finding Sign Permit</p>	<p>Fees include Plan Review, the initial Inspection and one Re-inspection</p> <p>\$248.00</p> <p>\$94.00</p> <p>Twice The Normal Fees</p> <p>\$124.00</p> <p>\$27.00</p>
l.	<p>General Plan Amendments:</p> <p><u>Amendment</u></p> <p>Text Change</p> <p>Map Change</p> <p><u>Major Amendment</u></p> <p>Map Change</p>	<p>\$2,475.00</p> <p>\$2,475.00 + \$124.00 per gross acre</p> <p>\$6,187.00 + \$124.00 per gross acre</p>
m.	<p>Public Notice Signs</p> <p>Neighborhood Meeting Sign</p>	<p>\$17.00 (Includes one sign and two stakes for self posting)</p>
n.	<p>Zoning Verification Letter</p>	<p>\$311.00</p>
o.	<p>Development fees within the Apache Boulevard Redevelopment Area may be reduced up to 50% for the following listed uses, when authorized by the Community Development Director or designee and accepted by the authorized Department Director:</p> <ul style="list-style-type: none"> ▪ Neighborhood services not already provided within the Apache Boulevard Redevelopment Area ▪ Workforce Housing, provided that at least 20% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 100% of the AMI but does not exceed 120% AMI, or 10% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 80% AMI but does not exceed 100% 	
p.	<p><u>Waiver of commercial development fees under the Storefront Improvement Program.</u></p> <ul style="list-style-type: none"> ▪ Zoning, building, and engineering permit and plan review fees for improvements to commercial buildings approved under the Storefront Improvement Program (SIP) will be waived for applicants participating in the program. This waiver includes all fees for alterations and improvements for such items as identified in the Storefront Improvement Program guidelines and cross referenced fees herein. ▪ The waiver for each project is 100% of the total fee amount. 	

Revised: 7/01/14

Eff. 7/5/05 -- Council approved annual fee increases based on the annual Bureau of Labor Statistics CPI--All Urban Consumers (<http://data.bls.gov>) will be effective at the beginning of each fiscal year beginning 7/01/06.

APPENDIX I. ZONING ADMINISTRATOR OPINIONS

Date	Code Reference	Subject
Sept. 20, 2005	Sec. 3-302	The use of bio-hazardous material, in the form of human waste, from individual portable toilet containers to larger holding tanks, are not permitted in the GID zoning district.
June 14, 2005	Sec. 3-412	The storage of firearms for the purpose of a home occupation is not permitted.

APPENDIX J. DISPOSITION TABLE

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2005.01	Mar. 3, 2005	Zoning map amendment from I-2 to MU-2 (PAD)	Sec. 2-107
2005.04	Apr. 7, 2005	Zoning map amendment from R-4 to MU-4 (PAD)	Sec. 2-107
2005.06	Apr. 7, 2005	Zoning map amendment from GID to MU-3 (PAD)	Sec. 2-107
2005.17	May 19, 2005	Zoning map amendment from R-3 to R1-PAD	Sec. 2-107
2005.08	June 2, 2005	Zoning map amendment from GID to CC (PAD)	Sec. 2-107
2005.19	June 2, 2005	Code text amendment and a zoning map amendment for the Borden Homes historic overlay district	Part 5, Chapter 5; Sec. 2-107
2005.20	June 2, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.21	June 2, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.22	July 7, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.36	July 21, 2005	Zoning map amendment from R-3 to R1-PAD	Sec. 2-107
2005.42	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 1	Sec. 1-207 Sec. 1-307
2005.46	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 2	Sec. 2-102 Sec. 2-103
2005.47	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 3	Sec. 3-201 Sec. 3-202 Sec. 3-302 Sec. 3-401 Sec. 3-412 Sec. 3-414 Sec. 3-416

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2005.48	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 4	Sec. 4-102 Sec. 4-201 Sec. 4-205 Sec. 4-406 Sec. 4-501 Sec. 4-503 Sec. 4-601 Sec. 4-602 Sec. 4-604 Sec. 4-702 Sec. 4-704 Sec. 4-706 Sec. 4-803 Sec. 4-902 Sec. 4-903
2005.49	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 6	Sec. 6-302 Sec. 6-803 Sec. 6-903
2005.50	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 7	Sec. 7-103 Sec. 7-113 Sec. 7-119 Sec. 7-120 Sec. 7-124
2005.41	Sep. 15, 2005	Zoning map amendment from GID to CSS	Sec. 2-107
2005.54	Sep. 29, 2005	Code text amendment for Construction Sign and Future Development Sign	Sec. 4-903
2005.56	Sep. 29, 2005	Zoning map amendment from R-4 to R-4(PAD)	Sec. 2-107
2005.07	Oct. 20, 2005	Zoning map amendment from various districts to MU-Ed	Sec. 2-107
2005.51	Oct. 20, 2005	Zoning map amendment from GID to RCC	Sec. 2-107
2005.72	Nov. 3, 2005	Zoning map amendment from LID to GID	Sec. 2-107
2005.24	Nov. 17, 2005	Code text amendment and a zoning map amendments for the Transportation Overlay District	Part 5, Chapter 6; Sec. 2-107
2005.59	Dec. 1, 2005	Code text amendment for Notice for Public Hearings	Sec. 6-404
2005.64	Dec. 1, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.76	Dec. 1, 2005	Zoning map amendment from CSS and R-3 to R/O (PAD) and R-3 (PAD)	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2005.80	Dec. 1, 2005	Code text amendment for extension of the Redevelopment Review Commission	Sec. 1-308
2005.90	Dec. 1, 2005	Code text amendment for use permit and special use standards for Deferred Presentment Companies, including a definition	Sec. 3-202 Sec. 3-423 Sec. 7-105
2005.91 2005.94	Dec. 1, 2005	Code text amendment for use permits for Auto Title Loan with special use standards, Employment Agency, Plasma Donation Center, Rent-to-Own, and Tobacco Retailer; including definitions for such uses	Sec. 3-202 Sec. 3-423 Sec. 7-102 Sec. 7-106 Sec. 7-117 Sec. 7-119 Sec. 7-121
2005.81	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 1	Sec. 1-303 Sec. 1-304 Sec. 1-305 Sec. 1-306 Sec. 1-310 Sec. 1-311 Sec. 1-312
2005.82	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 5	Sec. 5-103
2005.83	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 6	Sec. 6-101 Sec. 6-202 Sec. 6-302 Sec. 6-304 Sec. 6-305 Sec. 6-306 Sec. 6-307 Sec. 6-308 Sec. 6-402 Sec. 6-403 Sec. 6-406 Sec. 6-803
2005.84	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 7	Sec. 7-101
2005.78	Jan. 19, 2006	Zoning Map Amendment from GID to R1-4	Sec. 2-107
2006.07	Feb. 16, 2006	Zoning Map Amendment to PAD Overlay	Sec. 2-107
2006.08	Feb. 16, 2006	Zoning Map Amendment from AG to R-3	Sec. 2-107
2006.03	Feb. 16, 2006	Zoning Map Amendment to PAD Overlay	Sec. 2-107
2006.06	Mar. 2, 2006	Zoning Map Amendment from GID to MU-4(PAD)	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2006.04	Mar. 23, 2006	Zoning Map Amendment from GID to R-4	Sec. 2-107
2006.15	Mar. 23, 2006	Zoning Map Amendment to PAD Overlay	Sec. 2-107
2006.17	May 4, 2006	Code Text Amendment for the Tomlinson Historic Overlay District, including a Zoning Map Amendment	Part 5; Sec. 2-107
2006.18	May 4, 2006	Zoning Map Amendment for a Historic Overlay	Sec. 2-107
2006.19	May 4, 2006	Zoning Map Amendment for a Historic Overlay	Sec. 2-107
2006.29	June 1, 2006	Zoning Map Amendment from RMH to R-4	Sec. 2-107
2006.35	June 1, 2006	Code Text Amendment for the Transportation Overlay District, including a Zoning Map Amendment	Sec. 5-602 Sec. 2-107
2005.79	June 15, 2006	Zoning Map Amendment from GID to R-4	Sec. 2-107
2006.43	Aug. 17, 2006	Zoning Map Amendment for a Historic Overlay	Sec. 2-107
2006.42	Aug. 17, 2006	Zoning Map Amendment for the Roosevelt Addition Historic Overlay District	Sec. 2-107
2006.58	Sep. 7, 2006	Zoning Map Amendment from GID to MU-2(PAD)	Sec. 2-107
2006.59	Sep. 7, 2006	Zoning Map Amendment from CSS to MU-4 (PAD)(TOD)	Sec. 2-107
2006.67	Sep. 7, 2006	Zoning Map Amendment from GID to LID	Sec. 2-107
2006.68	Oct. 19, 2006	Zoning Map Amendment from CSS, R1-6, R-3 (TOD) to MU-4(PAD)(TOD)	Sec. 2-107
2006.86	Dec. 14, 2006	Zoning Map Amendment from AG to CSS	Sec. 2-107
2006.82	Jan. 4, 2007	Code Text Amendment for Outdoor Retail Display, Home Occupations, Parking Setbacks, Access Points, Signs, PAD Parking Standards, Variances, Major Modifications, and Density definitions	Sec. 1-312 Sec. 3-202 Sec. 3-412 Sec. 3-418 Sec. 4-203 Sec. 4-502 Sec. 4-903 Sec. 5-403 Sec. 6-304 Sec. 6-309 Sec. 6-312 Sec. 7-105
2006.88	Jan. 4, 2007	Zoning Map Amendment from R/O, R-3, and CSS to R-4	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2007.01	Feb. 2, 2007	Code Text Amendment for Adult-Oriented Businesses	Sec. 3-403 Sec. 7-102
2007.06	Feb. 15, 2007	Zoning Map Amendment from R-3 to R-4(PAD)	Sec. 2-107
2007.09	Mar. 1, 2007	Zoning Map Amendment from GID to GID(PAD)	Sec. 2-107
2007.08	Mar. 1, 2007	Zoning Map Amendment from MU-4/CC to MU-4/CC (PAD)	Sec. 2-107
2007.11	Mar. 22, 2007	Zoning Map Amendment from R-4 to R-4(PAD)	Sec. 2-107
2007.15	Apr. 5, 2007	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2007.17	May 17, 2007	Zoning Map Amendment for MU-4(PAD)	Sec. 2-107
2007.26	June 28, 2007	Zoning Map Amendment from R-2 to R-2(PAD)	Sec. 2-107
2007.29	June 28, 2007	Zoning Map Amendment from R-2 to R1-PAD	Sec. 2-107
2007.27	June 28, 2007	Zoning Map Amendment from GID/CSS to MU-4(PAD)	Sec. 2-107
2007.25	June 28, 2007	Zoning Map Amendment from CSS to CSS(PAD)	Sec. 2-107
2007.24	June 28, 2007	Zoning Map Amendment from PCC-1 to PCC-1(PAD)	Sec. 2-107
2007.36	June 28, 2007	Code Text Amendments for tobacco retailers and accessory building setbacks	Sec. 3-202 Sec. 3-401 Sec. 3-423 Sec. 7-109
2007.38	June 28, 2007	Zoning Map Amendment from MU-Ed to MU-Ed(PAD)	Sec. 2-107
2007.37	June 28, 2007	Zoning Map Amendment from MU-Ed to MU-4(PAD)	Sec. 2-107
2007.49	July 19, 2007	Zoning Map Amendment from PCC-2 to MU-3(PAD)	Sec. 2-107
2007.58	Sept. 20, 2007	Zoning Map Amendment from RMH to R-4	Sec. 2-107
2007.63	Oct. 4, 2007	Code Text Amendments for Way-Finding Signs	Sec. 4-905
2007.68	Nov. 8, 2007	Zoning Map Amendment from GID(TOD) to MU-4(TOD)(PAD)	Sec. 2-107
2007.66	Nov. 8, 2007	Zoning Map Amendment from GID to MU-4(PAD)	Sec. 2-107
2007.73	Nov. 8, 2007	Zoning Map Amendment from CSS to MU-4(PAD)	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2007.74	Dec. 13, 2007	Code Text Amendment for Outdoor Seating, Massage Establishment, Tattoo Body Piercing Establishments, Employee Service Entrances and Exits, Menu Boards, Sign Permit Fees and Procedures, PAD Overlay Procedure, Neighborhood Meetings, Notice for Public Hearings, and Definitions for Massage, Directional Sign, and Tattoo, Body Piercing Establishments.	Sec. 3-202 Sec. 3-424 Sec. 3-425 Sec. 4-406 Sec. 4-903 Sec. 4-904 Sec. 6-305 Sec. 6-402 Sec. 6-404 Sec. 7-114 Sec. 7-120 Sec. 7-121
2007.67	Jan. 10, 2008	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2007.75	Jan. 10, 2008	Zoning Map Amendment from CSS to CSS(PAD)	Sec. 2-107
2007.77	Jan. 10, 2008	Zoning Map Amendment from CSS/R-4(TOD) to MU-4(TOD)(PAD)	Sec. 2-107
2007.76	Jan. 24, 2008	Zoning Map Amendment from CSS to PCC-1	Sec. 2-107
2007.85	Mar. 20, 2008	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2008.03	Mar. 20, 2008	Zoning Map Amendment from CSS to MU-4(PAD)	Sec. 2-107
2008.05	Mar. 20, 2008	Zoning Map Amendment from GID to MU-3(PAD)	Sec. 2-107
2007.86	Apr. 17, 2008	Zoning Map Amendment from R-4 to R-4(PAD)	Sec. 2-107
2008.12	Apr. 17, 2008	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2008.17	June 5, 2008	Zoning Map Amendment from GID to GID (PAD)	Sec. 2-107
2008.31	Aug. 14, 2008	Zoning Map Amendment for a Historic Overlay of Tempe (Hayden) Butte	Sec. 2-107
2008.30	Sep. 11, 2008	Zoning Map Amendment from CSS to MU-4 (TOD)(PAD)	Sec. 2-107
2008.28	Oct. 2, 2008	Code Text Amendment for Rear and Side Yard Setbacks when Adjacent to an Alley, Increased Fence Heights in the Front Yard Setback with a Use Permit, and modified Time Limitations for a Neighborhood Meeting.	Sec. 4-202 Sec. 4-706 Sec. 6-401 Sec. 6-402
2008.29	Oct. 2, 2008	Zoning Map Amendment from R-3 to R1-PAD	Sec. 2-107
2008.40	Oct. 2, 2008	Zoning Map Amendment from GID/PCC-1 to GID/PCC-1(PAD)	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2008.48	Nov. 6, 2008	Zoning Map Amendment from CSS,R-4 to CSS,R-4(TOD) (PAD)	Sec. 2-107
2008.61	Dec. 11, 2008	Zoning Map Amendment from R1-6 to CSS	Sec. 2-107
2008.57	Dec. 11, 2008	Zoning Map Amendment from R1-6, R-3 to R-3R,R-4(PAD)	Sec. 2-107
2008.66	Apr. 9, 2009	Zoning Map Amendment from R1-6,R/O,CSS to MU-2(PAD)	Sec. 2-107
2009.14	Apr. 23, 2009	Zoning Map Amendment from R-4,CSS(TOD) to MU-4(PAD)(TOD)	Sec. 2-107
2009.12	May 28, 2009	Zoning Map Amendment for the Date Palm Manor Historic Overlay District	Sec. 2-107
2009.13	May 28, 2009	Zoning Map Amendment Historic Property Designation	Sec. 2-107
2009.15	Oct. 22, 2009	Code Text Amendment for Abatements; APAC Committee repeal; Hearing Officer duties; revised regulations on Accessory Buildings; New Provisions for Guest Quarters; Small Animals; Card Rooms; Recycling Centers; Commercial and Restaurant uses in Industrial Districts; Outdoor Retailing; Service Entrance and Exits; Outdoor Dining Parking; Development Plan Review Criteria and Time Limitations; Use Permit and Variance Time Limitations; Notice of Appeals; Extension Requests; Revocations; and definitions for Card Room, Columbarium, Donation Bins, Livestock, Poultry, Recycling Centers, Reverse Vending Machines, Small Animals and Smoking Establishment.	Sec. 1-304 Sec. 1-305 Sec. 1-306 Sec. 3-102 Sec. 3-202 Sec. 3-302 Sec. 3-401 Sec. 3-404 Sec. 3-410 Sec. 3-411 Sec. 3-417 Sec. 3-418 Sec. 3-503 Sec. 4-406 Tbl.4-603E Sec. 4-902 Sec. 4-903 Sec. 6-306 Sec. 6-308 Sec. 6-309 Sec. 6-310 Sec. 6-802 Sec. 6-901 Sec. 6-902 Sec. 7-103 Sec. 7-104 Sec. 7-105 Sec. 7-108 Sec. 7-113 Sec. 7-117 Sec. 7-119

Ordinance Number	Adoption Date	Subject or Description	Location in Code
			Sec. 7-120 Sec. 7-121
2009.40	Nov. 5, 2009	Code Text Amendment for Legal Non-Conforming Development and Freeway Signs.	Sec. 3-503 Sec. 6-901 Sec. 6-902
2009.41	March 2, 2010	Historic Designation of the Douglass/Gitlis House	Sec. 2-107
2010.05	April 22, 2010	Code Text Amendment for temporary changes to Lead-In signs; Sale-Lease or Rent signs; Significant Event signs; changes to Way-Finding signs; temporary new section for Leasing Banner signs; and definition for upright sign.	Sec. 4-901 Sec. 4-902 Sec. 4-903
2010.06	May 6, 2010	Annexation of a portion of Miller Road alignment and some adjacent parcels from County to AG.	Sec. 2-107
2010.17	July 1, 2010	Code Text Amendment for changes to permit Charter Schools; a revised Drive-Through Facilities section; clarification to improved paved surfaces; unmounted truck campers in the front yard; Directional sign changes; posting for General Plans; and modified definitions for RV, Tobacco Retailer and Trailer.	Sec. 1-208 Sec. 3-102 Sec. 3-202 Sec. 3-302 Sec. 3-408 Sec. 4-502 Sec. 2-602 Sec. 4-903 Sec. 6-302 Sec. 7-119 Sec. 7-121
2010.03	March 4, 2010	City Code Amendment repealing the section pertaining to the Rio Salado Citizen Advisory Commission.	Sec. 1-304 Sec. 5-103
2011.01	January 27, 2011	Code Text Amendment for regulations pertaining to Medical Marijuana.	Sec. 3-202 Sec. 3-302 Sec. 3-426 Sec. 6-313 Sec. 7-114
2011.21	July 7, 2011	Code Text Amendment for Temporary Sign changes for Lead-in signs, Sales/Lease/Rent signs, Special Event Signs, and Leasing Banner Signs.	Sec. 4-903 Sec. 4-906
2011.20	August 18, 2011	Code Text Amendment creating a new Section for Community Gardens including a definition.	Sec. 3-102 Sec. 3-202 Sec. 3-427 Sec. 7-104
2011.27	August 18, 2011	Code Text Amendment within the Transportation Overlay District to allow Temporary Use Parking.	Sec. 5-608

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2012.43	September 6, 2012	Code Text Amendment for Temporary Signs including leasing banner signs.	Sec. 4-903 (M)(P)(R) Sec. 4-906
2013.39	August 22, 2013	Code Text Amendment for Off-Premise Freeway Signs.	Sec. 3-503 Sec. 3-505 Sec. 4-903
O2014.59	October 2, 2014	Code Text Amendment for the Adaptive Reuse Program.	Sec. 4-405 Sec. 4-602 Sec. 4-704 Sec. 4-805 Sec. 6-314 Sec. 7-102
O2014.69	December 4, 2014	Code Text Amendment allowing additional small animals in residential.	Sec. 3-102 Sec. 3-404
O2014.70	December 4, 2014	Code Text Amendment for voting procedures to General Plan Amendments.	Sec. 6-302
O2014.72	December 4, 2014	Code Text Amendment for changes involving the PAD Overlay and zoning, process and procedures.	Sec. 1-311 Sec. 1-312 Sec. 5-402 Sec. 5-403 Table6-101A Sec. 6-304 Sec. 6-305 Sec. 6-312 Sec. 6-401 Sec. 6-402 Sec. 6-404
O2015.48	November 12, 2015	Code Text Amendment for Medical Marijuana Cultivation Facilities.	Sec. 3-426
O2015.49	December 3, 2015	Code Text Amendment for Medical Marijuana Dispensaries.	Sec. 3-426
O2015.60	December 17, 2015	Code Text Amendment for a new section consisting of Downtown Parking Standards.	Sec. 4-603 Sec. 4-607
O2016.40	August 4, 2016	Code Text Amendment for a modified Section in Accessory Structures for Neighborhood Libraries.	Sec. 3-401

ORDINANCE NO. 2003.36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, REPEALING ZONING ORDINANCE NO. 808 AND ADOPTING THE CITY OF TEMPE ZONING AND DEVELOPMENT CODE ESTABLISHING LAND USE CLASSIFICATIONS; DIVIDING THE CITY INTO DISTRICTS; IMPOSING REGULATIONS, PROHIBITIONS AND RESTRICTIONS FOR THE PROMOTION OF HEALTH, SAFETY, MORALS, CONVENIENCE, AESTHETICS, AND WELFARE.

WHEREAS, it has been found necessary for the public health, safety or general welfare of the City of Tempe that an amended Zoning Ordinance shall be enacted, and

WHEREAS, by authority conferred by Title 9, Chapter 4, Article 6.1, Arizona Revised Statutes, the City of Tempe is authorized and empowered to enact such an ordinance;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That Zoning Ordinance No. 808 adopted by the City Council on September 2, 1976 is hereby repealed in its entirety.

Section 2. That the City Council hereby adopts the Zoning and Development Code, copies of which are on file in the office of the City Clerk.

Section 3. That all rights or remedies of the City of Tempe are expressly saved as to any and all violations of such repealed ordinance and all amendments thereto. Courts of competent jurisdiction shall have all the powers that existed prior to the effective date of the Zoning and Development Code as to all violations that have accrued at the time of the effective date of the Code. All existing violations of the Zoning Ordinance of the City of Tempe, Arizona, Ordinance No. 808, and all amendments thereto, which may otherwise become nonconforming uses under this Ordinance, shall not become legal nonconforming uses.

Section 4. If any section, subsection, sentence, clause, phrase or portion of the Zoning and Development Code is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, this _____ day of _____, 2005.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

APPENDIX L. REFERENCES

Apache Boulevard Redevelopment Plan

Arizona Department of Water Resources (ADWR), Management Plan (Phoenix)

Arizona Nurseryman Association Standards

Arizona State Revised Statutes (ARS)

City Code, City of Tempe (TCC)

Public Works Department Standard Details, City of Tempe

Comprehensive Transportation Plan

“Corner Site Distance at Intersections” Public Works, Transportation Division.

Engineering Design Criteria Manual, City of Tempe

Federal Americans with Disabilities Act (ADA) Guidelines

General Plan, City of Tempe

Historic Preservation Plan, City of Tempe

Historic Preservation Ordinance (Ch.14A, City Code)

International Building Code

Low Water Use / Drought Tolerant Plant List; ADWR.

Standard Tree Planting Detail, City of Tempe

Transportation Design Guideline, City of Tempe

Zoning Map, City of Tempe

APPENDIX M. GENERAL RETAIL AND SERVICE USES

Below is a list of general retail and service uses which may be permitted, unless otherwise determined by the Zoning Administrator. The uses identified are not an exception from the permitted uses found within Part 3, Land Use.

RETAIL SALES

1. Appliance store
2. Athletic goods
3. Automobile parts store
4. Bakery
5. Bicycle store
6. Bookstore
7. Candy store
8. Carpet and floor covering store
9. Clothing store
10. Computer sales, computer parts
11. Delicatessen
12. Department store
13. Drugstore
14. Electronic equipment store
15. Fabric store
16. Florist and indoor plant sales
17. Furniture store
18. Gift shop
19. Grocery store
20. Health club
21. Health food store
22. Hardware store
23. Hobby/toy store
24. Home improvement store
25. Household goods, appliances, fixtures
26. Ice cream store
27. Jewelry sales
28. Music store
29. Newsstand
30. Optical goods / optician
31. Plant nursery
32. Pet store
33. Rental business and/or personal articles
34. Sporting goods store
35. Stationery store
36. Swimming pool supply store
37. Video rental/sales

SERVICES

38. Bicycle repair / service
39. Broadcasting station, radio/TV studio, excluding transmitting towers
40. Catering establishment
41. Cleaning service, excluding industrial
42. Computer repair & related services
43. Delivery and express offices
44. Dressmaker
45. Dry cleaning, excluding industrial
46. Laundromats, excluding industrial
47. Motion Picture studio
48. Pest control
49. Photographic
50. Printing
51. Repair of small appliances, electronics
52. Professional consulting
53. Shoe repair
54. Sun tanning salon
55. Spa
56. Tailor
57. Taxidermist
58. Travel agent

APPENDIX N. HOME OCCUPATIONS

Below is a list of common permitted home occupations found in the City of Tempe. The home occupation uses identified below does not indicate that such use is allowed by right. All uses must comply with the special standards or limitations per Section 3-412.

1. Administrative assistance
2. Arts and crafts
3. Bakery
4. Candle-maker
5. Catering
6. Computer repair
7. Dog training (off-site)
8. General services (off-site)
9. Graphic design
10. Handyman
11. Interior design
12. Internet sales
13. Locksmith service
14. Mail order
15. Office work
16. Photographer
17. Real estate (off-site)
18. Security alarms
19. Software consulting
20. Video production