Α

Abatement	6-24
Access and Circulation	4-21
Access Ways and Pathways	4-25
Design Guidelines Append	lix A-V
Motor Vehicle Access and Circulation Standards	4-21
Pedestrian and Bicycle Access and	
Circulation Standards	4-26
Accessory Buildings, Uses and Structures	3-19
Accessory Building	3-19
Accessory Structure	3-19
Accessory Uses	3-19
Accessory Dwelling Unit (ADU)	3-20
Administrative Application Review Procedures	6-7
Appeal	6-8
Application Submittal and Review of Completeness	6-8
Notice of Decision	6-8
Preliminary Review Process	6-7
Submit Application	6-8
Adult-Oriented Businesses	3-21
Locational Requirements	3-21
Operational Requirements	3-22
Agricultural Uses	3-23
Apiaries	3-24
Dairy Farm	3-25
Farming	3-23
Grazing	3-24
Horse Stables	3-24
Keeping of Horses	3-24
Livestock	3-24
Processing of Farm Products	3-24

Appeals	6-37
Appeal Criteria	6-37
Failure to File an Appeal	6-38

Time Limitations	6-38
Appeal, Parties to	6-37
Appeal Stays Proceedings	6-37
Conditions When Granting Appeal	6-37
Public Hearing	6-37
Application Submittal and Review	6-5
Administrative Application Review Procedures	6-7
Application Acceptance	6-6
Application Forms and Submittal Requirements	6-6
Application Submittal	6-5
Concurrent Review of Applications for Same Project	t 6-6
Initiation and Withdrawal of Application	6-5
Legislative Review	6-10
Public Hearing Application Review Procedures	6-9
Public Meeting Application Review Procedures	6-8
Application Acceptance	6-6
Complete Application	6-6
Processing Application	6-9
Review for Completeness	6-6
Applications	6-11
Abatement	6-24
Code Interpretations and Similar Use Rulings	6-11
Development Plan Review	6-17
Fee Schedule Apper	ndix G
General Plan Amendment	6-11
Modify Approved Plan, Planned Area Development	(PAD)
Overlay, Use Permit or Condition of Approval	6-24
Planned Area Development (PAD) Overlay District	6-15
Security Plan	6-26
Shared Parking	6-24
Specific Plan	6-14
Subdivisions, Lot Splits and Adjustments	6-19
Use Permit	6-20
Variances	6-23
Zoning Map Amendments and	
Code Text Amendments	6-15

Approval and Appeal Authorities	6-3
Summary Decision Matrix	6-3

Apache Boulevard Project Area Committee 1-13

Β

Bed and Breakfast	3-25
Accessory Use	3-25
Employees	3-25
Maximum Size	3-25
Meetings and Social Gatherings	3-25
Service to Guests	3-25
Bicycle Parking Design Guidelines Appendi	x A-III
Board of Adjustment	1-15
Appeals	1-16
Creation and Purpose	1-15
Organization	1-16
Powers and Duties	1-15
rowers and Dulles	1-15
Boarding Room	3-28
Borden Homes Historic Overlay District	5-11
Purpose	5-11
Boundaries	5-11
General Regulations	5-12
Boutique	3-25
Impacts	3-26
License	3-26
Operation	3-26
Products Sold	3-26
Sales Tax	3-26
Signs	3-26
Violation	3-26
Building Design	4-18
Art in Private Development 4-20, Appe	
Building Height Step-Back	4-18
Building Identification	4-18
Employee Service Entrances and Exits	4-19
Mechanical Equipment	4-19
Public Safety Radio Amplification System	4-17
Purpose and Applicability	4-18
	4 10

Building Design Guidelines	Appendix A-II
Building Permit and Certificate of Occup	bancy 1-8
Building Permit	1-8
Certificate of Occupancy	1-8
Prior to Final Completion	1-8

С

Child Care, In Home	3-26
Administrative Review	3-26
License and Certified	3-26
Use Permit	3-26
City Council	1-27
Appeals	1-28
Creation and Purpose	1-27
Duties and Powers	1-27
Organization	1-28
Code Interpretations and Similar Use Rulings	6-11
Approval Criteria	6-11
Procedure	6-11
Record	6-11
Commercial and Mixed-Use Districts	3-7
Development Standards for	4-8
Permitted Uses in	3-9
Compliance and Scope	1-7
Compliance	1-7
Most Restrictive Regulations Apply.	1-7
Obligation by Successor	1-7
Transfer of Development Standards Prohibited	1-7
Variances	1-7
Conditions of Approval	6-34
Contract for Conditions	6-34
Failure to Fulfill Previous Conditions	6-34
Modification or Removal of Conditions	6-34
Time Limits on Conditions	6-34
	0-04
Conformance with General Plan	1-6

D

Definitions	7-2
A	7-2
В	7-2
C	7-0 7-8
D	7-0 7-9
E	7-5 7-11
F	7-11
G	7-12.1
н	7-12.1
1	7-13
J	7-13
ĸ	7-14 7-14
L	7-14
M	7-14
N	7-19
0	7-20
P	7-21
Q	7-24
R	7-24
S	7-24
Т	7-31
U	7-32
v	7-32
W	7-33
x	7-33
Y	7-33
Z	7-33

Design Guidelines	Appendix A
Access and Circulation Design Guidelines	Appendix A2
Bicycle Parking Design Guidelines	Appendix A-6
Building Design Guidelines	Appendix A-2
Landscape Design Guidelines	Appendix A-7
Purpose and Applicability	Appendix A-2
Security Gates Design Guidelines	Appendix A-11
Pedestrian Oriented Design Guidelines	Appendix A-13

Design Review Board	1-23
Appeals	1-24
Created and Purpose	1-23
Duties and Powers	1-23
Organization	1-24

Development Plan Review	6-17
Approval Criteria	6-17
Procedure	6-17
Time Limitations	6-19
Development Standards	4-1
Access and Circulation	4-21
Administration	4-3
Building Design	4-18
Commencement of Use or Development	4-3
Commercial and Mixed-Use Districts	4-9
Completion or Bonding Prior to Occupancy Permit	4-3
Conformance to Approved Plans Required	4-3
Design Guidelines 4-3, Appen	dix A
Exceptions	4-12
General Development Standards	4-5
General Regulations and Approval Criteria	4-3
Landscape and Walls 2	1-397
Lighting	4-48
Maintenance	4-4
Office/Industrial Districts	4-11
Overlay Districts	4-4
Parking	4-29
Public Infrastructure	4-13
Reference to Other Design Guidelines	
and Standards	4-4
Residential Districts	4-6
Signs	4-52
Variances to Part 4	4-3
Drive-Through Facilities	3-27

F

Fee Schedule	Appendix G
Fractions Measurement	1-9

G

General Plan Amendment	6-11
Approval Criteria	6-14
Procedure	6-12

General Industrial Overlay District	5-8
Boundaries	5-8
General Regulations	5-8
Purpose	5-8
Uses Requiring a Use Permit	5-9

Group Homes for Adult Care, Persons with

Disabilities, and Child Shelter	3-28
Administrative Review Required	3-28
Distribution of Uses	3-28
License	3-28
Occupancy	3-28

3-28

1-12

Guest Quarters

Η

Hearing Officer	1-14
Appeals	1-14
Created and Purpose	1-14
Duties and Powers	1-14
Procedure	1-14

Historic Preservation Commission

Home Occupation	3-29
Appearance of Residence	3-29
Business Hours	3-30
Employees	3-29
Prohibited Uses	3-30
Signs	3-30
Storage	3-29
Vehicles, Parking and Traffic	3-30
Hospitals, Sanitariums, Nursing Homes	3-30

L

Landscape, General Standards	4-39
Clear Vision Requirements	4-41
Ground Cover	4-40
Landscape Area	4-40
Low Water Use Landscape	4-40
River rocks	4-40

Trees	4-40
Water Retention Area Landscape Standa	rds 4-39
Landscape, Parking Facility Standards	4-42
Display Prohibited	4-43
Parking Lot Landscape Dimensions	4-42
Parking Lot Landscape	4-42
Parking Structures	4-42
Screens	4-43
Landscape, Street Frontage Standards	4-41
Parking Screening	4-41
Street Trees	4-41
Landscape and Walls	4-39
General Landscape Standards	4-39
Parking Facility Landscape Standards	4-42
Pedestrian Amenities	4-43
Purpose and Applicability	4-39
Screens, Walls, and Access Control Land	lscapes 4-44
Street Frontage Landscape Standards	4-41
Landscape Design Guidelines	Appendix A-IV
Landscape Design Guidelines	Appendix A-IV 6-5
Legislative Review	6-5
Legislative Review	6-5 4-48
Legislative Review Lighting Exemptions Lighting Standards	6-5 4-48 4-51
Legislative Review Lighting Exemptions Lighting Standards	6-5 4-48 4-51 4-48
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4	6-5 4-48 4-51 4-48 48, Appendix E
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting	6-5 4-48 4-51 4-48 48, Appendix E 4-51
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting	6-5 4-48 4-51 4-48 48, Appendix E 4-51
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting Purpose and Applicability	6-5 4-48 4-51 4-48 48, Appendix E 4-51 4-48
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting Purpose and Applicability Lighting Standards	6-5 4-48 4-51 4-48 48, Appendix E 4-51 4-48 4-48
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan Prohibited Lighting Purpose and Applicability Lighting Standards Illumination in General	6-5 4-48 4-51 4-48 48, Appendix E 4-51 4-48 4-48 4-48
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan Prohibited Lighting Purpose and Applicability Lighting Standards Illumination in General Illumination Levels	6-5 4-48 4-51 4-48 48, Appendix E 4-51 4-48 4-48 4-48 4-49
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting Purpose and Applicability Lighting Standards Illumination in General Illumination Levels Mounting and Operation of Light Fixtures Specific Areas to be Illuminated	6-5 4-48 4-51 4-48 48, Appendix E 4-51 4-48 4-48 4-48 4-49 4-49 4-50
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting Purpose and Applicability Lighting Standards Illumination in General Illumination Levels Mounting and Operation of Light Fixtures Specific Areas to be Illuminated Live-Work	6-5 4-48 4-51 4-48 48, Appendix E 4-51 4-48 4-48 4-48 4-49 4-50 3-30.1
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting Purpose and Applicability Lighting Standards Illumination in General Illumination Levels Mounting and Operation of Light Fixtures Specific Areas to be Illuminated Live-Work Employees	6-5 4-48 4-51 4-48 4-51 4-48 4-48 4-48 4-49 4-49 4-49 4-50 3-30.1
Legislative Review Lighting Exemptions Lighting Standards Photometric Plan 4-4 Prohibited Lighting Purpose and Applicability Lighting Standards Illumination in General Illumination Levels Mounting and Operation of Light Fixtures Specific Areas to be Illuminated Live-Work	6-5 4-48 4-51 4-48 48, Appendix E 4-51 4-48 4-48 4-48 4-49 4-50 3-30.1

Μ

Mini-Warehouse	3-31
Mobile Homes	3-31
Access	3-31
Perimeter Walls	3-31

Modify Approved Plan or Condition of Approval	6-247
Approval Criteria	6-25
Procedure	6-25

Motor Vehicle Access and Circulation Standards	4-18
Access Location Options	4-21
City Approval of Access Required	4-21
Driveway and Private Street Construction	4-21
Driveways	4-25
Fire and Refuse Trucks	4-23
Ingress and Egress	4-22
Mobile Home Park, Mobile Home Subdivision,	
and Trailer Park Access	4-26
Number of Access Points	4-22
Spacing	4-25
Traffic Impact Analysis	4-21
Vertical Clearances	4-25
Vision Clearance	4-25

Ν

Neighborhood Meetings	6-27
Meeting Location	6-28
Meeting Schedule	6-28
Meeting Summary	6-28
Notification Requirements	6-28
Non-Conforming Use or Development	3-36
Damage to a Legal Non-Conforming Development	3-37
Discontinuance of a Legal Non-Conforming Use	3-36
General Provisions	3-36
Legal Non-Conforming Development	3-36
Legal Non-Conforming Lots of Record	3-37
Legal Non-Conforming Use	3-36

Notice, Public Hearings	6-29
Agenda	6-29
Content of Public Hearing Notice	6-30
Decision Notice	6-30
Notification Requirements	6-29
Public Notice	6-29
Notice, Public Meetings	6-28
Agenda as Notice of Meeting	6-28
Notice of Decision	6-29
Notice of Appeals	6-30

0

Officers, Boards and Commissions	1-10
Board of Adjustment	1-15
City Council	1-27
Design Review Board	1-23
Community Development Director	1-10
Hearing Officer	1-14
Planning and Zoning Commission	1-20
Zoning Administrator	1-11
Office/Industrial Districts	3-16
Applicability of Other Code Chapters	3-16
Development Standards	4-11
Permitted Uses	3-16
Official Action	1-8
Notice	1-8
Official Action	1-8
Organization	1-2
How to Use the Zoning and Development Code	1-3
Authority, Purpose and Scope	1-2
Title	1-2
Outdoor Retailing	3-31
Outdoor Retail Display	3-32
Ourseland Zaminan District	F 4
Overlay Zoning Districts	5-1
General Industrial Overlay District	5-8
Rio Salado Overlay District	5-2

Southwest Tempe Overlay District	5-5
Planned Area Development Overlay District	5-10

Ρ

Photometric Plan 4-48 An	nondiv E
Long Access Ways and Pathways	4-28
Requirements for Shade on	
Pathway Safety, Comfort, and Convenience	4-27
Pathway Design and Construction Standards	4-28
Accessibility	4-26
Access Ways	4-27
Access and Circulation Standards	4-26
Pedestrian and Bicycle	
Pedestrian Amenities	4-44
Parking Ratio Table	4-32
Parking Calculations	4-31
On-Site Parking Spaces	4-31
Maximum Parking Spaces	4-31
Bicycle Parking	4-32
Accessible Parking Spaces	4-31
Parking Ratios	4-31
Other Than Single Family	4-30
Parking Standards Applicable in Zoning Districts	
Single Family Uses and Development	4-30
Parking Standards Applicable in	
Parking Standards Applicable in All Zoning Distri	cts 4-29
Parking Required	4-29
Parking, General Standards	4-29
Parking Area Dimensions	4-34
Parking Affidavit	4-36
Shared Parking 4-36, A	opendix F
Parking Ratios	4-31
Parking Area Dimensions	4-36
Parking Affidavit	4-36
Landscape Standards	4-39
General Parking Standards	4-29
Parking	4-29

4-48, Appendix E

Planned Area Development Overlay	6-15
Approval Criteria	6-16
Procedure	6-16
Property Owners Associations	6-16
Planning and Zoning Commission	1-17
Appeals	1-19
Created and Purpose	1-17
Duties and Powers	1-17
Organization	1-18
Plant List, 2'	Appendix B
Plant List, 3'	Appendix C
Pre-existing Approvals	
(Grandfathered Approval)	1-7
Legality of Pre-existing Approvals	1-7
Subsequent Applications	1-8
Preliminary Review Process	6-5
Application Requirements	6-6
Preliminary Review Conference	6-6
Private Utilities Coordination	4-17
Prohibited Lighting	4-51
Public Hearing Review	6-9
Appeal	6-10
Completeness Determination	6-9
Decision	6-35
Mail Notice	6-9
Neighborhood Meeting	6-9
Notice of Decision	6-10
Post Notice on Property	6-9
Preliminary Review Process	6-9
Public Hearing	6-10
Record	6-33
Review	6-9
Rules of Procedure	6-32
Schedule Public Hearing	6-9
Submit Application	6-9

Public Infrastructure	4-13
Conditions of Approval	4-13
Conformance With Public Facility Standards	4-13
Construction Plan Review and Permitting	4-13
General Requirements for Public Improvements	4-13
Impact Analysis	4-13
Private Utilities Coordination	4-17
Sanitary, Sewer, Storm Drainage	
and Water System Improvements	4-16
Transportation Improvements	4-13
Public Meeting Review	6-9
Appeal	6-9
Completeness Determination	6-9
Notice of Decision	6-9
Preliminary Review Process	6-8
Record	6-33
Review	6-8
Submit Application	6-8
Public Notice and Staff Reports	6-27
General Provisions	6-27
Neighborhood Meetings	6-27
Notice for Public Hearings	6-29
Notice for Public Meetings	6-28
Notice of Appeals	6-30
Staff Reports	6-30

R

Re-application and Reconsideration of Decisions	6-35
Motion for Reconsideration	6-35
Motion for Reconsideration and Appeal Period	6-35
Process for Reconsideration	6-36
Re-application	6-35
Reconsideration and Appeals	6-36
Reconsideration as Extraordinary Remedy	6-35
Reconsideration Limit	6-36
Redevelopment Review Commission	1-20
Appeals	1-22

Boundaries	1-20
Created and Purpose	1-17
Duties and Powers	1-21
Organization	1-21
Repeal, Saving Clause and Application	1-6
Application	1-6
Repeal	1-6
Saving Clause	1-6
Residential Districts	3-3
Development Standards	4-6
Permitted Uses	3-4
Purpose and Applicability	3-3
Residential Sales Office, Temporary	3-33
Conversion and Final Approval of Dwelling	3-33
Location	3-33
Temporary Certificate of Occupancy	3-33
Revocation of a Permit/Approval	6-39
Option to Reapply for Permit/Approval	6-40
Procedure and Criteria	6-40
Revoke Permit/Approval	6-40
Rio Salado Citizen Advisory Commission	1-12
Rio Salado Overlay District	5-2
Additional Information and Regulations	5-3
Boundaries	5-2
Boundary Map	5-2
General Regulations	5-3

S

Sanitary Sewer, Storm Drainage, and Water System	
Improvements	4-16
Adequate Public Facilities	4-16
Design	4-16
Storm Water Retention Required	4-17
Underground Facilities	4-16

Canada Walls and Assess	
Screens, Walls, and Access	4.40
Control Landscapes	4-42
	4-45
Fence and Wall Height	4-44
Land Use Buffers	4-45
Mobile Home Parks, Mobile Home Sub	
and Trailer Parks	4-47
Outdoor Storage Areas	4-47
Parking Lot Screens	4-46
Reverse Frontage Walls	4-45
Service Areas	4-47
Wall Design	4-45
Security Gates Design Guidelines	Appendix A-VI
Security Plan	6-26
Procedure and Approval Criteria	6-26
Shared Parking	6-24
Approval Criteria	6-24
Implementation	4-36
Location	4-36
Procedure	6-24
Shared Parking Model	4-364, Appendix F
Shared Parking Report	4-36
Shared Parking Model	Appendix F
-	
Signs	4-54
General Sign Standards	4-54
Non-Commercial Speech	4-54
Permitted Signs	4-60
Sign Permits, Fees and Procedures	4-72
Signs, General Standards	4-54
Ceased Signs	4-56
Comprehensive Sign Package	4-59
Definitions	4-54, 7-24
Exempt Signs	5-55
Prohibited Signs	4-54
Sign Area Measurement	4-56
Sign Height Measurement.	4-56
Sign Illumination	4-58
Sign Maintenance	4-58
Unauthorized Signs	4-55

Signs, Permitted	4-59
Address Sign	4-62
Awning Sign	4-62
Boutique Directional Sign	4-62
Building Mounted Signs	4-63
Construction Signs	4-63
Directional Sign	4-63
Directory Sign	4-63
Flags	4-63
Freestanding Identification Sign	4-64
Freeway Sign	4-65
Future Development Sign	4-65
Holiday Decorations	4-66
Lead-in Sign	4-66
Menu Board	4-66
Political Sign	4-67
Portable Sign	4-67
Sale, Lease or Rent Sign	4-67
Service Station Signs	4-68
Special Event Sign	4-69
Subdivision Advertising	4-70
Subdivision Identification Sign	4-70
Theatre/Museum Marquee Sign	4-71
Window Signs	4-71
Unauthorized Signs	4-55
Sign Permits, Fees and Procedures	4-72
Permit Procedures	4-72
Permits and Fees	4-72
Sign Permit Criteria	4-72
Single Family Residential Second Story	
Addition or Rebuild	3-33
Southwest Tempe Overlay District	5-5
Boundaries	5-5
Boundary Map	5-5
General Regulations	5-6
Prohibited Uses	5-6
Special Regulations, Building Design	5-7
Yard, Height, Area and Density Requirements	5-7
Special Use Standards	3-19
Accessory Buildings, Uses and Structures	3-19
Accessory Dwellings	3-20
Adult-Oriented Businesses	3-21
Agricultural Uses	3-23

3-25
3-28
3-25
3-26
3-27
3-28
3-28
3-29
3-30
3-30
3-31
3-31
3-31
3-32
3-33
3-33
3-33
6-14
6-30
6-30
6-31
6-19
6-20
6-19

Т

Time Extension	6-39
Procedure and Approval Criteria	6-39
Request for Extension	6-39
Transfer of Permits/Approvals	6-40
Transportation Improvements	4-14

ADA Accessibility	4-16
Connectivity	4-14
Dedications	4-14
Grades and Curves	4-16
Neighborhood Accessibility and Traffic Calming	4-15
Private Streets	4-16
Street Access	4-14
Street Layout and Design	4-14
Street Lights	4-15
Street Names	4-16
Street Stubs	4-16
Transit Facilities	4-15

U

Use of Real Property	1-7
Use Permit	6-20
Applicability Based on Square Feet of Use	6-20
Approval Criteria	6-21
Burden of Proof	6-22
Conditions	6-22
Effect of Use Permit	6-22
Exceptions and Special Use Permit Provisions	6-23
First Amendment	6-21
Procedure, Hearing Officer, Board of Adjustment	6-20
Procedure, Planning Commission, Redevelopment	t
Review Commission or City Council	6-21
Time Limitation	6-23
Use Modifications	6-22
Uses Permitted in Commercial and Mixed-use	3-7
Applicability of Other Code Chapters	3-8
Development Standards	4-9
Permitted Uses Tables	3-9
Use Separation Requirements	3-35

V

Variances	6-23
Approval Criteria	6-23
Conditions of Approval	6-24
Decision-Making Bodies	6-38

Procedure	6-23
Time Limitations	6-24
Violations and Penalties	1-4
Number of Offenses	1-4
Penalty	1-4
Property Owner is Responsible Party	1-4
Violations	1-4

W

Wireless Telecommunication Facilities	3-33
Abandoned Tower/Antenna	3-34
Application Requirements	3-34
Building mounted	3-33
Co-location	3-33
Towers	3-33

Ζ

Zoning Administrator	1-11
Created and Purpose	1-11
Opinions	Appendix I
Duties and Powers	1-11

Zoning Administrator Opinions	Appendix H

Zoning Districts	2-2
Commercial and Mixed Use	2-3
Location and Boundaries of Districts	2-4
Office/Industrial	2-3
Overlay	2-3
Residential	2-2
Zoning Map and Code Text Amendment	6-15
City Council Review and Approval Criteria	6-15
Procedure	6-15